

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

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

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

- **Winnie Road Easement – Audrey Cox**

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

V. NEW BUSINESS

1. Planning Board Referrals – New Projects
 - i. Mohawk Golf Club (attached)

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

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

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

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

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

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

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

ii. 2721 Balltown Road Apartments (attached)

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

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

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

2. 2023 Calendar, Meeting Time, Meeting location

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

VI. DISCUSSIONS

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

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

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

2. Plum St Sidewalk Progress Report

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

3. Spring Complete Streets Demonstration Projects

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

Ms. Robertson stated she wanted the Board to understand that the Town Board is using a decent amount of funding and they are spending Town money to see these two projects through. Chairman Chapman stated it is good to hear the Town Board is spending money on Complete Streets and he would like to say thank you to them for this.

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

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

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

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

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

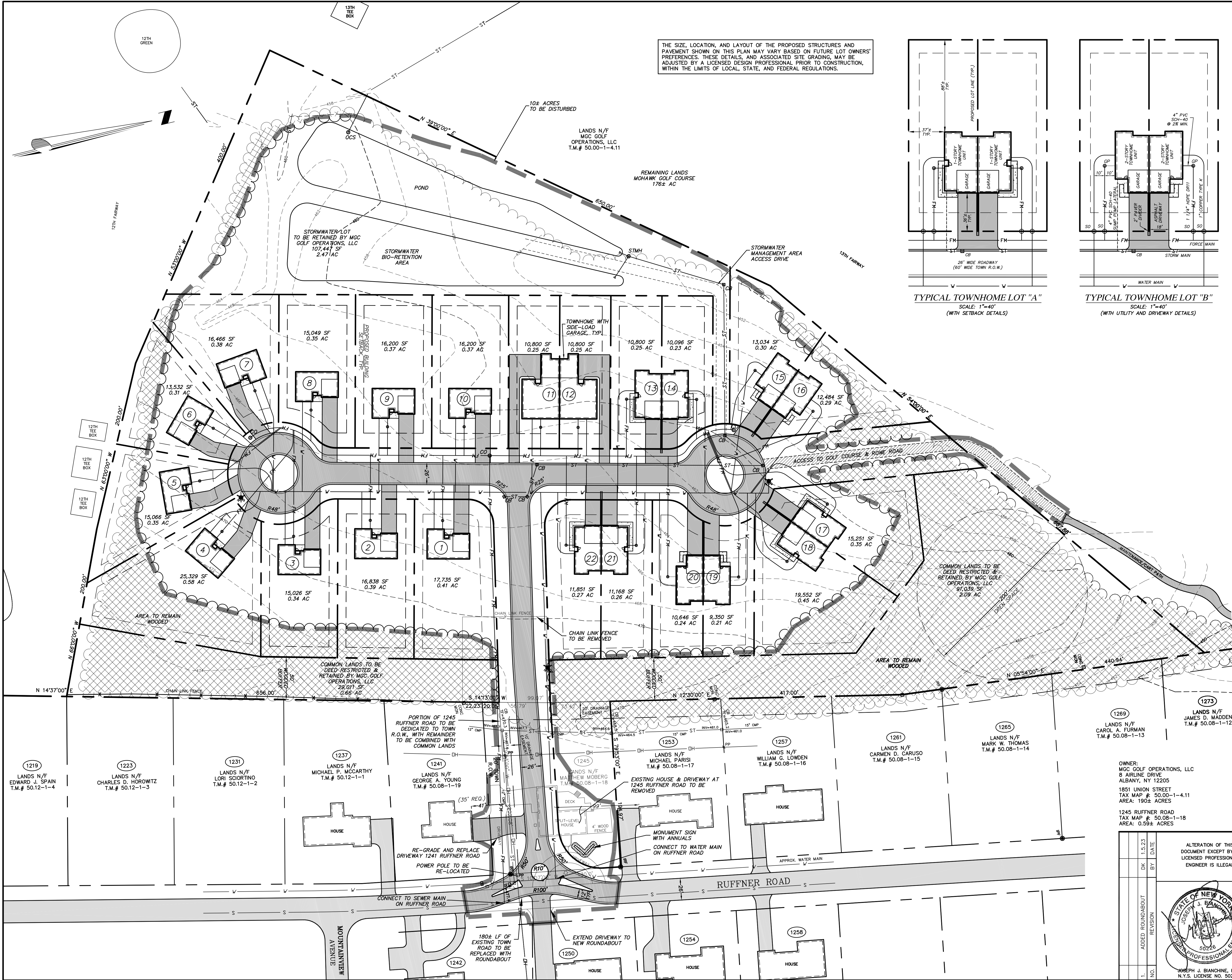
Chairman Chapman stated he was reminded they need to send their 2023 priority letters out this year because they forgot to send 2022 letters. He stated he will add this to the January agenda.

