

**TOWN OF NISKAYUNA  
Conservation Advisory Council**

**A G E N D A**

**November 15, 2022**

**7:00 P.M.**

**VIA HYBRID FORMAT  
IN PERSON (TOWN HALL) AND VIRTUAL (GOOGLE  
MEETS)**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

1. August 3, 2022
2. September 7, 2022

**IV. PRIVILEGE OF THE FLOOR**

**V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS**

1. EAF 2022-07: 2721 Balltown Road – Multi-Family Dwelling Use Variance Application
2. EAF 2022-08: 1851 Union St – Mohawk Golf Club Townhomes

**VI. DISCUSSION ITEMS**

1. 2023 Calendar

**VII. REPORTS**

1. Bethlehem Conservation Easement Program
2. Natural Resource Inventory
3. Pesticide Outreach Update
4. Low Mow / Biodiversity Initiatives Update
5. Climate Smart Communities Program Update

**VIII. ADJOURNMENT**

**Next Meeting: December 7, 2022  
Hybrid Format**

**TOWN OF NISKAYUNA  
CONSERVATION ADVISORY COUNCIL**  
Meeting Minutes  
August 3, 2022

Members Present: Dart Strayer, Chairman  
Ashok Ramasubramanian  
Steven Burkholder  
Miki Vysohlid  
Simran Uttukar (Student Representative)

Also Present: Laura Robertson, Town Planner  
Clark Henry, Assistant Planner

**I. CALL TO ORDER**

Chairman Strayer called the meeting to order at 7:00 PM.

**II. ROLL CALL**

Ms. Ellen Daviero was absent / excused tonight.

**III. APPROVAL OF MINUTES**

**1. August 3, 2022**

Chairperson Strayer asked for any comments or corrections regarding the minutes. Ms. Daviero had previously emailed Ms. Robertson one correction to line 74 to the minutes which was discussed. Mr. Ramasubramanian made a motion to approve the amended minutes and it was seconded by Mr. Burkholder. The amended minutes were approved unanimously.

**IV. PRIVILEGE OF THE FLOOR**

Ms. Pam Zabar of Barclay Place addressed the council. She commented about a site owned by the Town highway between River Road and the bike path. She noted a tremendous amount of overgrowth. Ms. Robertson suggested emailing the Supervisor and Highway with pictures regarding the overgrowth.

**V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS**

**1. EAF 2022-04: 1747 Union St - Raizada Mart Addition**

The CAC deferred this EAF to the next meeting on September 7. The Council had concerns about the directional driving pattern demarcated and the parking configuration around the building. Chairman Strayer asked for information regarding the parking agreement with Pizza Bueno. The Planning Department stated there is nothing documented in the Planning records.

**2. EAF 2022-05: Empire Drive 2 Lot Subdivision**

Ms. Robertson gave a brief explanation of the project. The existing lot was proposed to be subdivided into two residential lots – both with single family homes. There were concerns about drainage and preserving

trees. The Tree Council was going to take a look at the site and the engineers were working on the drainage. The CAC reviewed the questions related to part 2 of the SEAF.

**1. Will this proposed action create a material conflict with an adopted land use plan or zoning regulation? - No**

**2. Will the proposed action result in a change of use or intensity of land? -** The Council stated that the use is intensified with subdivision but in the case of two lots, this is small.

**3. Will the proposed action have an impact on the character or quality of the neighborhood? -** The Council answered no but noted that it is critical for some of the tree line to be maintained to preserve trees and add screening / benefit for future neighbors.

**4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA? – No CEA**

**5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for the mass transit, biking or walkway? –** The CAC asked for the Planning Board to require a public access easement for a possible future bike path for connectivity – as recommended by the Complete Streets Committee. They felt this was important to mitigate traffic impacts.

**6. Will proposed action cause increase energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? - No**

**7. Will the proposed action impact existing public or private water supplies or public or private waste water treatment utilities? – No**

**8. Will proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? –** The CAC felt this answer was generally no or small impact but felt that protecting as many trees as possible was critical.

**9. Will the proposed action result in an adverse change to natural resources? –** The CAC stated it would be a small adverse impact and recommended reducing the limits of clearing.

**10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? –** No or small impact – this will definitely need to be reviewed by Town Engineers.

