

TOWN OF NISKAYUNA
Complete Streets Committee

A G E N D A

December 9, 2022

2:30 P.M.

Remote Meeting

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

1. October 28, 2022

IV. OLD BUSINESS

1. Pedestrian Connections to School Campuses – Tully Letter
2. Winnie Road Easement – Audrey Cox

V. NEW BUSINESS

1. Planning Board Referrals – New Projects
 - i. Mohawk Golf Club (attached)
 - ii. 2721 Balltown Road Apartments (attached)
2. 2023 Calendar, Meeting Time, Meeting location

VI. DISCUSSION ITEMS

1. Grant Updates – Crosswalks at St Josephs and Upper Union
2. Plum St Sidewalk Progress Report
3. Spring Complete Streets Demonstration Projects
4. Safe Streets and Roads for All (SS4A) preparation for 2023

VII. REPORTS

1. Committee Member Reports

VIII. ADJOURNMENT

NEXT MEETING

January 27, Time TBD

**TOWN OF NISKAYUNA
COMPLETE STREETS COMMITTEE
Remote Meeting via Google Meets
Meeting Minutes
October 28, 2022**

Members Present: William Chapman, Chairman
Catherine Kuzman
Ben O'Shea
Karla Duggal
Jim Levy
Andrew Millspaugh
Paulina Manzo

Also Present: Laura Robertson, Planner

I. CALL TO ORDER

The Chairman called the meeting to order at 2:30pm.

II. ROLL CALL

Ms. Healy and Mr. Strayer were excused today.

III. MINUTES

a. September 30, 2022

Chairman Chapman made a motion to approve the minutes and it was seconded by Ms. Duggal. The minutes were approved unanimously.

PUBLIC CONCERNS

There were no public concerns today

IV. OLD BUSINESS

• 1502 Balltown Road – Stewarts (Crosswalks)

Ms. Robertson updated the Committee that the Planning Board took their recommendation to repaint the crosswalks at Stewarts and put it as a condition in the resolution for site plan approval.

• 1748 Union St (site walk)

Ms. Robertson noted that the plan has been pulled from the Planning Board at this time but she will keep the Committee's comments ready if and when the project may return.

V. NEW BUSINESS

- **Pedestrian Connections to School Campuses – Tully Letter**

Chairman Chapman discussed the letter he received from Ms. Tully, President of the School Board. Chairman Chapman added that she was open to discussing the project more with the Committee. His hope is that they will find room in the budget to add some of the recommendations made to increase walkability and bike access to the current construction plan. The Committee reviewed some of the plans they would like to coordinate with the schools.

- **Winnie Road Easement – Audrey Cox**

Ms. Duggal discussed the walk and meeting she had with Ms. Cox. Ms. Duggal discussed the possibility of asking the owner of the back of the property on Mohawk Drive to allow an easement on their property. This would allow a connection to Adams Drive for better access to the Flower Hill bike path. The hope would be to get permission for an easement and eventually have the Town formalize and maintain a multi-use connection there.

VI. DISCUSSIONS

- **Grant Updates – Crosswalks at St Josephs and Upper Union**

Ms. Robertson gave a brief description of the projects. She noted that the projects needed to be modified due to cost but the crosswalks will be installed in both locations. The Committee members were excited to know this would be done in 2023. Ms. Robertson noted that the blinking crosswalk at Kelts Farm will be a push button.

- **Plum St Sidewalk and Nott Street Sidewalk Progress Report**

Ms. Robertson noted that the Nott Street and Plum Street Sidewalk projects are shovel-ready. The Nott Street project is a bit intricate and costly but the planning has been done and it can go out for bid again once funding is identified and the Plum Street project is estimated in the budget as a concrete sidewalk for next year.

- **Spring Complete Streets Demonstration Projects**

The Committee discussed adding the new St. Joseph crosswalk to the bike rodeo bike route. Chairman Chapman stated it would be nice to add St. Joseph's and the Kelts Farm connection to the route. Mr. Millspaugh stated he met with Mr. O'Shea and sketched out the measurements for the roundabout at Baker and Regent.

- **Safe Streets and Roads for All (SS4A) preparation for 2023**

Chairman Chapman discussed putting a priority list together for shovel ready project with cost estimates for 2023.

