

TOWN OF NISKAYUNA
Complete Streets Committee

A G E N D A

January 27, 2023

2:30 P.M.

Remote Meeting

I. CALL TO ORDER

II. ROLL CALL

III. PRIVILEGE OF THE FLOOR

IV. MINUTES

1. December 9, 2022

V. OLD BUSINESS

VI. NEW BUSINESS

1. Planning Board Referrals – New Projects
 - i. Mohawk Golf Club
 1. Mini-roundabout
 2. Multi-Use path connection
 - ii. 3900 State St, Union St Projects
2. Transportation Chapter of Comprehensive Plan
3. 2023 Goals and Priority Letters

VII. 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
5. Pedestrian Connections to School Campuses – Tully Letter / Birchwood Comment
6. Winnie Road Easement – Audrey Cox

VIII. REPORTS

1. Committee Member Reports

IX. ADJOURNMENT

NEXT MEETING

February 24, 2023 at 2:30 pm (Remote)

**TOWN OF NISKAYUNA
COMPLETE STREETS COMMITTEE
Remote Meeting via Google Meets
Meeting Minutes
December 9, 2022**

Members Present: William Chapman, Chairman
Catherine Kuzman
Ben O’Shea
Karla Duggal
Jim Levy
Theresa Healy
Paulina Manzo
Elise Corbin

Also Present: Laura Robertson, Planner

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Andrew Millspaugh and Mr. Strayer were excused today.

III. MINUTES

a. September 30, 2022

Ms. Duggal asked for a minor change to the minutes. Chairman Chapman made a motion to approve the amended minutes and it was seconded by Mr. Levy. The amended minutes were approved unanimously.

PUBLIC CONCERNS

There were no public concerns today

IV. OLD BUSINESS

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

Chairman Chapman stated Meg Tully has asked Complete Streets for a meeting. He stated Laura Robertson, Jim Levy, Andrew Millspaugh and himself sat down with the school and went over the architects plans and comments. Mr. Levy stated he felt there is still some work to do but thought it was a good meeting and felt optimistic about future changes. Ms. Robertson thanked Mr. Chapman for putting the meeting together, she thought it was an excellent meeting. Mr. Levy stated there were a lot of details worked through at the meeting that he thought were very helpful. Chairman Chapman stated he thinks we should follow up with a thank you to the school for meeting with us and summarizing our final comments on each school proposal following the

45 meeting. He went over some of the more critical school connections he felt should be highlighted
46 to the schools. He also mentioned asphalt paths may work fine and be more cost effective to the
47 schools, he wants to make sure both bicycles and walkers are accommodated. Mr. Millspaugh
48 stated he thought it was a good meeting and stated it is good to keep in mind that the school is
49 very liability conscious. Chairman Chapman stated they are including Complete Streets items on
50 their agenda, but the Committee should still keep trying to help with grant opportunities. He state
51 the obesity crisis and climate change should be considered in these discussions as well, although
52 the main point is always safety and safe routes. He stated he will be happy to put a letter
53 together to send back to the School.

54
55 Chairman Chapman highlighted all the contributions Ms. Manzo has completed to the Complete
56 Streets Committee over time, how hard she has worked and the time she has committed, and
57 thanked her for her Complete Streets work. He stated she has stepped down for next year but he
58 thinks many projects she stated will come to fruition.

59

60 • **Winnie Road Easement – Audrey Cox**

61

62 Chairman Chapman asked for the status of the Town reaching out to the property owner on this
63 easement. Ms. Robertson stated the Town has not reached out to the owner yet but has been
64 working with the legal department and engineering department on the location and language of
65 the existing easement. Chairman Chapman stated he has talked with the owner's son who
66 thought his family would entertain an easement. He encouraged the Town to continue working
67 on this.

68

69 **V. NEW BUSINESS**

70

71 1. Planning Board Referrals – New Projects

72

73 i. Mohawk Golf Club (attached)

74

75 Ms. Robertson shared her screen with the Committee illustrating the proposal for the Mohawk
76 Golf Club development. She showed the 14 acres of forest that they are proposing to convert into
77 an average density development. She stated the development is very close to a high priority
78 Complete Streets connection between Country Club Estates and Ruffner Road. Ms. Robertson
79 said the comments she received from the public included a lot of concern on traffic speed,
80 volume, and lack of stops at the stop signs. Ms. Robertson stated the developer agreed to look at
81 Ruffner Road and Mountainview Drive for a potential mini-roundabout – because this would
82 help with slowing cars and disobeying stop signs.

83

84 Ms. Robertson stated the Conservation Advisory Council stated if the developer was adding
85 traffic and impacts to this neighborhood, they needed to look at traffic calming and complete
86 streets connection. Ms. Healy asked if the developers already own the house that they are
87 proposing to destroy for the road. Ms. Robertson stated her understanding that they do own the
88 home. Ms. Healy stated she thinks they absolutely should be required to put a multiuse path
89 connection between the two neighborhoods. Mr. Levy stated he would like for the path to not
90 have so much chain link fence – but if they need it he would be okay with it. He questioned how
91 the cart-path was connecting to Rowe Road and if the public could walk on it. He said it is

90 signed as members only. Ms. Robertson stated they do not allow members of the public to walk
91 on the golf course.

92

93 Mr. Levy felt a public connection from Country Club drive to Ruffner and a connection to Rowe
94 Road would be ideal. He questioned how golfers would get to the first golf hole from this
95 development. Chairman Chapman asked how the connection would work from Country Club
96 estates to Ruffner. Ms. Robertson displayed a different map and drew where the connection
97 could go. Chairman Chapman asked if the Committee would like to recommend that the
98 developer be required to make a connection between Country Club Estates and Ruffner Road.
99 Ms. Healey stated she would like to do that. Mr. Levy stated he was in favor of requiring the
100 County Club connection and would like to see a public connection to Rowe Road as a secondary
101 priority.

102

103 Mr. Levy proposed a recommendation from the Committee to the Planning Board for the
104 following Complete Streets priority:

- 105 1. Public connection from E Country Club Drive with a walking path to Ruffner
- 106 2. Public connection from new development to Rowe Road
- 107 3. Support traffic calming measures. Explore mini roundabout at Ruffner and Mountainview
108 or in front of the new driveway (to reduce impacts to lawns within ROW).

109

110 Chairman Chapman supported this recommendation. Ms. Healy asked if the Tree Council would
111 work with the developers to replant the trees that are removed. Ms. Robertson stated that they
112 would. Ms. Healy stated the developers have been taking down a lot of trees throughout the golf
113 courses. Ms. Levy stated tree planting could help buffer the new public walkways and create a
114 natural physical separation to the golf course. Ms. Robertson stated they could include in their
115 recommendation planting street trees on Ruffer or E Country Club as traffic calming mitigation.
116 Mr. Levy stated this could even be a tree planting program for adjacent residents.