**11. Will the proposed action create a hazard to environmental resources or human health? – No**

Mr. Ramasubramanian made a motion to declare a negative declaration for the subdivision on Empire Drive. Mr. Burkholder seconded it. The CAC voted unanimously to recommend a negative declaration.

### **3. EAF 2022-06: 2239 Van Antwerp Rd Subdivision**

Mr. Pat Jarosz, the representative for the applicant, was present for the meeting. Ms. Robertson updated the group regarding issues or requests from the Planning Board. The CAC asked Mr. Jarosz to discuss the wetlands mitigation. He stated there will be no encroachment on the wetlands. Ms. Robertson added that an additional 25 foot buffer will be required in addition to the wetland buffer. Ms. Robertson stated the grading limits lines need to be adjusted and noted and the sewer line needs to be noted on the plot plan. Ms. Robertson and CAC discussed the need to create a 10 foot easement for a potential bike path in the future along Van Antwerp Road. Mr. Jarosz was agreeable to adding the easement. The CAC reviewed part 2 of the EAF form.

74 **1. Will this proposed action create a material conflict with an adopted land use plan or zoning**  
75 **regulation? - NO**

76 **2. Will the proposed action result in a change of use or intensity of land? -** The Council stated  
77 that it would slightly increase in intensity.

78 **3. Will the proposed action have an impact on the character or quality of the neighborhood? -**  
79 The Council answered no but noted that if some of the tree lined can be maintained, especially the larger  
80 trees - that would be helpful to maintain the quality of the neighborhood.

81 **4. Will the proposed action have an impact on the environmental characteristics that caused the**  
82 **establishment of a CEA? – No**

83 **5. Will the proposed action result in an adverse change in the existing level of traffic or affect**  
84 **existing infrastructure for the mass transit, biking or walkway? –** The CAC asked add a public access  
85 land easement for possible future bike path or sidewalk connectivity.

86 **6. Will proposed action cause increase energy and it fails to incorporate reasonably available**  
87 **energy conservation or renewable energy opportunities? - No**

88 **7. Will the proposed action impact existing public or private water supplies or public or private**  
89 **waste water treatment utilities? – No**

90 **8. Will proposed action impair the character or quality of important historic, archaeological,**  
91 **architectural or aesthetic resources? -** There is no knowledge of this.

92 **9. Will the proposed action result in an advance change to natural resources? –** The CAC stated  
93 it would be small and noted to try to limit the area of clearing and allow Tree Council to thoroughly review  
94 the property.

95 **10. Will the proposed action result in an increase in the potential for erosion, flooding or**  
96 **drainage problems? –** No, but it was important here to make sure the wetlands were undisturbed and  
97 treated correctly.

98 **11. Will the proposed action create a hazard to environmental resources or human health? – No**

99 Chairman Strayer made a motion to declare a negative declaration for the subdivision on Empire Drive. Mr.  
100 Ramasubramanian seconded it. The CAC voted unanimously to recommend a negative declaration.

## 101 **VI. DISCUSSION ITEMS**

102 There were no discussion items tonight.

## 103 **VII. REPORTS**

### 104 **1. Natural Resource Inventory**

105 Mr. Ramasubramanian discussed his upcoming presentation with the EDHPEC. Ms. Robertson stated that  
106 the resolution for adoption of the mini-NRI by the Town Board is ready and will be voted on at the next  
107 Town Board meeting. Ms. Robertson discussed with Mr. Ramasubramanian if he would like to do a public  
108 meeting to discuss the findings with the residents of Niskayuna.

### 109 **2. Pesticide Outreach Update**



110 Ms. Robertson stated the pesticide outreach is doing well and Ms. Foti is continuing to sell pesticide free  
111 signs.

112 **3. Low Mow / Biodiversity Initiatives Update**

113 Ms. Robertson noted the low mow signs have been installed at Blatnick Park and thanked the Highway  
114 Department for their help.

115 **VIII. ADJOURNMENT**

116 Chairman Strayer made a motion to adjourn and it was seconded by seconded by Mr. Ramasubramanian.  
117 The meeting was adjourned at approximately 8:15 PM.

DRAFT

**TOWN OF NISKAYUNA**  
**CONSERVATION ADVISORY COUNCIL**  
Meeting Minutes  
September 7, 2022

Members Present: Ashok Ramasubramanian  
Ellen Daviero  
Steven Burkholder  
Chelsea Rattner  
Miki Vysohlid

Also Present: Laura Robertson, Town Planner  
Clark Henry, Assistant Planner

**I. CALL TO ORDER**

Acting Chairperson Mr. Ramasubramanian called the meeting to order at 7:00 PM.