- **Crescent Road update**

Ms. Robertson stated that MetroPlex will be making improvements to the side walk along the building on Clifton Park and restriping the parking lots in the rear. Ms. Robertson added that MetroPlex has offered to purchase bike racks and benches for the area.

V. REPORTS

Committee Member Reports

Ms. Manzo asked Ms. Robertson if the request letter for 25 mph at Craig School was ever sent. Ms. Robertson stated that she was not sure but noted that she felt she had a very good resource now at the DOT that she could ask to help her with next steps.

Ms. Manzo noted that she will follow up with her email regarding the lack of bike racks at the schools. She noted she has multiple pictures of racks with overloaded bikes she can show the boards to show the need for more racks.

- **ADJOURNMENT**

With no further business, Chairman Chapman made a motion to adjourn. The meeting was adjourned at 4:00 pm.

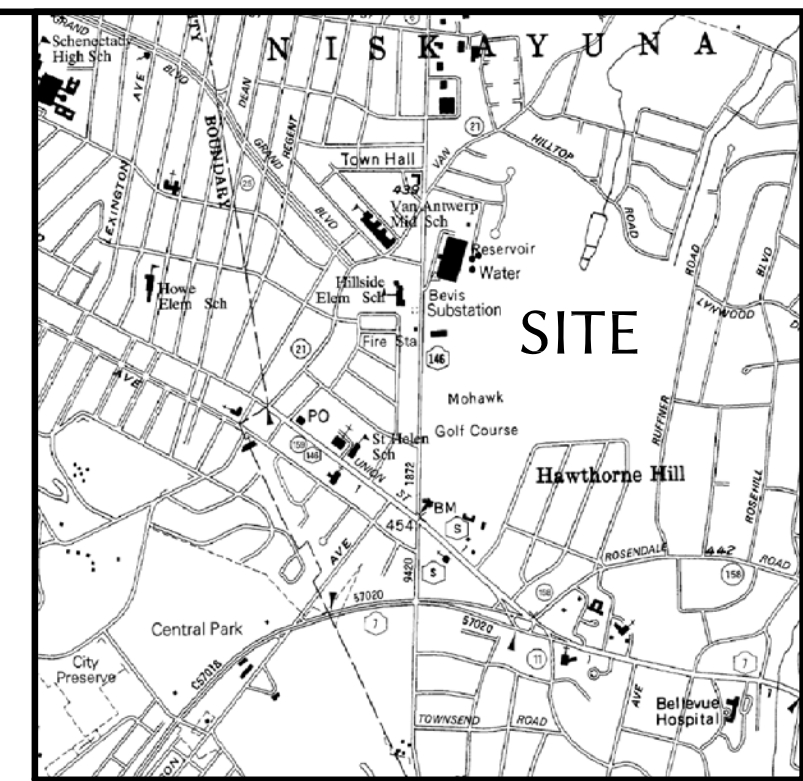
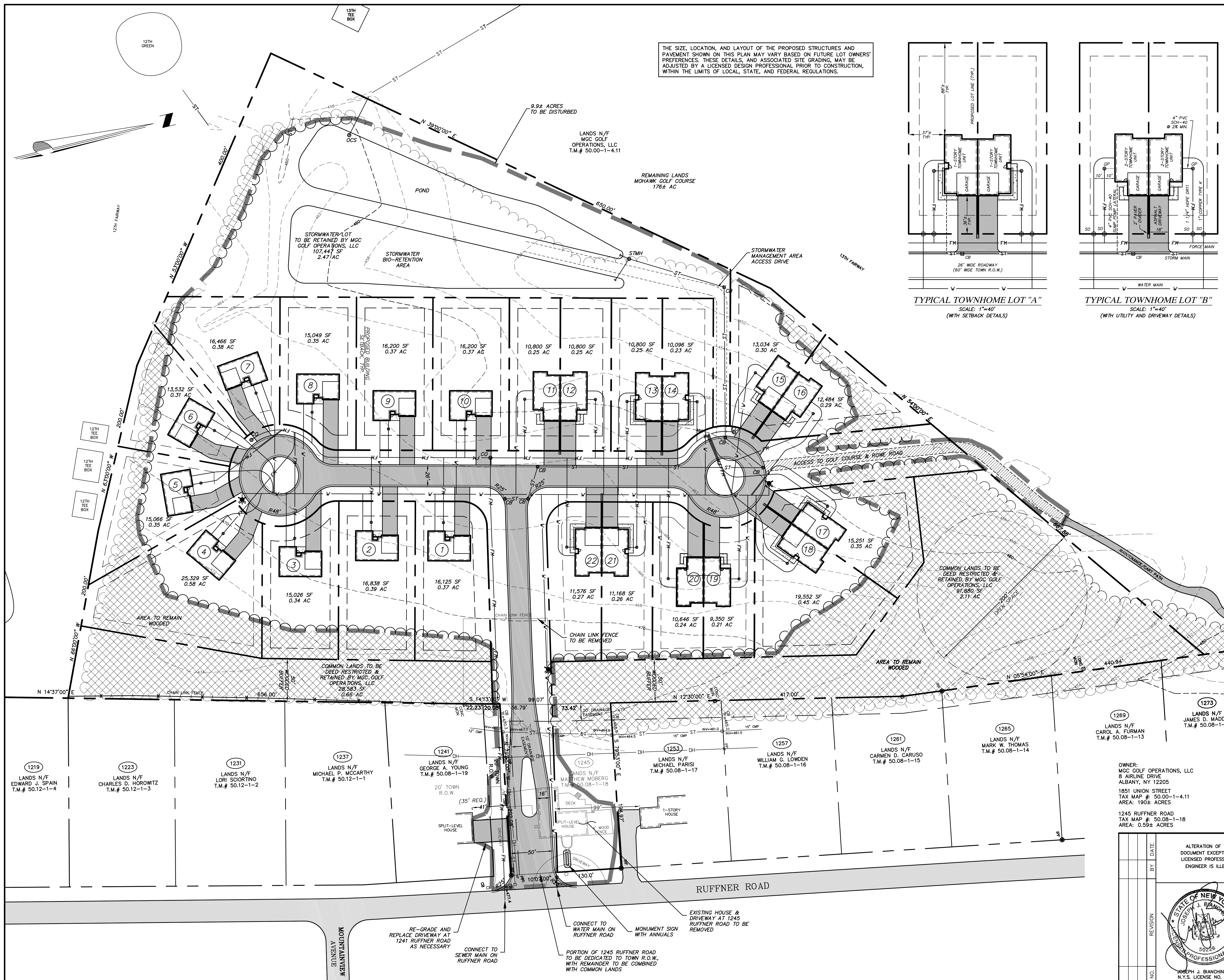