117

118 ii. 2721 Balltown Road Apartments (attached)

119

120 Ms. Robertson displayed the preliminary plan for 2721 Balltown Road. She stated the idea is to
121 add more multifamily apartments to 2721 Balltown Road. She stated she is concerned that the
122 potential residents would be isolated on Balltown Road and she would like to see a connection
123 between 2721 Balltown Road and Harmon Grove Subdivision. Ms. Duggal asked if it was
124 currently fenced off. Ms. Robertson stated it is fenced off so the Town's fence would have to
125 move. Mr. Levy agreed the apartment complex is cut off and would like to see it connected to the
126 new neighborhood. Ms. Robertson stated although it wasn't built yet, eventually the path could
127 go all the way to the Town Senior Center. Mr. Levy supported recommending this connection to
128 the Planning Board. Chairman Chapman stated if they moved into the apartment with small kids,
129 they can't be walking on Balltown Road – it would be nice if they could walk around a
130 neighborhood safely. Ms. Robertson stated residents shouldn't have to own a \$600,000 home to
131 be able to walk around the block. Chairman Chapman stated he is in favor and in favor of the
132 internal paths to connect the neighborhoods. Ms. Duggal stated she would like to see a sidewalk
133 on Balltown Road to support the residential homes there.

134

135 Chairman Chapman highlighted the railroad easement that could also connect these properties
136 eventually to Aqueduct Park and Rivers Ledge. He thought Complete Streets should look at the
137 whole are and tie the populations and neighborhoods together. He suggested putting these
138 connections into the Comprehensive Plan. Ms. Robertson stated she thinks it is very important to
139 put these connections into the Comprehensive Plan and asked Mr. Levy and Chairman Chapman
140 to send her their notes on this.

141

142 Mr. Levy asked if the commercial development was still going to happen at Rivers Ledge. She
143 stated they are still working on it. Mr. Levy mentioned that having an economic tie down there
144 can help the case for the connections. Ms. Robertson stated she really liked the old railroad bed
145 connection because it is a flattened slope and she thinks it would be a nice, gradual way to get
146 people to the top of the hill. Mr. Levy talked about potentially tying in other residential
147 properties on Balltown road to this potential connection to Harmon Grove so they could also
148 benefit from the walking path connection. Chairman Chapman asked Ms. Robertson to send the
149 committee a map of these proposed questions.

150

151 2. 2023 Calendar, Meeting Time, Meeting location

152 Ms. Robertson asked if the members wanted to continue with the 2:30pm timeframe or if they
153 would consider changing the meeting time again. Mr. Levy said he was flexible. Mr. O'Shea
154 stated he would not be able to make an early morning meeting. The Board agreed to keep it at
155 2:30pm. Chairman Chapman stated the calendar looks fine. He reminded Committee members to
156 let Ms. Robertson know if they do not want to continue on Complete Streets for 2023.

157

158 VI. DISCUSSIONS

159 1. Grant Updates – Crosswalks at St Josephs and Upper Union

160 Ms. Robertson stated they have stated the sidewalk on Upper Union St but with the freeze and
161 thaw that is happening – they decided to move construction for St. Josephs into the spring.
162 Chairman Chapman was disappointed St Josephs couldn't be completed this year but was
163 supportive of it being finished up next spring. He mentioned that it was also disappointing that
164 the median had been removed from the Upper Union project, but was supportive of the sidewalk
165 and push button lights.

166

167 Chairman Chapman asked about Nott Street sidewalk. Ms. Robertson stated it was not able to be
168 included but she has fully engineered drawings for it and it is shovel ready for any kind of grant.
169 Mr. Levy stated MPOs may need to set aside money for complete streets projects – so this could
170 be a really good candidate.

171

172 2. Plum St Sidewalk Progress Report

173

174 Ms. Robertson stated the Town Board set aside more funding for the sidewalk projects next year
175 and they are going to try and fund it as a concrete sidewalk. She listed the bid numbers for the
176 various projects that they tried to fund this year – the construction costs were very high and they
177 were unable to fund anything but two projects. She hopes that the project costs will come down
178 because they continue to have to remove things out of projects to fund them.

179

180 3. Spring Complete Streets Demonstration Projects

181 Chairman Chapman talked about bike lanes on Lexington and potentially a mini roundabout for
182 Regent and Baker. Mr. Millspaugh stated he will put together a proposal for this for the Town
183 Board when he can. Mr. Levy asked if there was budget for next year. Ms. Robertson stated it
184 was not extensive but there is enough for paint and tape.

185

186 Ms. Robertson stated she wanted the Board to understand that the Town Board is using a decent
187 amount of funding and they are spending Town money to see these two projects through.

188 Chairman Chapman stated it is good to hear the Town Board is spending money on Complete
189 Streets and he would like to say thank you to them for this.

190

191 4. Safe Streets and Roads for All (SS4A) preparation for 2023

192

193 Chairman Chapman stated the minimum grant is 5 million dollars. He stated he would like to see
194 the CDTC safety action plan so that they can move to apply for the infrastructure projects. He
195 discussed the ways that the Town could get help with a million dollar match to move large
196 projects forward. He knows that the Town Board has hired grant writers to help secure these
197 grants. He thinks Complete Streets should create a priority list to send to the Town Board and
198 attach dollar figures to some of the priorities – to come up with a package to try and submit to
199 the grant writers. He volunteered to sit down with Mr. Henry or Ms. Robertson and help start
200 adding numbers to the Complete Streets priorities.

201

202 Ms. Robertson stated she was supportive on this and suggested one or two members of the
203 Committee sit down and work with her Planning Intern to get some numbers down on paper. Mr.
204 Levy stated the NYSDOT cost estimator is the right tool to use and he would suggest doing this
205 for preliminary numbers. Later on they could do a deeper dive into the engineering. Chairman
206 Chapman was supportive of this and thinks Safe Routes to School is a good place to start for
207 priorities. He requested Committee input on this.

208

209 Ms. Kuzman pointed out where the Local Road Safety Action Plan (2019) can be accessed right
210 off of the CDTC website. She stated the report is based on crash data and mitigating impacts.
211 She stated that enforcement is important and the committee should consider adding police into
212 the mix as they prioritize projects. She also stated this committee should be looking at crash data.
213 Mr. Levy stated he will work with Ms. Robertson, he has been getting crash data from the CDTC
214 which they will give to Ms. Robertson because she works for the Town. Mr. Levy stated the
215 grant highlights inter-municipal grants – he thinks it's a good idea to bundle projects together
216 with the County or other municipalities so that one municipality isn't shouldering the entire
217 thing.

218

219 Ms. Manzo stated the committee should watch the grant video online – it is important for
220 understanding what they are looking for and has helpful tips and tricks. She stated there is a lot
221 of information in there about what they are looking for specifically and how they want you to
222 tailor your applications. They are focused on diversity and equity too.

223

224 Chairman Chapman stated he was reminded they need to send their 2023 priority letters out this
225 year because they forgot to send 2022 letters. He stated he will add this to the January agenda.

226

227 **VII. REPORTS**

- 228 1. Committee Member Reports
229 2.