VII. REPORTS

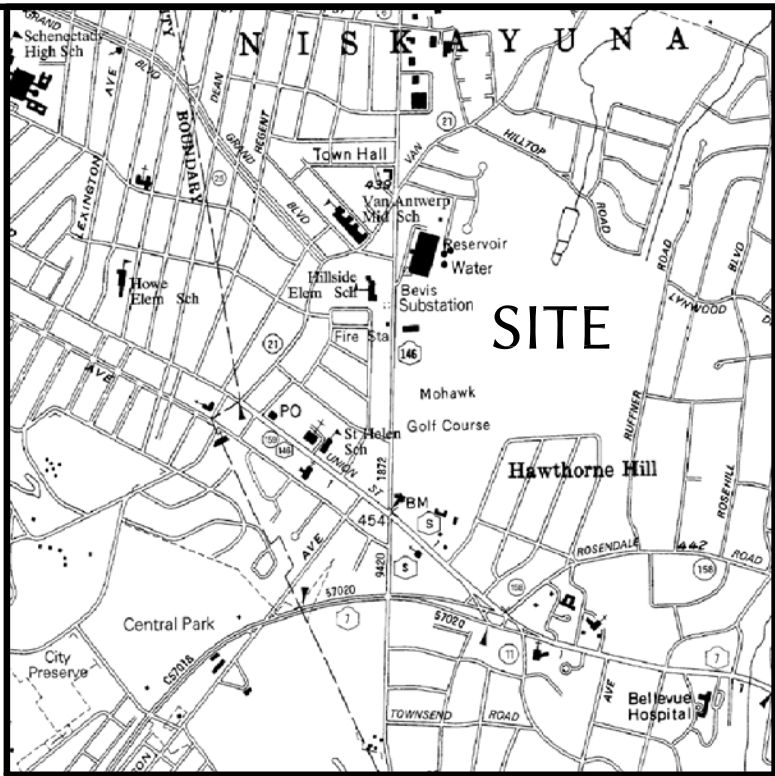
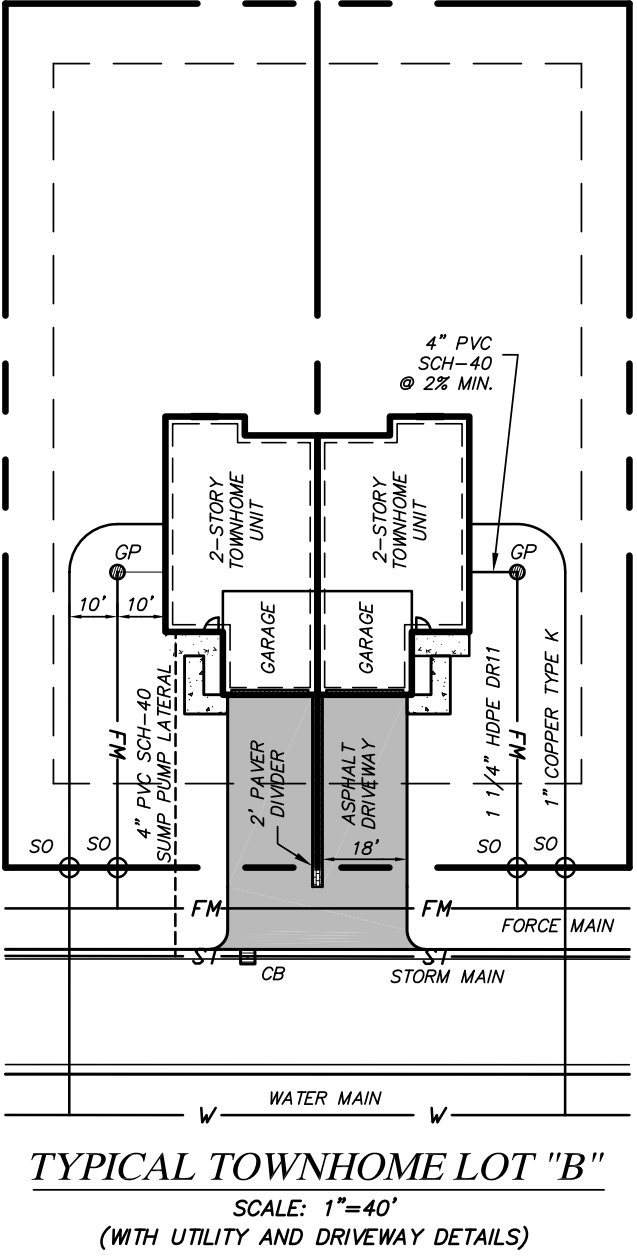
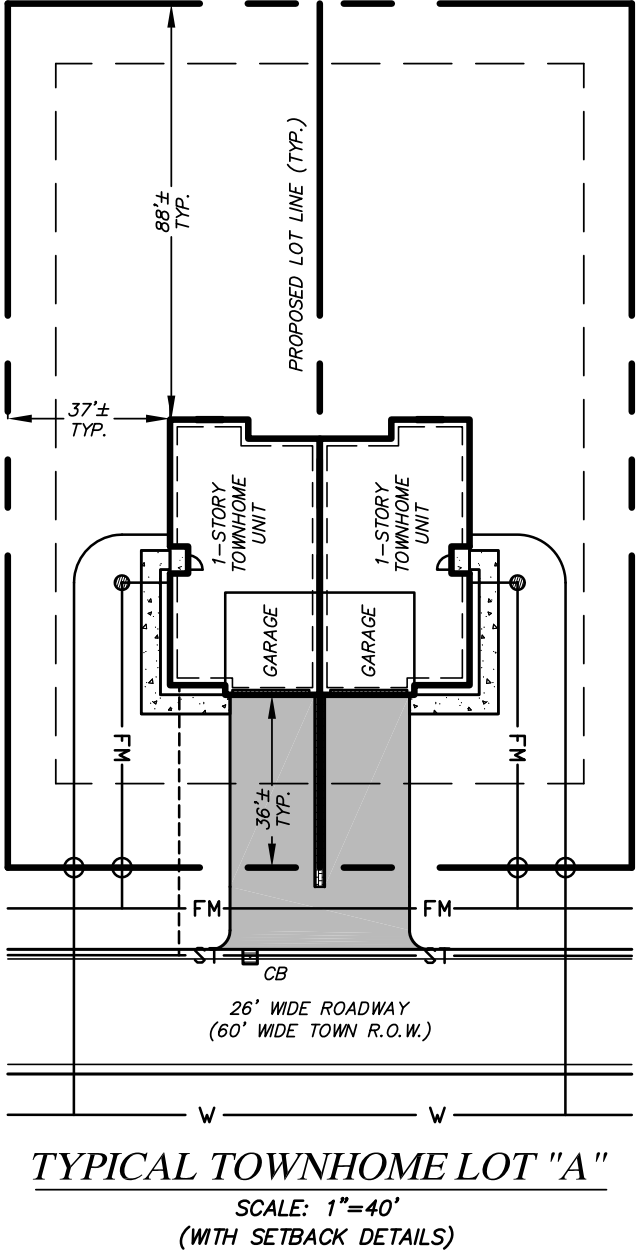
1. Committee Member Reports
 - 2.
- There were no Committee Reports this meeting.