**II. ROLL CALL**

Chairman Strayer and Ms. Simran Uttukar were excused tonight.

**II. APPROVAL OF MINUTES**

**1. August 3, 2022**

Voting on the minutes was postponed until the October meeting.

**IV. PRIVILEGE OF THE FLOOR**

Dr. Mary O'Keefe of Niskayuna stated her support of environmental goals for the Town and was excited to see how the process worked with the CAC.

**V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS**

**1. EAF 2022-04: 1747 Union St - Raizada Mart Addition**

Ms. Robertson gave a brief description regarding the project. She stated that the parking and traffic flow configuration as updated since the last meeting. Mr. Ramasubramanian asked for a planting plan. Ms. Robertson and Mr. Henry reminded the Council that the planting area for the site is limited but they will be adding landscaping to the areas that as of now have none. Ms. Robertson added that Mr. Kauffman sent over a plan that will add curbs create delineation to the sidewalk for better pedestrian safety.

Mr. Henry added that the project had recently received a variance from the Zoning Board of Appeals for the addition to the building. Mr. Henry noted that one of the conditions that the Planning Board would like to see addressed is the cleaning up of excess debris around the back of the building. This includes old barrels and boxes. Ms. Robertson added that the County Referral asked for the site to be cleaned up so that the property stays within the general aesthetics of the renovations of Upper Union Street.

The CAC reviewed part 2 of the EAF:

1. Will this proposed action create a material conflict with an adopted land use plan or zoning regulation? - No but the CAC added a note that it should conform to the overall upgrades being done to the Upper Union Street corridor to attract customers and businesses.
2. Will the proposed action result in a change of use or intensity of land? - The Council stated that it would slightly change due to the possible intensity of use of the retail addition.
3. Will the proposed action have an impact on the character or quality of the neighborhood? - The Council answered no but noted that the cleanup of the site is important for this and it should enhance the area.
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA? – N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for the mass transit, biking or walkway? – No adverse effect. The CAC added that it might be a positive impact to walkability with the enhancements to the sidewalks and curbing.
6. Will proposed action cause increase energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? – No, but the CAC recommended adding energy saving products and sustainable materials to the addition.
7. Will the proposed action impact existing public or private water supplies or public or private waste water treatment utilities? – No
8. Will proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? – No
9. Will the proposed action result in an advance change to natural resources? – No – but more plantings will help the area and reduce summer heat for walkers on sidewalk.
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? – No
11. Will the proposed action create a hazard to environmental resources or human health? – No, but the CAC recommended using pesticide free treatments to maintain the landscaping in the future.

The CAC asked the Planning Board requested the applicant clarify where snow will be stored.

Mr. Ramasubramanian made a motion to recommend a negative declaration for the Raizada Mart. Ms. Rattner seconded it. The CAC voted unanimously in favor of the negative declaration.

## **VI. DISCUSSION ITEMS**

### **1. Bethlehem Conservation Easement**

Mr. Ramasubramanian explained to the CAC the program that the Town of Bethlehem has implemented for residents. His hope is to educate the Town and have a similar program for Niskayuna Town residents. Mr. Ramasubramanian described the process of creating a conservation easement on a piece of a residents' property over 5 acres. The process would make that area undevelopable even after resale. He briefly described the various levels of tax exemptions received with this program. He discussed the process the

Town would need to proceed with the State to adopt this program. Ms. Vysohlid commented that if the acreage amount could be lessened, it might work better in Niskayuna. She noted that there are not many properties of 5 acres or more in Niskayuna. She asked if a study calculating the amount of 2-3 acre properties would help determine if this was feasible for Niskayuna.

Ms. Robertson stated the next step for this program is to do a formal mark up of this program geared to Niskayuna. They could develop a proposal that they were in agreement on and then make a formal recommendation to the Town Board. She stated it would take multiple meetings for this to be ready.

## **2. 2209 Nott St East – the Broken Inn**

Ms. Robertson gave a brief description of the proposed outdoor seating project. She displayed a virtual mark-up of the project for the discussion. The CAC stated their concern regarding parking and pedestrian walking safety near Clifton Park Road. Ms. Robertson clarified for the council that Lange's Pharmacy is the land owner of the property and Mr. Nicchi and the Broken Inn are tenants. Though Mr. Nicchi is performing the work, the property is owned by Langes.