ALTERNATE ACCESS EXHIBIT
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA COUNTY OF SCHENECTADY
STATE OF NEW YORK

ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE: DECEMBER 6, 2022 SCALE: 1" = 60' DWG. 5429A-S1 AVG SHEET 1 OF 1



SITE LOCATION

GENERAL NOTES:

1. BASE MAPPING PREPARED BY ABE ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN JUNE 2021, AND GIS INFORMATION.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXISTENCE OF EVEN A FEW FEET OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE UTILITIES ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL REMOVALS, AND INSTALLATIONS REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

ZONING: R-1 (LOW DENSITY RESIDENTIAL) — SINGLE FAMILY DWELLINGS		
	<u>REQUIRED</u> <u>(CONVENTIONAL ZONING)</u>	<u>REQUIRED</u> <u>(AVG. DENSITY DEVELOPMENT)</u>
LOT AREA:	18,000 SF MIN.	9,000 SF MIN.
LOT WIDTH:	100' MIN.	50' MIN.
LOT DEPTH:	125' MIN.	62.5' MIN.
LOT COVERAGE:	25% MAX.	25% MAX.
YARD DIMENSIONS:		
FRONT:	35' MIN.	17.5' MIN.
SIDE:	20' MIN.	10' MIN.
REAR:	25' MIN.	12.5' MIN.