VIII. ADJOURNMENT

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



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:
- BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED IN JUNE 2021, AND GIS INFORMATION.
 - 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 (SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	19.1%

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

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

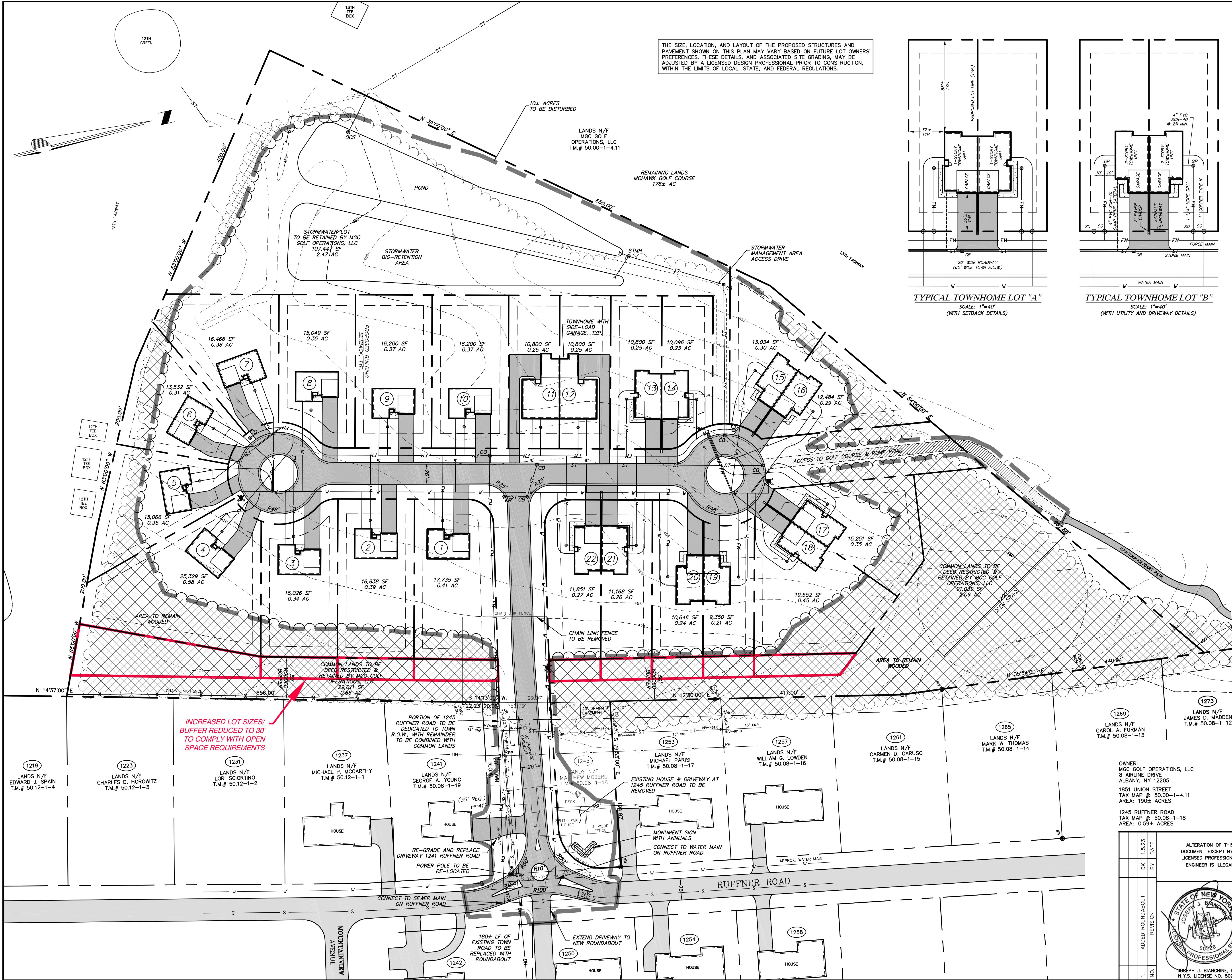
JOSEPH J. BIANCHINI, P.E.
N.Y. LICENSE NO. 50226