The CAC looked at the parking configuration and suggested a barrier line for the public seating to protect people from cars and the elimination of one of the spots on the corner. The raised the concern of outdoor concerts or music being loud that would change the character of the neighborhood. They also requested hours of operation of the proposed outdoor seating. The CAC asked the applicant for a landscape and shading plan for the outdoor space as they felt as proposed it could very hot and unusable in the summertime. Mr. Ramasubramanian stated his concern for the previous hot summer and noted it could be a trend – and that the patio really needed some kind of shade. The CAC stated their concern for cars running their engines near where people are eating and suggested a “no idle zone” near the patio and public seating.

## **3. 2837 Aqueduct Road – Rivers Ledge Senior Center**

Ms. Robertson updated the CAC on the status of the project. She noted that the variance for the height of the building was approved by the ZBA. She stated the new plans for the project have not been submitted yet.

# **VII. REPORTS**

## **1. Natural Resource Inventory**

Ms. Robertson noted that the Town Board had a resolution acknowledging the mini-NRI. She added that Supervisor Puccioni thanked the CAC for all the hard work done regarding this inventory. Mr Ramasubramanian noted that the action item in phase one of the NRI was the implementation of hiking trails at the Senior Center. He asked how to proceed with this item. Ms. Robertson suggested a meeting with the Town Supervisor. Mr. Ramasubramanian asked if the NRI report could be added to the CAC website. Ms. Robertson stated yes.

## **2. Pesticide Outreach Update**

There was no update this month.

## **3. Low Mow / Biodiversity Initiatives Update**

Ms. Robertson stated that she received an update from Mr. Thornton on the birds that have returned to the area this summer during the low mow – and he appeared to be pleased and believe this effort was quite successful for 2022.

**4. Climate Smart Communities Program Update**

Ms. Robertson stated that the compost giveaway day is still being planned. She noted that another 5,000 dollar grant was awarded to the Town from NYSERDA due to the solarize Niskayuna campaign being so successful. She stated that it will be used to purchase LED lights for one of the parks.

**VIII. ADJOURNMENT**

Mr. Ramasubramanian made a motion to adjourn and it was seconded by Mr. Burkholder. The meeting was adjourned at approximately 8:30 PM.

DRAFT



# TOWN OF NISKAYUNA

## CONSERVATION ADVISORY COUNCIL

### AGENDA STATEMENT

---

AGENDA ITEM NO. V. 1

MEETING DATE: 11/15/2022

---

**ITEM TITLE:** 2721 Balltown Road – site plan application for two 6-unit apartment buildings

**PROJECT LEAD:** TBD

**APPLICANT:** Alex Ritmo, owner

**SUBMITTED BY:** Laura Robertson, Town Planner

---

**REVIEWED BY:**

☒ Planning Board (PB) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board  
☐ OTHER:

**ATTACHMENTS:**

☒ EAF ☒ Site Plan ☐ Map ☐ Report ☐ Other:

---

**SUMMARY STATEMENT:**

Alex Ritmo submitted an Application for Site Plan Approval for the construction of two new 6-unit apartment buildings including one accessory garage and associated parking at 2721 Balltown Road. Mr. Ritmo received a use variance for the property on 10/21/20 to convert the existing main animal hospital building into a 6-unit multiple-family dwelling unit.

**BACKGROUND INFORMATION**

2721 Balltown Road is located within the R-P Residential and Professional Zoning District. However, as noted the Zoning Board of Appeals (ZBA) granted a use variance to allow the preexisting building (3 residential apartment units on the second floor and an animal hospital on the first floor) to be converted into a 6 unit apartment building – which also received Planning Board site plan approval. Central to several of the Board's recommendations during this process was that the existing buildings contained two non-conforming uses (multi-family apartments and an animal hospital) and the use variance actually made the building more conforming by consolidating it down to one use within the building (multi-family).

A letter dated 10/12/22 authored by Mr. Robert A. Stout of Whiteman, Osterman & Hanna LLP was provided with the Application for Site Plan Review stating that Mr. Ritmo is now requesting an amended Site Plan Approval for the construction of two new 6-unit apartment buildings and an accessory garage.