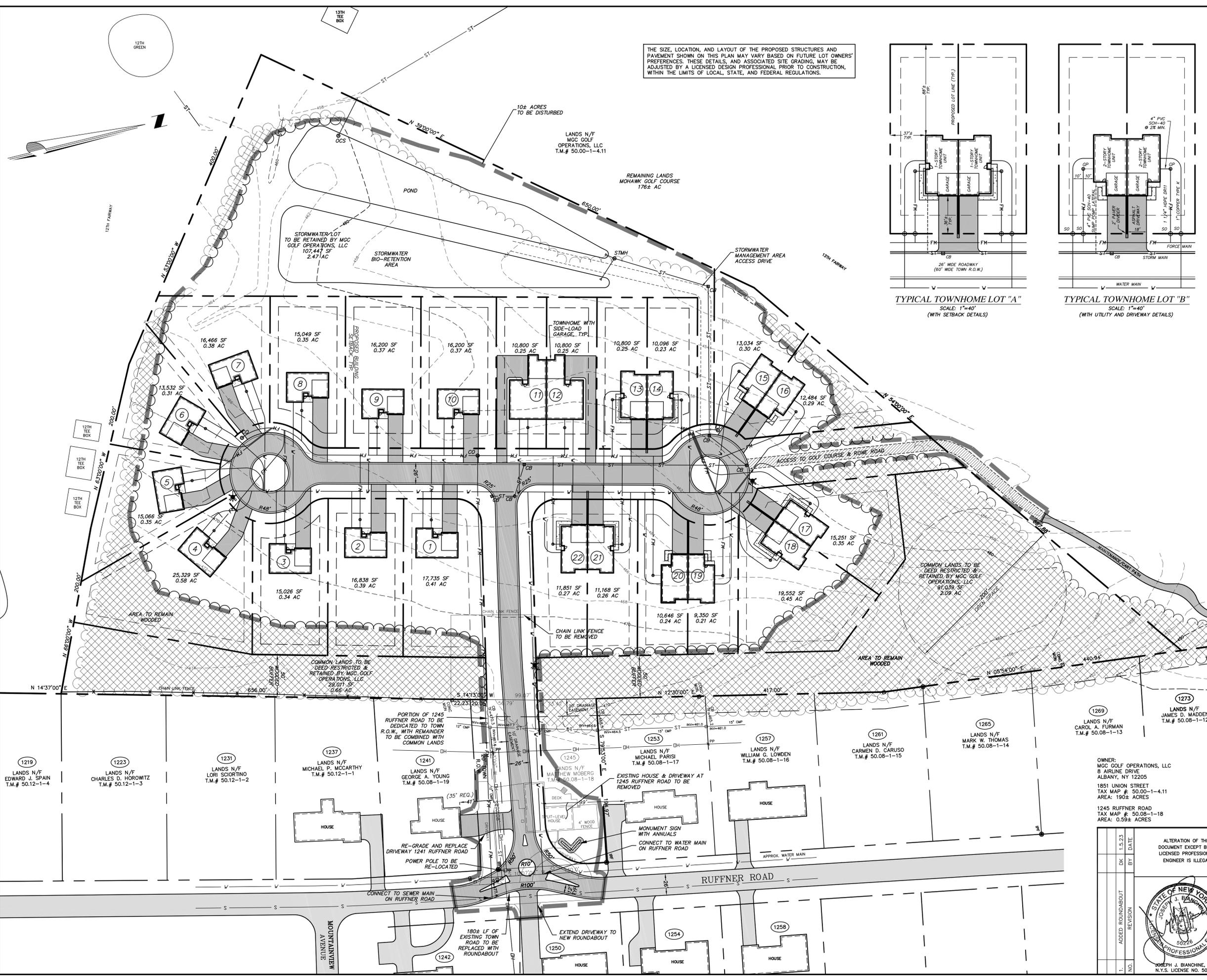
230 There were no Committee Reports this meeting.

231

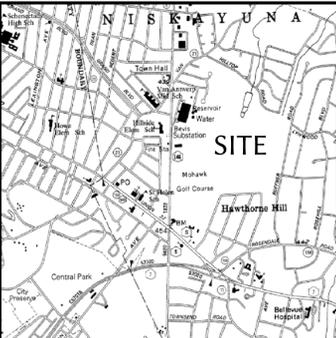
232 **VIII. ADJOURNMENT**

233 The Committee thanked Ms. Manzo again for all her hard work on the Committee and stated
234 they would keep her in the information loop. She thanked the Committee and stated she has
235 enjoyed getting to know everyone. Hearing no further comments, Chairman Chapman adjourned
236 the meeting at 4:00pm.

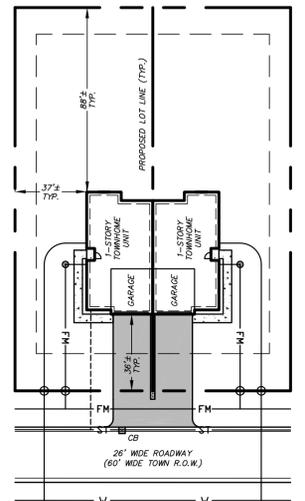
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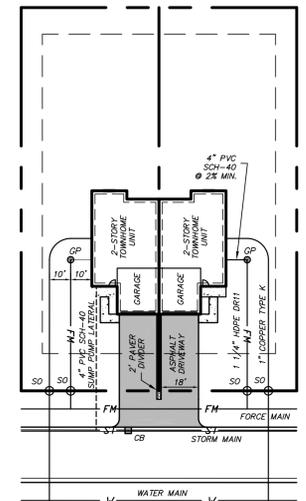
THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL REGULATIONS.



SITE LOCATION



TYPICAL TOWNHOME LOT "A"
SCALE: 1"=40'
(WITH SETBACK DETAILS)



TYPICAL TOWNHOME LOT "B"
SCALE: 1"=40'
(WITH UTILITY AND DRIVEWAY DETAILS)

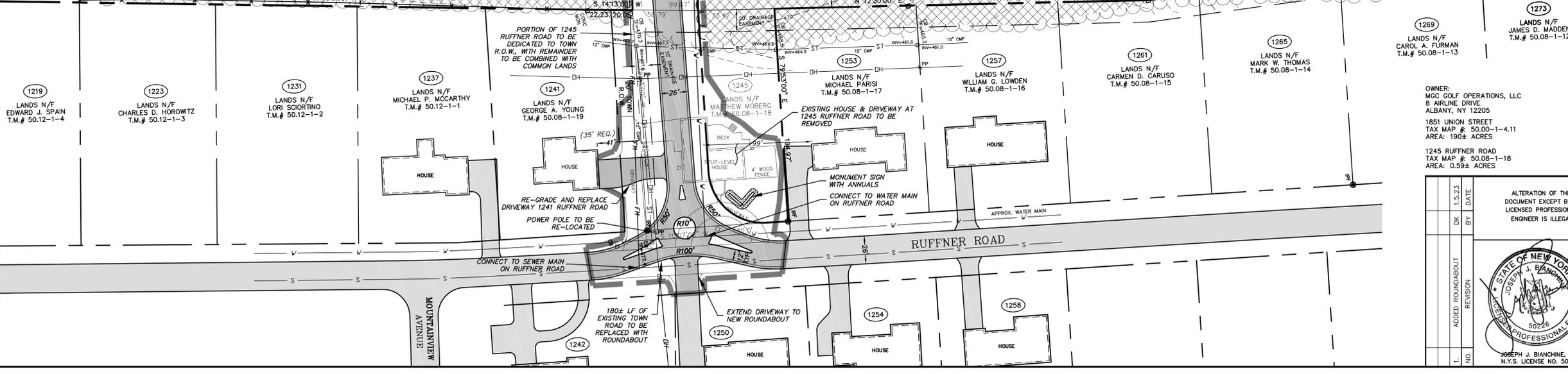
- GENERAL NOTES:
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 - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION 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).
 - EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