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

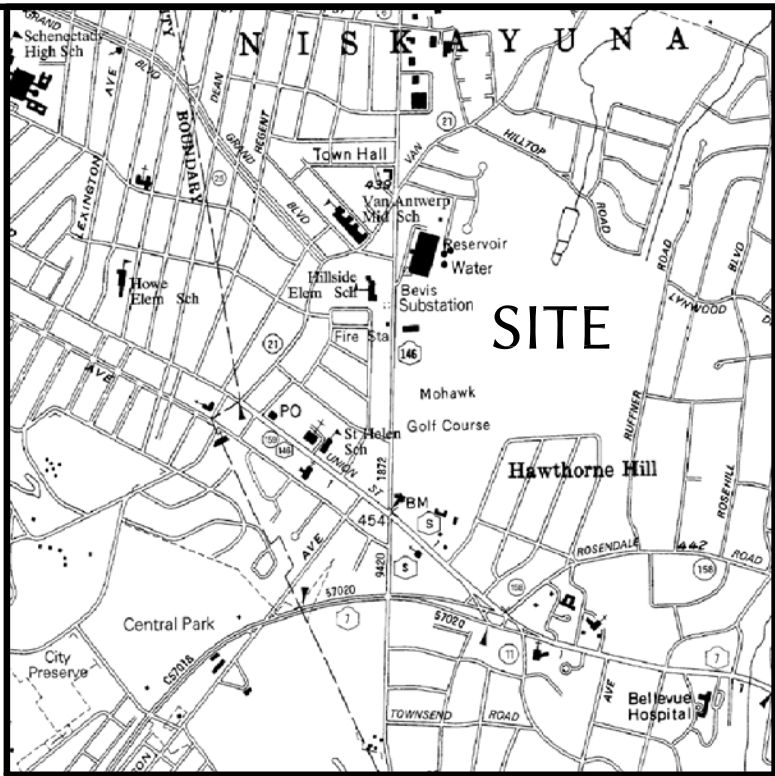
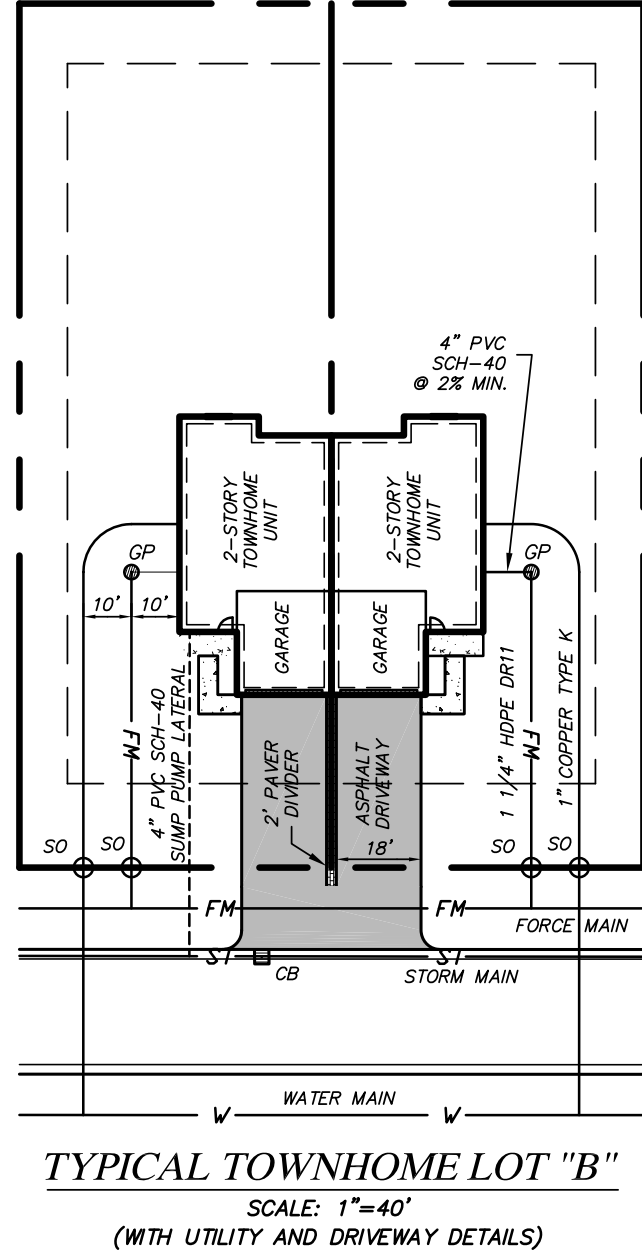
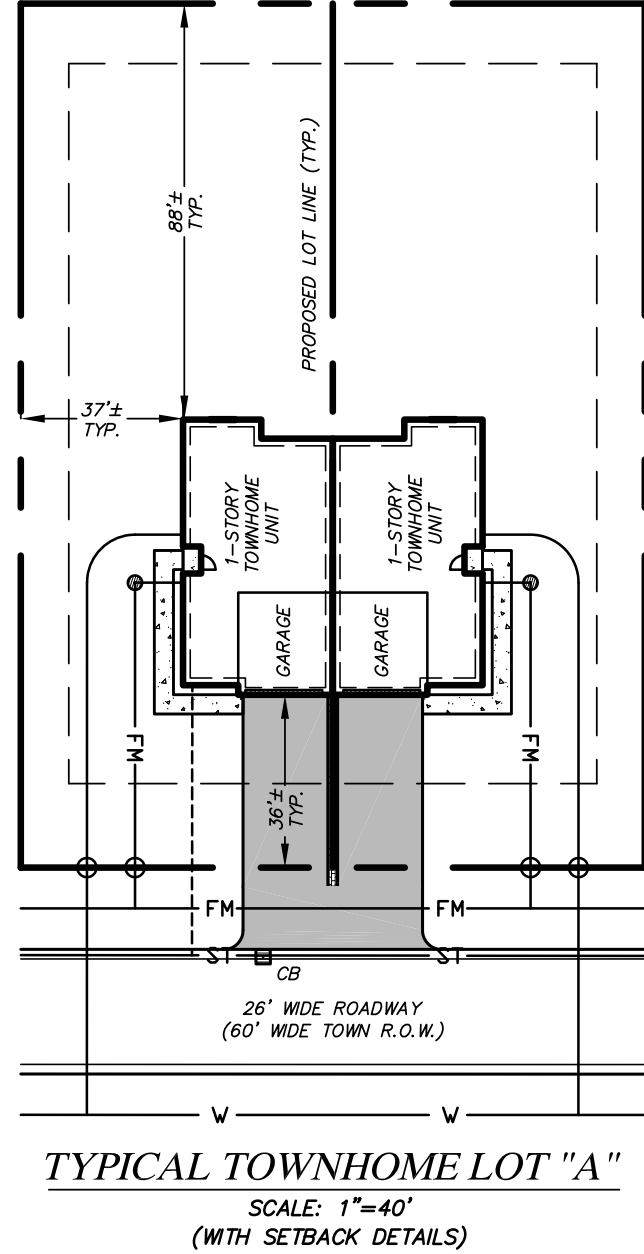
TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