APPROXIMATE SITE STATISTICS		PROPOSED
BUILDINGS:	38,000± SF	6.2%
PAVEMENT:	75,000± SF	12.1%
GREEN SPACE:	505,200± SF	81.7%
TOTAL	628,472± SF (14.43± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	311,390 SF
PERCENT REDUCTION:	21.4%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	120,463 SF
PERCENT OPEN SPACE: (SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	19.2%

NON-COMPLIANT OPEN SPACE PERCENTAGE

OWNER:
MGC GOLF OPERATIONS, LLC
8 AIRLINE DRIVE
ALBANY, NY 12205

1851 UNION STREET
TAX MAP #: 50.00-1-4.11
AREA: 190± ACRES

1245 RUFFNER ROAD
TAX MAP #: 50.08-1-18
AREA: 0.59± ACRES

[illegible]

SKETCH 22-LOT SUBDIVISION
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB

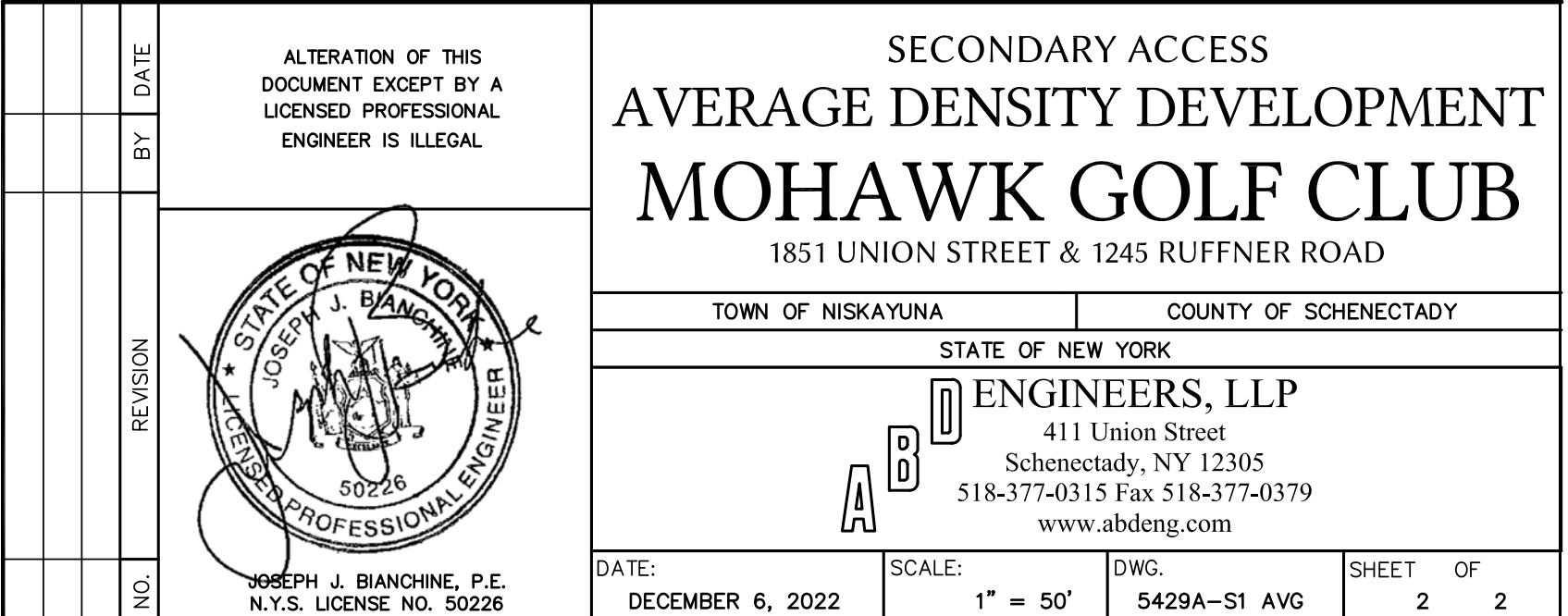
TOWN OF NISKAYUNA	COUNTY OF SCHENECTADY
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ENGINEERS, LLP

411 Union Street
Schenectady, NY 12305

www.abdeng.com

DATE: DECEMBER 6, 2022	SCALE: 1" = 50'	DWG. 5429A-S1 AVG	SHEET OF 1 2
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12/7/2022 10:57 AM G:\2020 PROJECTS\20031 - 2721 BALLTOWN ROAD\02_CAD\AC-110 AS-BUILT JAKE WORKING.DWG