ZONING:	R-1 (LOW DENSITY RESIDENTIAL) - SINGLE FAMILY DWELLINGS	
	REQUIRED (CONVENTIONAL ZONING)	REQUIRED (AVG. DENSITY DEVELOPMENT)
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:	313,274 SF
PERCENT REDUCTION:	20.9%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	120,050 SF
PERCENT OPEN SPACE:	19.1%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

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: 0.99± ACRES

1.	ADDED ROUNDABOUT	DK	1.12.23
2.	REVISION	BY	DATE

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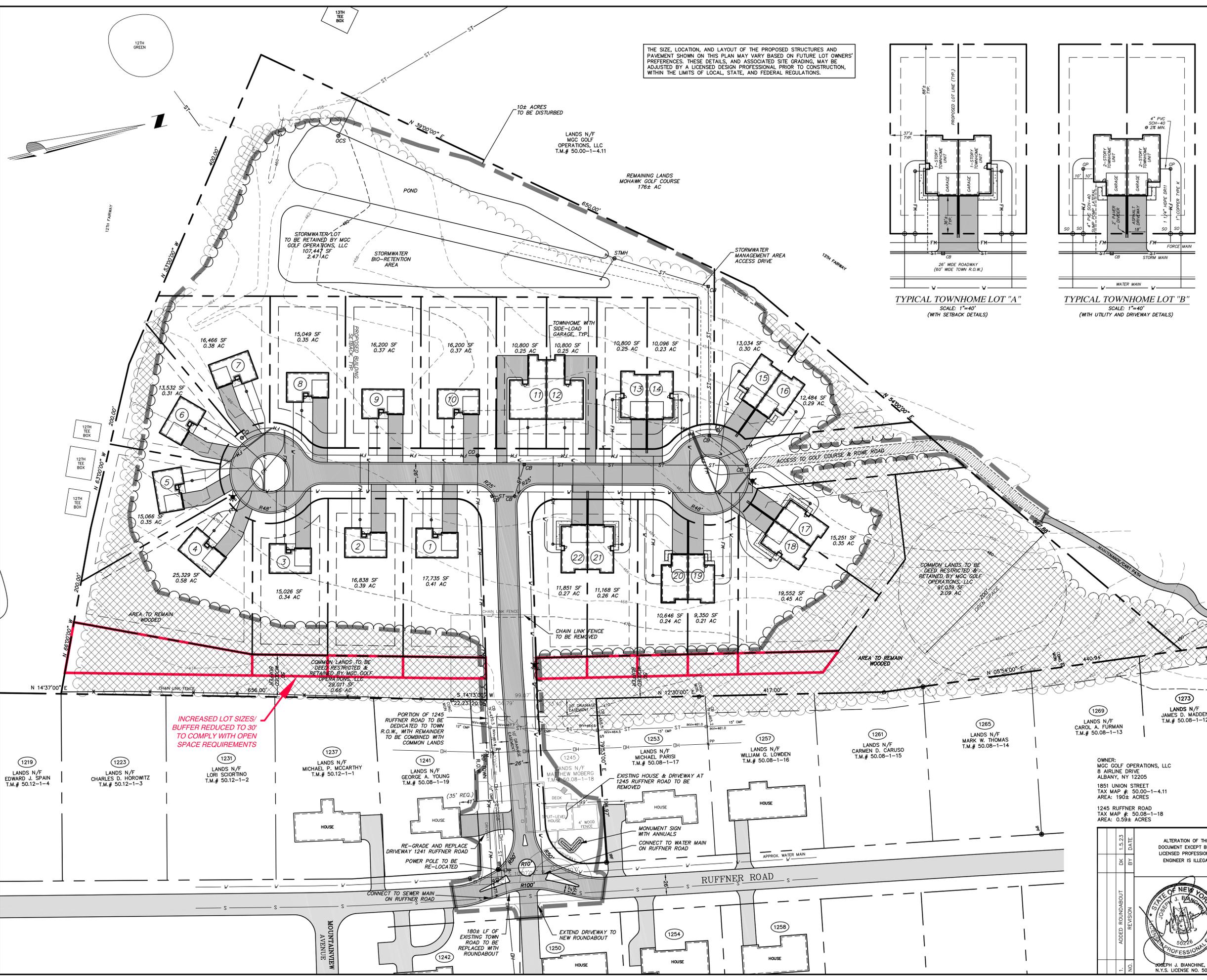
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N.Y.S. LICENSE NO. 50226

SKETCH 22-LOT SUBDIVISION
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

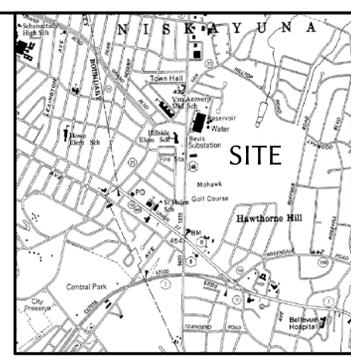
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ENGINEERS, LLP
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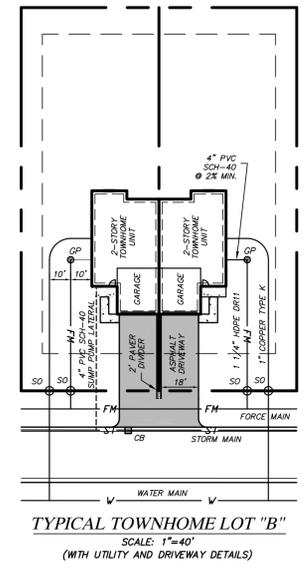
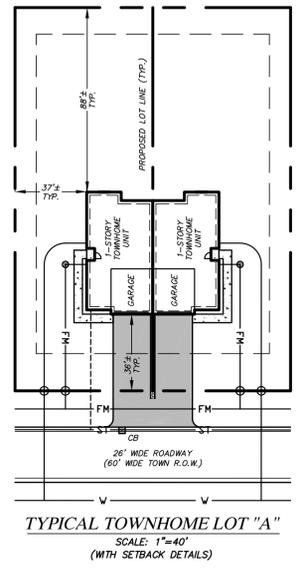
DATE: DECEMBER 6, 2022 SCALE: 1" = 50' DWG. 5429A-S4 AVG SHEET OF 1 2



THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL REGULATIONS.