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" = 50' DWG. 5429A-S4 AVG SHEET 1 OF 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

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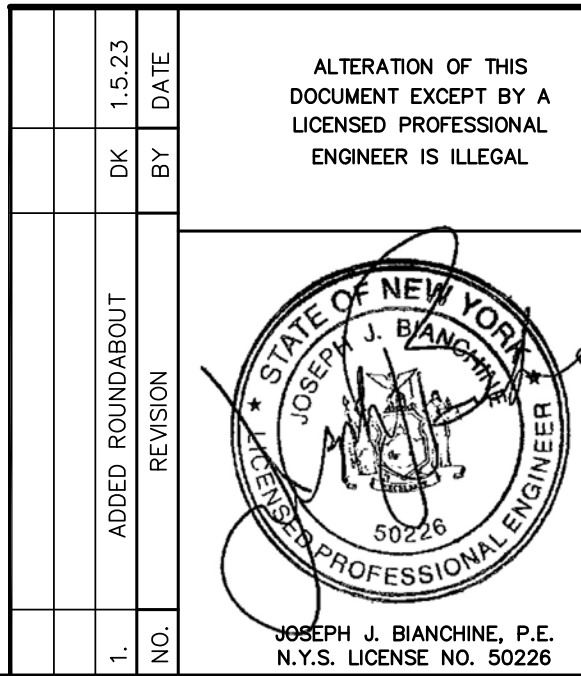
ZONING:	R-1 (LOW DENSITY RESIDENTIAL) - SINGLE FAMILY DWELLINGS
LOT AREA:	REQUIRED (CONVENTIONAL ZONING): 18,000 SF MIN. REQUIRED (AVG. DENSITY DEVELOPMENT): 9,000 SF MIN.
LOT WIDTH:	100' MIN.
LOT DEPTH:	125' MIN.
LOT COVERAGE:	25% MAX.
YARD DIMENSIONS:	
FRONT:	35' MIN.
SIDE:	20' MIN.
REAR:	25' MIN.

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%

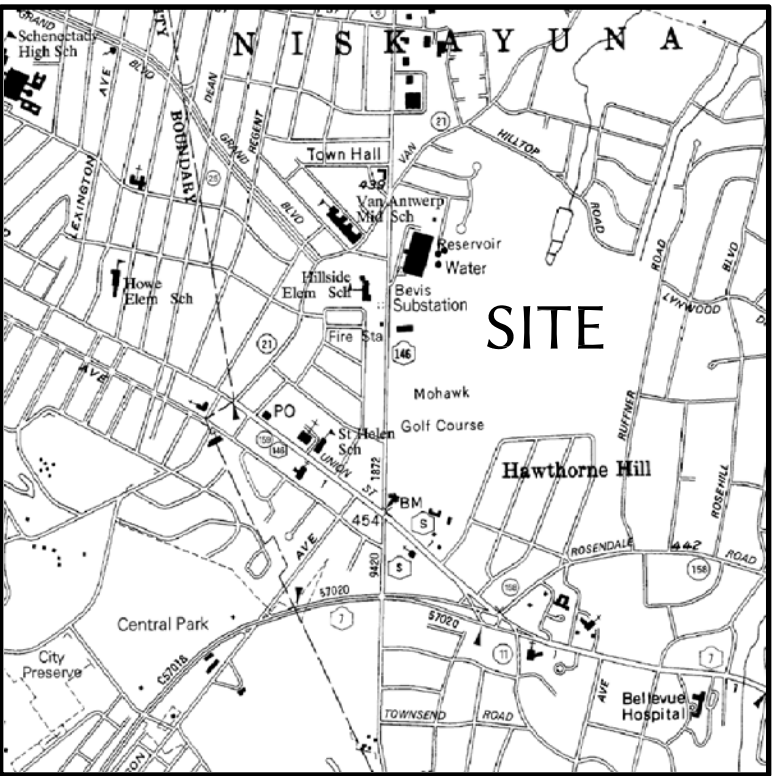
OPEN SPACE STATISTICS	PROPOSED
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	336,323 SF
PERCENT REDUCTION:	15.1%
TOTAL PROJECT AREA:	628,472 SF
PROPOSED OPEN SPACE:	95,530 SF
PERCENT OPEN SPACE:	15.2%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