A 1-page site plan drawing labeled Proposed Layout Plan 2721 Balltown Rd. Dwg. No. C-110 by Insite Northeast Engineering and Land Surveying, P.C. dated 9/21/22 with no subsequent revisions was also provided with the application.

The Town of Niskayuna reviewed the application and determined that the Zoning Board of Appeals granted a use variance for the site plan application as written and the approval specific

to the existing building does not extend to any future buildings on the property. Therefore the Planning Department denied the site plan application and the applicant will need to return to the Zoning Board of Appeals for a second use variance request.

10/24/22 Planning Board (PB) meeting – The PB provided a number of comments on the proposed plan, including the following.

- New Multi-family apartment buildings are currently only allowed as a right in the R-3 zoning district
- The Multiple-Family Dwellings Code (section 220-26) requires 40' side yard setbacks for new apartment buildings. Conformance with Section 220-26 should be considered in review and recommendation of a potential use variance
- The applicant shall work to minimize the amount of pavement on the site
- The applicant shall consider a parking area under the building rather than constructing a parking garage to minimize impervious surfaces.
- The applicant shall locate the dumpsters such that noise is limited
- The PB requested renderings of how the site would appear post-construction

The Planning Office issued a denial letter for the proposed project based on its noncompliance with the current use variance and the fact that the current zoning code does not allow multi-family dwellings in the R-P zoning district. They noted the next step for Mr. Ritmo and Mr. Stout would be to appeal to the Zoning Board of Appeals. The denial letter was issued on 10/31/22.

The Planning Office received updated site plan drawing dated 11/7/22.

- The proposed side setbacks are unchanged (remain 25')
- The amount of pavement on the site has been increased very slightly
- A separate 12-space parking garage structure is proposed
- The 2 garbage dumpsters have been relocated
- Wetlands are indicated – but they appear to be added from a GIS source (approximate). The Planning Department recommends a full wetland delineation prior to submittal to the ZBA – as the wetland boundaries and buffers may limit where the pavement or buildings can be placed and change the amount of units that could be constructed on the property.

The applicant is expected to file an appeal to the ZBA for a use variance with their case potentially scheduled for December 21, 2022.

The CAC should review the site plan drawings and EAF Part 1 and will need to make a recommendation to the ZBA on SEQR on or before their December 7, 2022 regular meeting.



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

A horizontal graphic scale bar with four segments. The segments are labeled from left to right as 20', 10', 0, and 20'. The first 20' segment is white, the 10' segment is black, the 0 segment is white, and the final 20' segment is black.



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

CONSTRUCTION  
NOT FOR  
DRAFT COPY

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



**Insite Northeast**  
Engineering & Land Surveying, P.C.  
2301 Western Avenue • Guilderland, NY 12084  
518-867-3323 • [www.InsiteNortheast.com](http://www.InsiteNortheast.com)

TOWN OF NISKAYUNA	SCHENECTADY COUNTY	NEW YORK STATE
-------------------	--------------------	----------------

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





# TOWN OF NISKAYUNA

## PLANNING DEPARTMENT

One Niskayuna Circle  
Niskayuna, New York 12309-4381

**Laura Robertson, AICP**  
4530  
Town Planner  
4592

Phone: (518) 386-

Fax: (518) 386-

[lrobertson@niskayuna.org](mailto:lrobertson@niskayuna.org)

## BUILDING AND ZONING PERMIT DENIAL

Address: 2721 Balltown Road  
31.-1-61

Application Date: October 31, 2022

=====

Alex Ritmo  
2990 Furbeck Road  
Altamont, NY 12009

Re: 2721 Balltown Rd., R-P Residential and Professional Zoning District, 3.40 acres.

Dear Mr. Ritmo:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your site plan application to construct two (2) additional six (6)-unit apartment buildings along with an accessory garage structure and associated parking at 2721 Balltown Road has been denied for the following reasons.

1. Failure to comply with the use variance granted by the ZBA on 10/21/20

The current 6-unit multiple-family dwelling building was granted a use variance by the Niskayuna Zoning Board of Appeals (ZBA) at their regularly scheduled meeting on 10/21/20. In his approval letter dated 10/23/20 Mr. Fred Goodman, Chairman of the ZBA, states "the Animal Hospital portion of the main building would be converted into three (3) additional apartment units, the existing three (3) units would remain and the kennels and outbuildings associated with the Animal Hospital would be removed". As proposed, the construction of two new additional multiple-family dwelling units does not comply with the use variance granted at the 10/21/20 ZBA meeting; therefore, a new use variance is required.