SITE LOCATION



- GENERAL NOTES:
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 - 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 EXACT OR EVEN APPROXIMATE LOCATION 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).
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OPEN SPACE STATISTICS	
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PERCENT REDUCTION:	15.1%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	95,530 SF
PERCENT OPEN SPACE:	15.2%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

COMPLIANT OPEN SPACE PERCENTAGE

INCREASED LOT SIZES/
BUFFER REDUCED TO 30'
TO COMPLY WITH OPEN
SPACE REQUIREMENTS

OWNER:
MGC GOLF OPERATIONS, LLC
8 AIRLINE DRIVE
ALBANY, NY 12205
1851 UNION STREET
TAX MAP #: 50.08-1-4.11
AREA: 190± ACRES
1245 RUFFNER ROAD
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1.	NO.	DATE	BY
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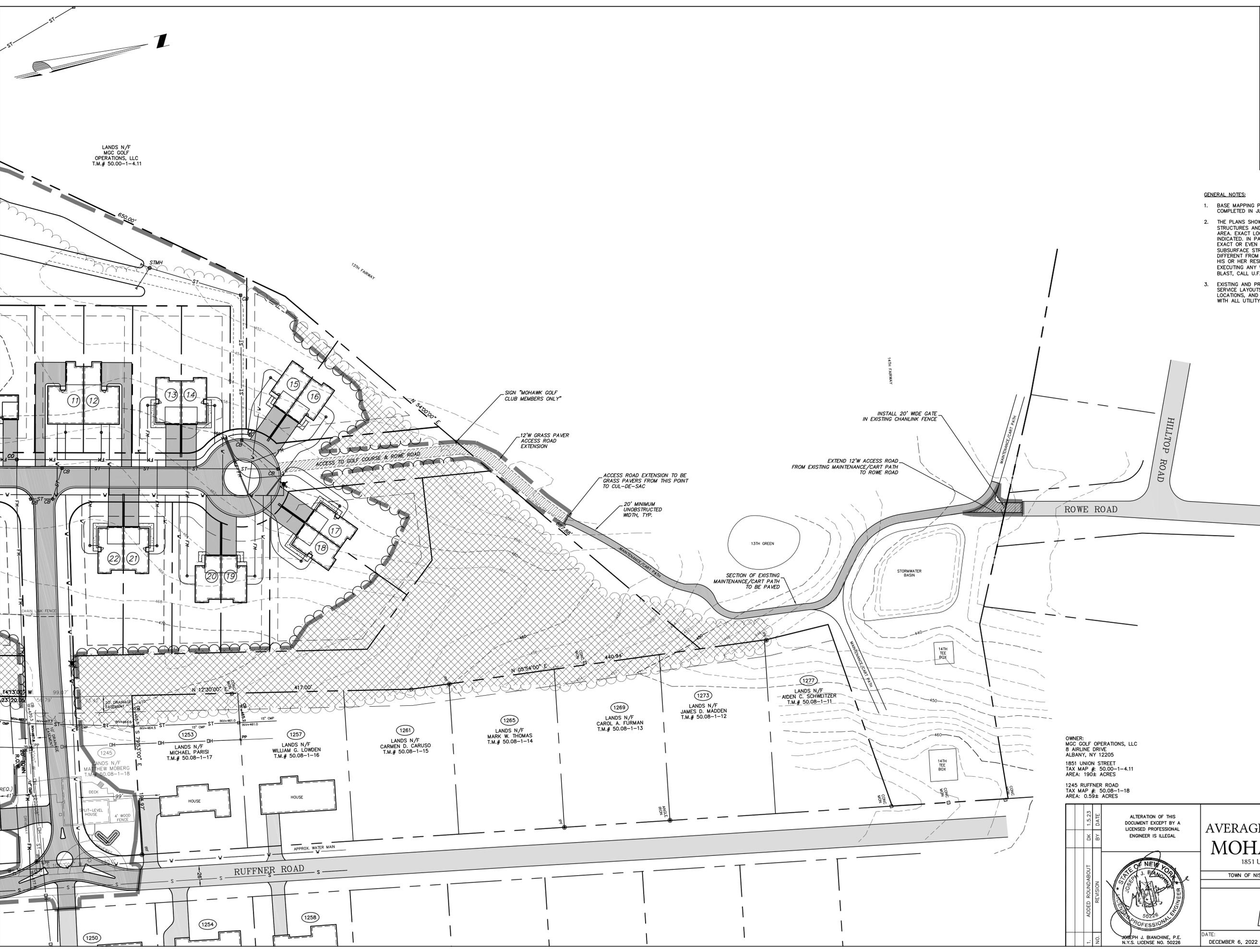
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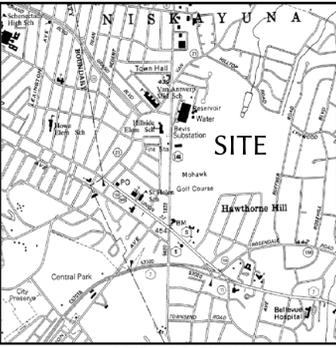
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STATE OF NEW YORK

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Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE: DECEMBER 6, 2022 SCALE: 1" = 50' DWG. 5429A-S4 AVG SHEET 1 OF 2