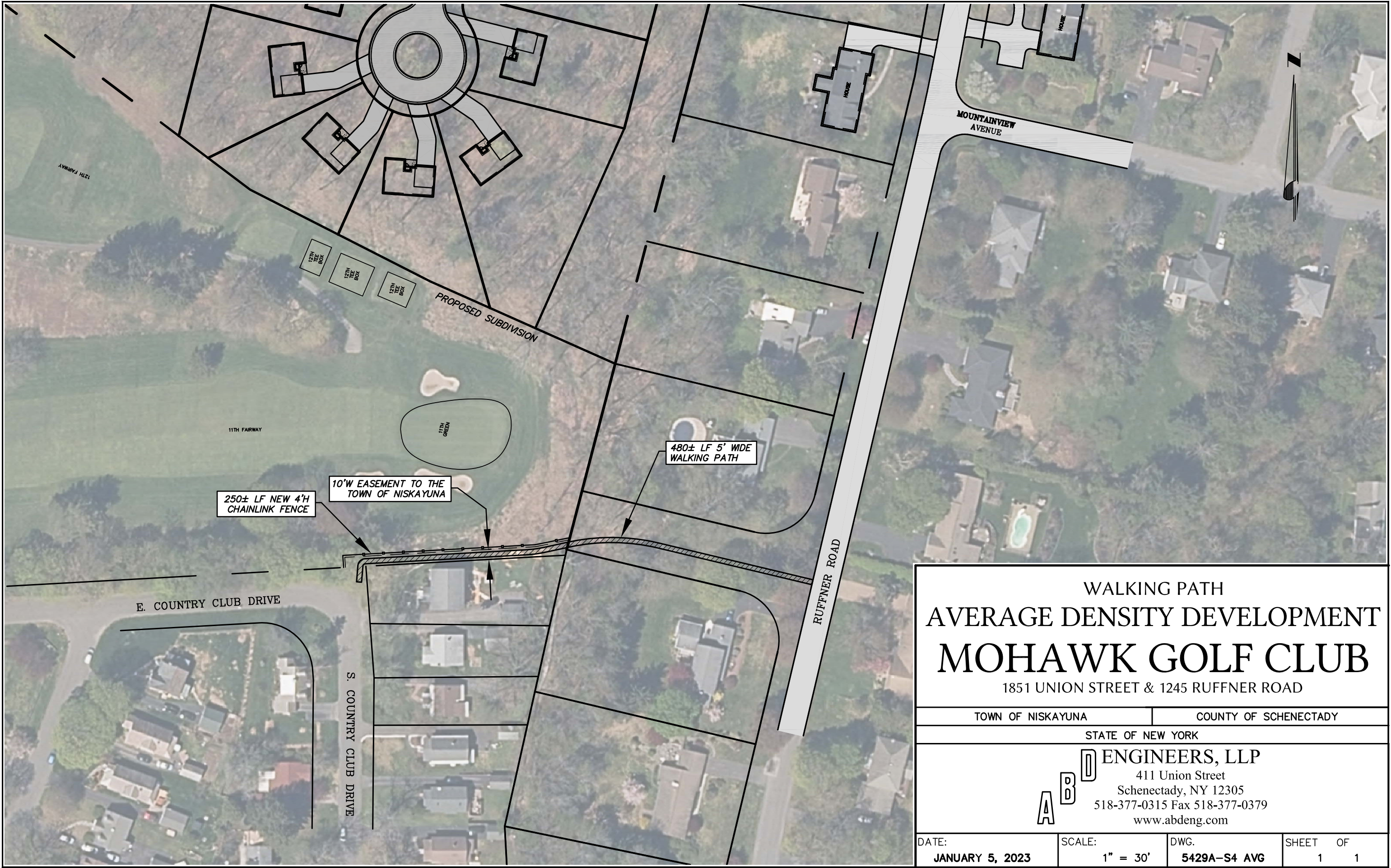
COMPLIANT OPEN SPACE PERCENTAGE

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
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AREA: 0.99± ACRES



SKETCH 22-LOT SUBDIVISION 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	SHEET OF 1 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			
<div>ABD ENGINEERS, LLP</div> <div>411 Union Street</div> <div>Schenectady, NY 12305</div> <div>518-377-0315 Fax 518-377-0379</div> <div>www.abdeng.com</div>			
DATE: JANUARY 5, 2023	SCALE: 1" = 30'	DWG. 5429A-S4 AVG	SHEET OF 1 1