SITE STATISTICS:

APPLICANT: RITMO CONSTRUCTION
SITE ADDRESS: 2721 BALLTOWN ROAD
TOWN OF NISKAYUNA, NY
PARCEL NUMBER: 31.-1-61
TOTAL PARCEL AREA: 3.39± ACRES
EXISTING ZONING: R-P RESIDENTIAL & PROFESSIONAL
EXISTING USE: MULTIFAMILY RESIDENTIAL
6 DWELLING UNITS (11 TOTAL BR)
PROPOSED USE: MULTIFAMILY RESIDENTIAL
12 DWELLING UNITS (22 TOTAL BR)
EXISTING OPEN SPACE: EXCESS OF 2,400 SF
(400 SQFT PER DWELLING FOR A
MINIMUM OF 2,400 SF PURSUANT
TO ZONING ORDINANCE 220-26D)
PROPOSED OPEN SPACE: EXCESS OF 4,800 SF
(400 SQFT PER DWELLING FOR A
MINIMUM OF 4,800 SF PURSUANT
TO ZONING ORDINANCE 220-26D)

TOTAL DISTURBANCES:

EXISTING: 10,037 SF
PROPOSED: 30,669 SF
TOTAL: 40,706 SF

ACOE WETLAND CLASSIFICATION:

SYSTEM (P): PALUSTRINE
CLASS (UB): UNCONSOLIDATED BOTTOM
WATER REGIME (H): PERMINATLY FLOODED
SPECIAL MODIFIER (h): DIKED/IMPOUNDED

REGULATIONS FOR R-P ZONE							
MINIMUM LOT SIZE			MAXIMUM PERCENTAGE OF COVERAGE BY BUILDINGS AND STRUCTURES	MINIMUM YARD DIMENSIONS			
AREA	WIDTH (FEET)	DEPTH (FEET)		FRONT	1 SIDE	BOTH SIDES	REAR
1	100	150	20	30	25	50	25

APPROXIMATE LOCATION OF
AREA AVAILABLE AS
RECREATIONAL OPEN SPACE
(MINIMUM 2,400 SF)
FINAL LOCATION SHALL BE
DETERMINED BY THE APPLICANT

ACOE WETLAND
AREA CLASSIFIED
AS PUBHH

PROPOSED 6-UNIT
78' X 48'
BUILDING

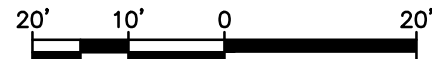
PROPOSED
DUMPSTER

PROPOSED 6-UNIT
78' X 48'
BUILDING

12 SPACE
PROPOSED
GARAGE

RELOCATED
EXISTING
DUMPSTER

EXISTING 6-UNIT
BUILDING
FTE=362.3
APPROX. 3,200 SF
ELEC.
MTR.
AC
GEN.



DATE: 11/07/22

JOB #: 20031

SCALE: AS SHOWN

SURVEYED BY: XXXX

DRAWN BY: MJC

CHECKED BY: MCJ

DWG. NO.

PLOT

SHEET 1 OF 1

LAYOUT PLAN

2721 BALLTOWN ROAD

2721 BALLTOWN ROAD
SBL 31-1-161

TOWN OF NISKAYUNA

SCHENECTADY COUNTY

NEW YORK STATE

INSITE NORTHEAST
Engineering & Land Surveying, P.C.
2301 Western Avenue • Guilderland, NY 12094
516-867-5322 • www.insitenortheast.com

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MARK C. JACOBSON, P.E.
NYS LICENSE NO. 081500

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CONSTRUCTION

MICHAEL I. GROFF, P.L.S.
NYS LICENSE NO. 49454

NO.	DATE	DESCRIPTION	COMMENTS ADDRESSED	IMC	REV	CHK
1	11/07/2022					

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2023

JANUARY						
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31						

 Planning	 Zoning	 CAC	 TB Agenda	 Town Board
 EDHPEC	 Tree	 NCSC	 HOLIDAYS	 Early Voting

Town of Niskayuna

Complete Streets Committee

2023 Meeting Schedule

January	27
March	24
March	31
April	28
May	19
June	30
July	28
August	25
September	29
October	27
December	8