LANDS N/F
MGC GOLF
OPERATIONS, LLC
T.M.# 50.00-1-4.11



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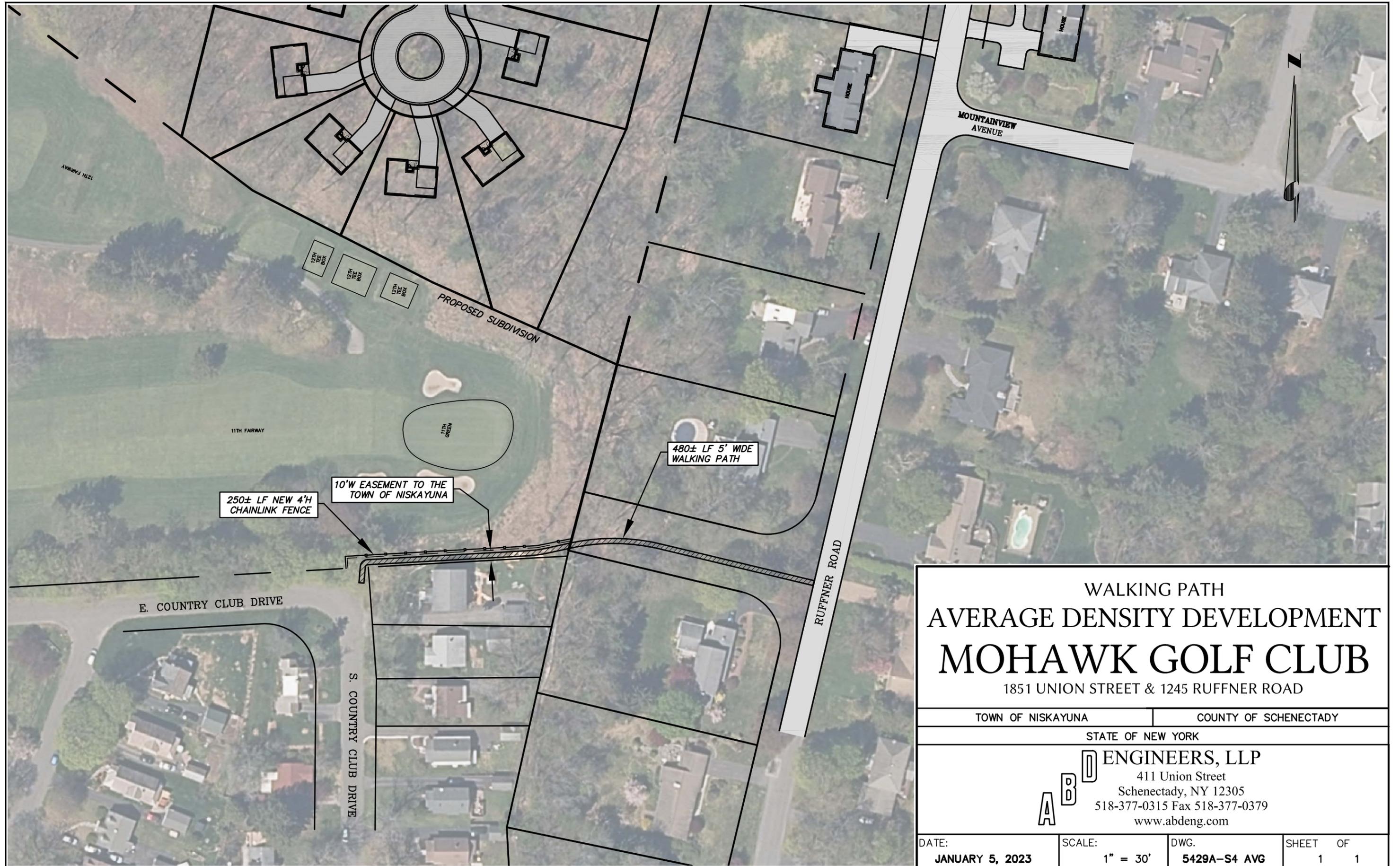
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SECONDARY ACCESS
AVERAGE DENSITY DEVELOPMENT
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TOWN OF NISKAYUNA COUNTY OF SCHENECTADY
STATE OF NEW YORK

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

DATE: DECEMBER 6, 2022 SCALE: 1" = 50' DWG. NO. 5429A-S4 AVG SHEET OF 2 2



WALKING PATH
 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: JANUARY 5, 2023	SCALE: 1" = 30'	DWG. 5429A-S4 AVG	SHEET OF 1 1
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Mohawk Golf Club - Conservation Subdivision

1851 Union Street & 1245 Ruffner Road

ABD Project #5429A

Traffic Statistics - Weekdays

Per ITE Trip Generation, 9th Edition

Proposal type: DEAD END

Additional Traffic - Southbound

(Assumes 50/50 north/south split based on 2014 traffic counts on NY-146)

Single Family Homes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	10	50%	47.6
AM Peak	0.75	10	50%	3.8
PM Peak	1.00	10	50%	5.0

Townhomes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

TOTAL ADDITIONAL TRAFFIC - SOUTHBOUND

Daily Average	82.5
AM Peak	6.4
PM Peak	8.1

Area impacted: Ruffner Road
Homes Impacted: 26

Proposal type: THRU ROAD

Single Family Homes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	184	50%	875.8
AM Peak	0.75	184	50%	69.0
PM Peak	1.00	184	50%	92.0

Townhomes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

TOTAL ADDITIONAL TRAFFIC - SOUTHBOUND

Daily Average	910.7
AM Peak	71.6
PM Peak	95.1

Area impacted: S. Country Club Drive
Homes Impacted: 48

Mohawk Golf Club - Conservation Subdivision

1851 Union Street & 1245 Ruffner Road
 ABD Project #5429A
 Traffic Statistics - Weekdays
 Per ITE Trip Generation, 9th Edition

Proposal type: DEAD END

Proposal type: THRU ROAD

Additional Traffic - Northbound

(Assumes 50/50 north/south split based on 2014 traffic counts on NY-146)

Single Family Homes

Single Family Homes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	10	50%	47.6
AM Peak	0.75	10	50%	3.8
PM Peak	1.00	10	50%	5.0

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	9.52	155	50%	737.8
AM Peak	0.75	155	50%	58.1
PM Peak	1.00	155	50%	77.5

Townhomes

Townhomes

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

	Rate (per Unit)	Units	Direction Factor	Total
Daily Average	5.81	12	50%	34.9
AM Peak	0.44	12	50%	2.6
PM Peak	0.52	12	50%	3.1

TOTAL ADDITIONAL TRAFFIC - NORTHBOUND

TOTAL ADDITIONAL TRAFFIC - NORTHBOUND

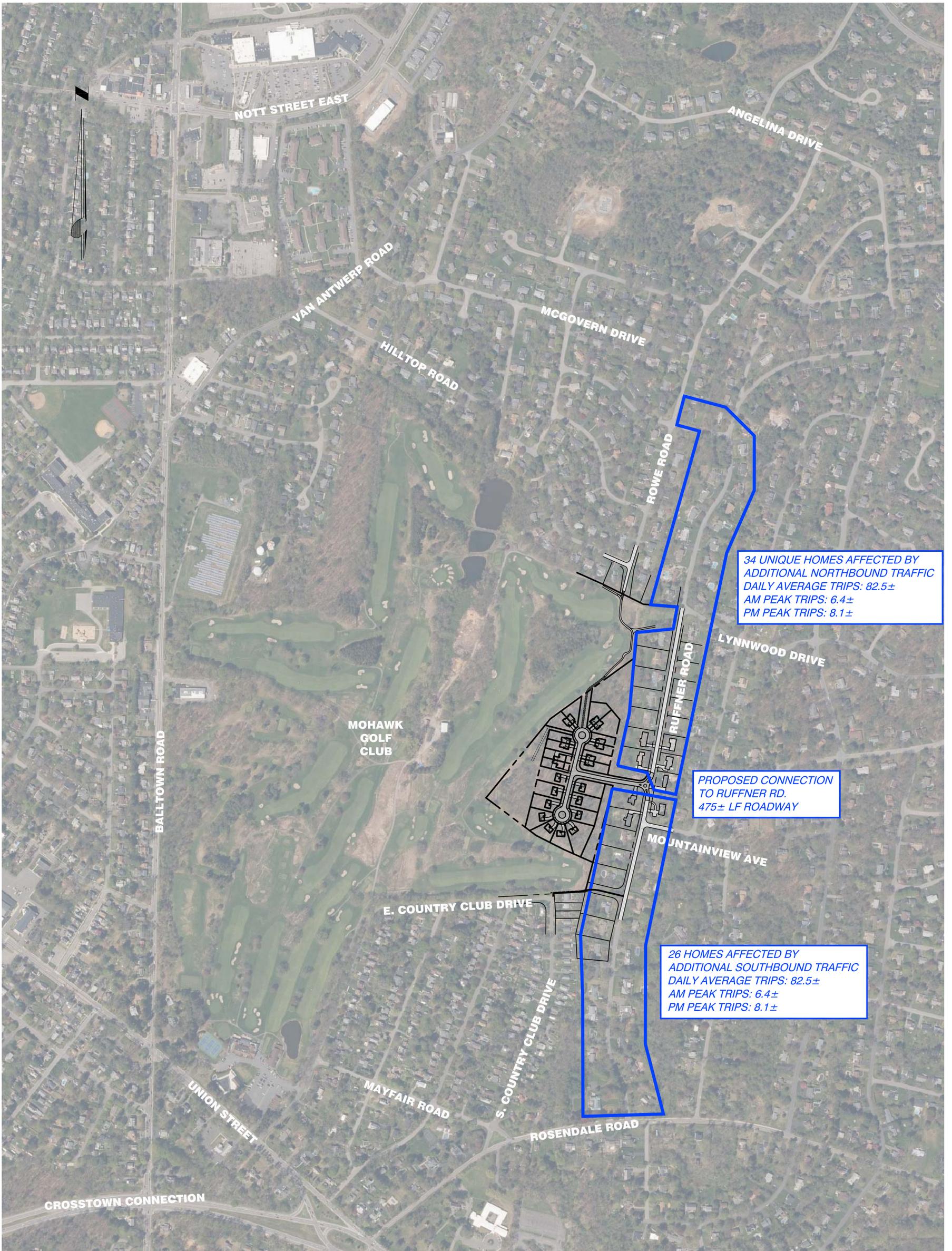
Daily Average	82.5
AM Peak	6.4
PM Peak	8.1