Mohawk Golf Club - Conservation Subdivision

1851 Union Street & 1245 Ruffner Road

ABD Project #5429A

Traffic Statistics - Weekdays

Per ITE Trip Generation, 9th Edition

Sheet 1

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

Sheet 2

Proposal type: DEAD END**Additional Traffic - Northbound**

(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 - NORTHBOUND

Daily Average	82.5
AM Peak	6.4
PM Peak	8.1

Area impacted: Ruffner Road
Homes Impacted: 34

Proposal type: THRU ROAD**Single Family Homes**

	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

	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

Daily Average	772.7
AM Peak	60.8
PM Peak	80.6

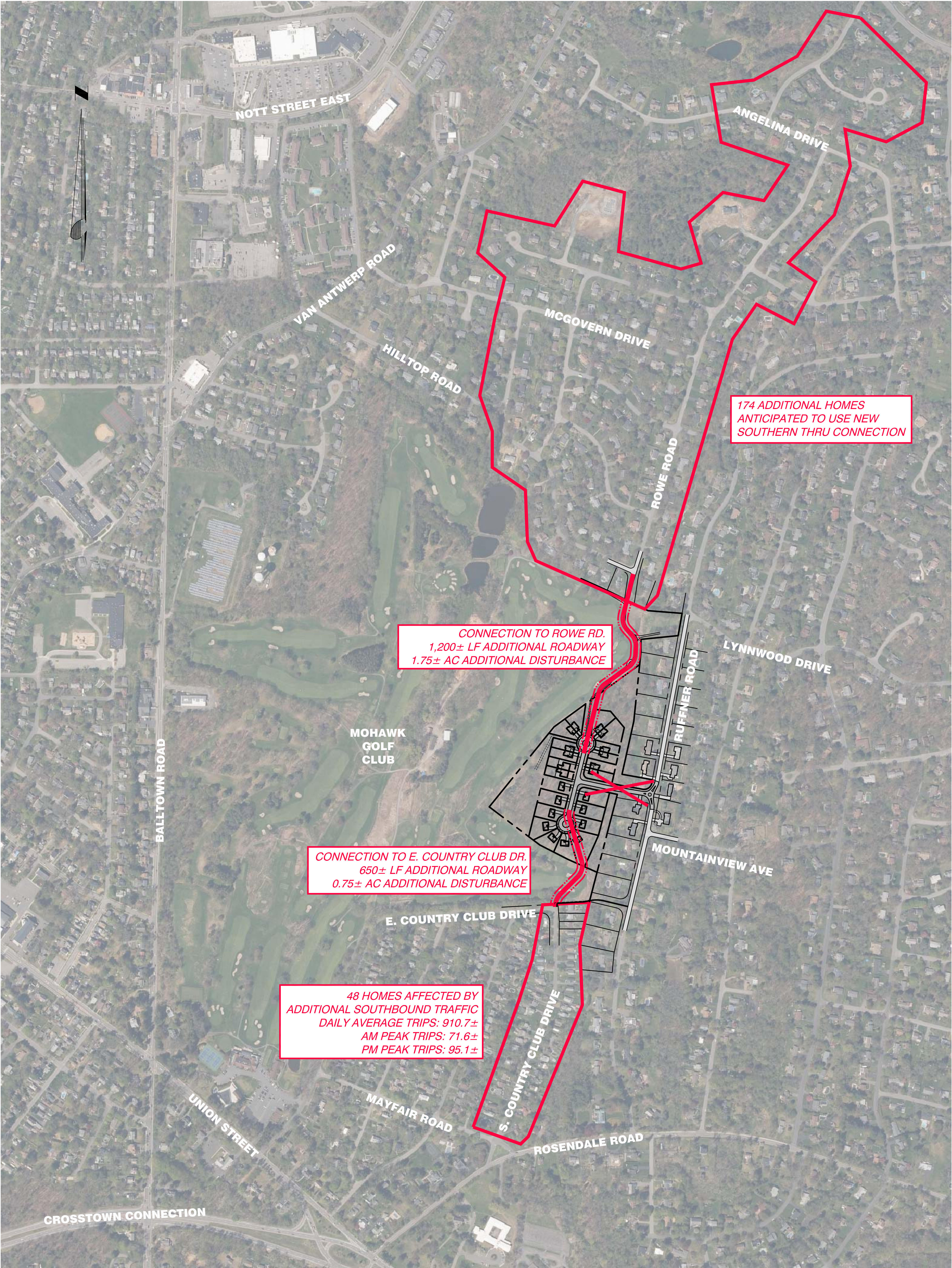
Area impacted: Rowe Road
Homes Impacted: 17

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.



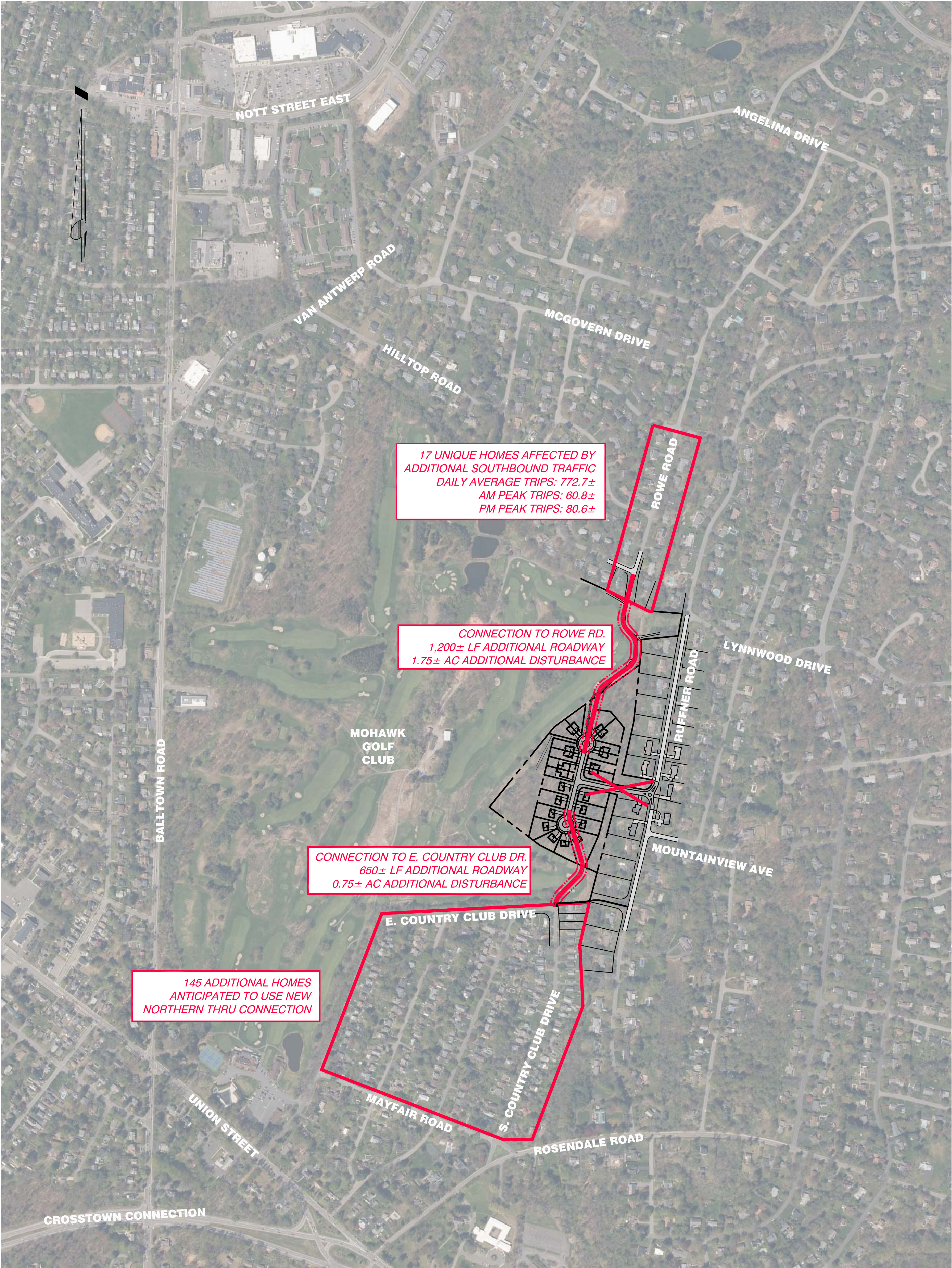
PROPOSED TRAFFIC IMPACTS
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
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DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 1 3



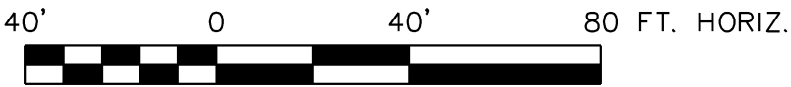
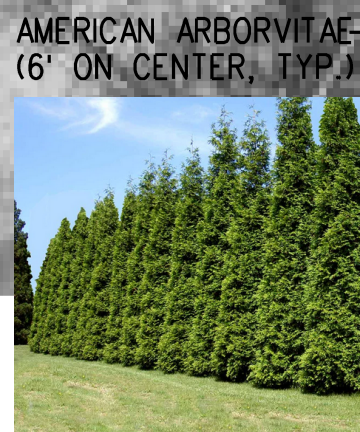
SOUTHBOUND ALTERNATIVE TRAFFIC IMPACTS
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET & 1245 RUFFNER ROAD

TOWN OF NISKAYUNA		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
<div><div><div>A</div><div>B</div></div><div>ENGINEERS, LLP 411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com</div></div>			
DATE: JANUARY 4, 2023	SCALE: 1" = 100'	DWG. 5429A-S4 AVG	SHEET OF 2 3




NORTHBOUND ALTERNATIVE TRAFFIC IMPACTS
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- NOTES
1. PARKING SPACES ARE 9'X18'. DRIVEWAY AND DRIVE AISLE WIDTHS ARE 24'. DRIVEWAY RADI 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

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FOR REVIEW

Seal

Designed by:	CSS	Date:	1-12-2023	Rev.:	
Drawn by:	CSS	Ctd by:	DC	Project No.:	2022-167
				Plot Scale:	AS NOTED
				UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS PROHIBITED BY NEW YORK STATE EDUCATION LAW, SECTION 7206, SUBSECTION 2.	

Project Location:

TOWN OF NISKAYUNA
SCHENECTADY COUNTY
NEW YORK

Project Name:

KIA SCHENECTADY
PARKING LOT EXPANSION

Drawing Reference Number:

C-1