Daily Average	772.7
AM Peak	60.8
PM Peak	80.6

Area impacted: Ruffner Road
Homes Impacted: 34

Area impacted: Rowe Road
Homes Impacted: 17

NOTE: The specific area and number of homes impacted by additional northbound traffic cannot be estimated as accurately as southbound traffic due to the multitude of possible travel routes.



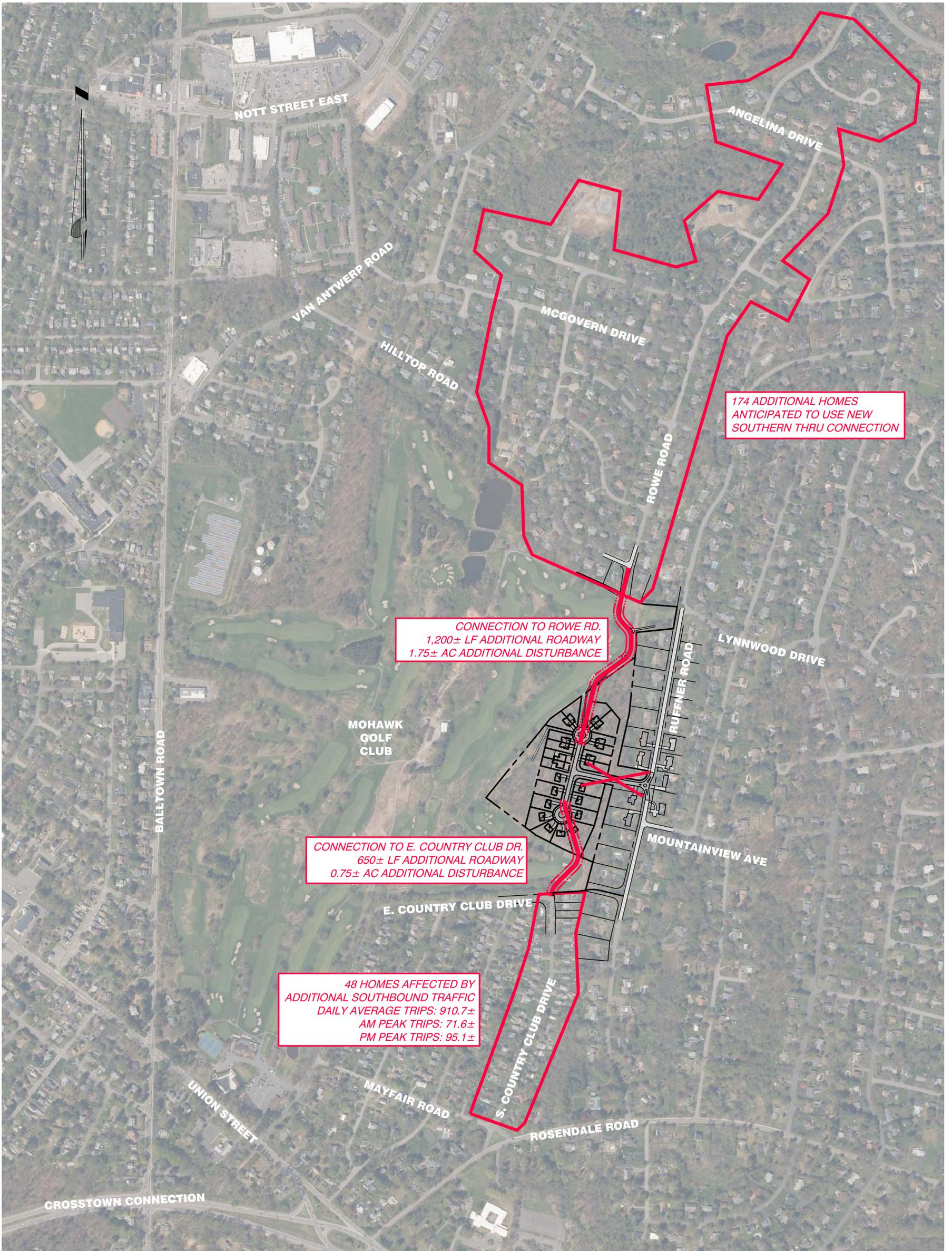
34 UNIQUE HOMES AFFECTED BY
ADDITIONAL NORTHBOUND TRAFFIC
DAILY AVERAGE TRIPS: 82.5±
AM PEAK TRIPS: 6.4±
PM PEAK TRIPS: 8.1±

PROPOSED CONNECTION
TO RUFFNER RD.
475± LF ROADWAY

26 HOMES AFFECTED BY
ADDITIONAL SOUTHBOUND TRAFFIC
DAILY AVERAGE TRIPS: 82.5±
AM PEAK TRIPS: 6.4±
PM PEAK TRIPS: 8.1±

PROPOSED TRAFFIC IMPACTS
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA	COUNTY OF SCHENECTADY		
STATE OF NEW YORK			
 ENGINEERS, LLP 411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com			
DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 1 3



174 ADDITIONAL HOMES
ANTICIPATED TO USE NEW
SOUTHERN THRU CONNECTION

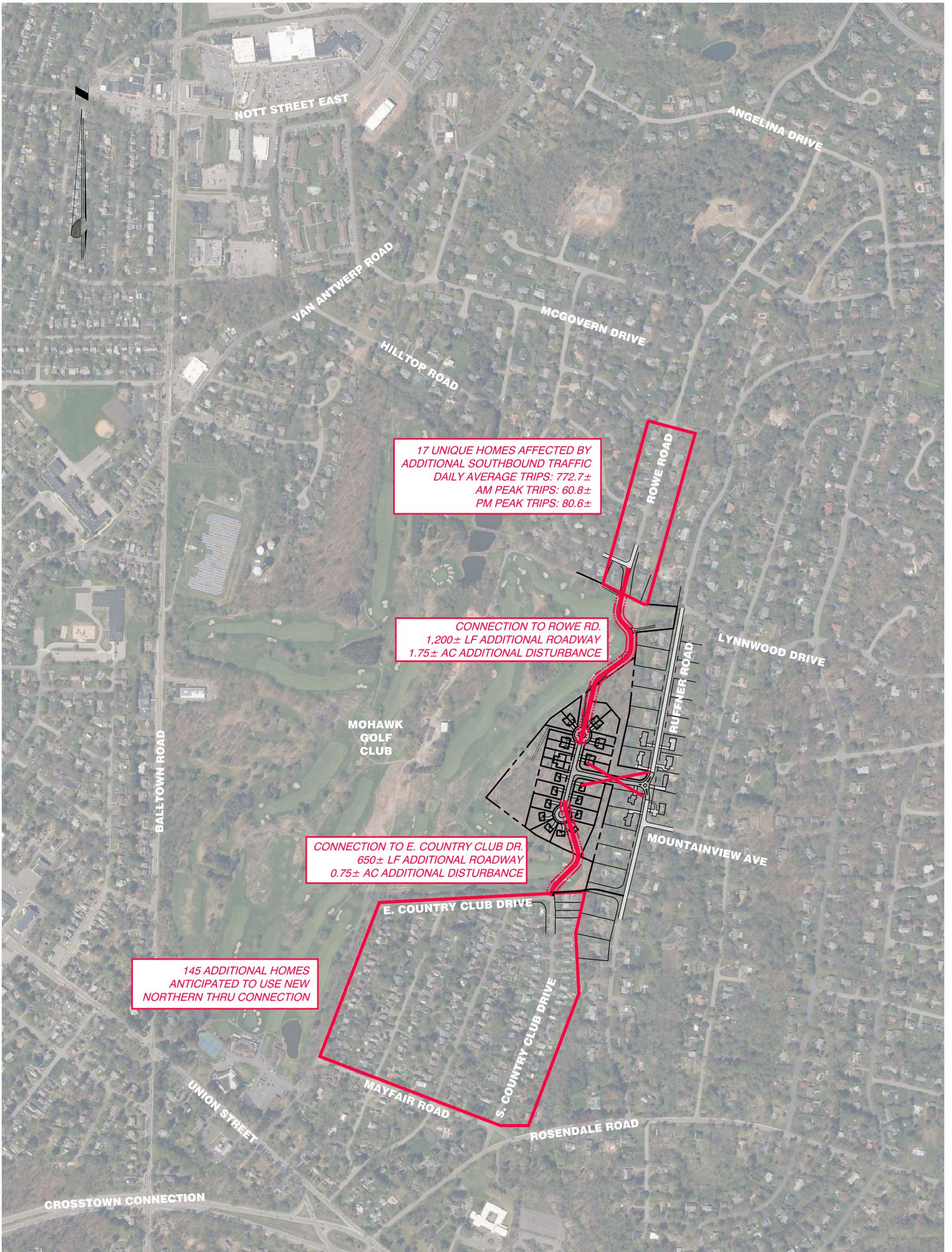
CONNECTION TO ROWE RD.
1,200± LF ADDITIONAL ROADWAY
1.75± AC ADDITIONAL DISTURBANCE

CONNECTION TO E. COUNTRY CLUB DR.
650± LF ADDITIONAL ROADWAY
0.75± AC ADDITIONAL DISTURBANCE

48 HOMES AFFECTED BY
ADDITIONAL SOUTHBOUND TRAFFIC
DAILY AVERAGE TRIPS: 910.7±
AM PEAK TRIPS: 71.6±
PM PEAK TRIPS: 95.1±

SOUTHBOUND ALTERNATIVE TRAFFIC IMPACTS
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

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DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 2 3



17 UNIQUE HOMES AFFECTED BY
ADDITIONAL SOUTHBOUND TRAFFIC
DAILY AVERAGE TRIPS: 772.7±
AM PEAK TRIPS: 60.8±
PM PEAK TRIPS: 80.6±

CONNECTION TO ROWE RD.
1,200± LF ADDITIONAL ROADWAY
1.75± AC ADDITIONAL DISTURBANCE

CONNECTION TO E. COUNTRY CLUB DR.
650± LF ADDITIONAL ROADWAY
0.75± AC ADDITIONAL DISTURBANCE

145 ADDITIONAL HOMES
ANTICIPATED TO USE NEW
NORTHERN THRU CONNECTION

NORTHBOUND ALTERNATIVE TRAFFIC IMPACTS
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

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DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 3 3



NOTES

1. PARKING SPACES ARE 9'X18'. DRIVEWAY AND DRIVE AISLE WIDTHS ARE 24'. DRIVEWAY RADIUS AT THE STREET INTERSECTIONS ARE 33'. 107 PARKING SPACES ARE PROVIDED.
2. STORMWATER TREATMENT/STORAGE FACILITIES WILL BE DEVELOPED TO PROCESS RUNOFF FROM EXISTING AND PROPOSED DEALERSHIP PARKING LOTS.
3. LANDSCAPE AREAS ADJACENT TO RESIDENTIAL USES WILL BE DEVELOPED TO PROVIDE SCREENING. LANDSCAPE AREAS ARE MINIMUM 15' WIDE.
4. A LIGHTING PLANS WILL BE DEVELOPED TO PROVIDE ADEQUATE SITE LIGHTING. LIGHT FIXTURE WILL BE PROVIDED WITH CUT-OFF SHIELDS, DESIGNED TO PRODUCE LESS THAN 1 FC LIGHT TRESPASS AT ADJACENT RESIDENTIAL PROPERTY LINES.
5. THE LOTS PROPOSED FOR THE PARKING LOT EXPANSION WILL BE COMBINED ALONG WITH THE EXISTING DEALERSHIP PARCEL INTO A SINGLE PARCEL FOR DEVELOPMENT.



GRIFFITHS ENGINEERING
 18 South Washington Street, Suite 1
 Binghamton, New York 13903
 Telephone (607) 794-2400
 Fax (607) 794-2456

FOR REVIEW
 Seal

Designed by:	CSS	Date:	1-12-2023	Rev.:	
Drawn by:	CSS	Cad by:	DC	Project No.:	2022-187
<small>MAINTAINED ALTERNATION OF THIS DRAWING IS THE RESPONSIBILITY OF THE USER. SEE SECTION 7206, SUBSECTION 2.</small>				Plot Scale:	AS NOTED

Drawing Name:
**PROPOSED
 PARKING LOT**

Project Location: **TOWN OF NISKAYUNA
 SCHENECTADY COUNTY
 NEW YORK**
 Project Name:
**KIA SCHENECTADY
 PARKING LOT EXPANSION**

Drawing Reference Number:
C-1