2. Failure to comply with Section 220-4 of the Niskayuna Zoning Code

Section 220-4 states: "LOT - A portion or parcel of land considered as a unit devoted to a certain use. A "lot" is occupied or is to be occupied by one principal use in one principal building, together with any accessory buildings or uses permitted by this chapter. Only one principal use and one principal building are permitted on any "lot". A "lot" may or may not be the land shown as a "lot" on a duly recorded plat". As proposed, the construction of two new additional

multiple-family dwelling units would constitute additional principal buildings and therefore does not comply with the zoning code. Therefore, a new use variance is required.

3. Failure to comply with Section 220-10 (K) of the Niskayuna Zoning Code

Section 220-10 District regulations states: "The principal uses and accessory uses permitted and those uses allowed upon granting of a special permit in each district are set forth in this section as follows". Section 220-10 (K) lists the principal, accessory and special permit uses for the R-P zoning district. As proposed, multiple-family dwelling units are not listed as principal or special permitted uses. Therefore, a new use variance is required.

Under the provisions of Section 220-69 of the Zoning Ordinance of the Town of Niskayuna, you may appeal this decision to the Zoning Board of Appeals and the undersigned within 60 days.

10/31/2022

---

Date



---

Deputy Zoning Enforcement Officer

cc: Thomas Cannizzo, Building Inspector  
Kenneth Hassett, Building Inspector  
Alaina Finan, Deputy Town Attorney

WHITEMAN  
OSTERMAN  
& HANNA LLP

Attorneys at Law  
[www.woh.com](http://www.woh.com)

One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax  
[RStout@woh.com](mailto:RStout@woh.com)

Robert A. Stout Jr.  
Partner  
518.487.7730 phone

October 12, 2022

**VIA EMAIL & HAND DELIVERY**

Chairman Walsh and  
Members of the Planning Board  
Town of Niskayuna  
One Niskayuna Circle  
Niskayuna, NY 12309

***Re: 2721 Balltown, LLC/Alexander Ritmo – Site Plan  
2721 Balltown Road (SBL: 31-1-61)(the “Premises”)***

Dear Chairman Walsh and Members of the Planning Board:

We represent Alex Ritmo and 2721 Balltown, LLC, owner of the above referenced Premises (collectively with 2721 Balltown, LLC, referred to as the “Applicant”). The Premises are located in the Residential and Professional zoning district (“R-P District”) under the Town of Niskayuna (the “Town”) Zoning Ordinance (the “Zoning Ordinance”). The Applicant is requesting Site Plan Approval to construct two 6-unit apartment buildings on the Project Site with related off-street parking and infrastructure (the “Project”).

By letter dated October 2<sup>nd</sup>, 2022, our client submitted an Application for Building and Zoning Permit with respect to the Project (the “Permit Application”). The Permit Application is included here as **Attachment A** for your reference. As set forth in the Permit Application, in 2020, the Town’s Zoning Board of Appeals (the “ZBA”) issued the Applicant a use variance for the Premises in connection with the conversion of a pre-existing non-conforming animal hospital/apartment building into a 6-unit apartment building. Subsequently, the Planning Board issued Site Plan Approval for the same. The use variance issued by the ZBA and Site Plan Approval issued by the Planning Board are included with the enclosed Permit Application.

The project as initially contemplated in 2020 has been completed and the building occupied. The Applicant is now requesting an amended Site Plan Approval to construct two additional 6-unit apartment buildings on the Premises, along with an accessory garage and associated parking. The Project includes two buildings with 6-units each, inclusive of 11 bedrooms per building, along with twelve (12) additional parking spaces.

We believe the law provides that once a use variance has been granted, the contemplated use becomes a conforming use and, as a result, no further use variance is required for its expansion, provided an amended Site Plan approval is obtained from this board. In furtherance of this perspective, we submitted a letter to the Planning Board Attorney on February 10, 2022 containing reference to relevant case law. That letter is also included in the attached Permit Application.

We respectfully request to be placed on the next available agenda of the Planning Board. To that end, we are enclosing:

- 1) Planning Board Site Plan Application (**Attachment B**);
- 2) Short Environmental Assessment Form (**Attachment C**);
- 3) Layout Plan, prepared by Insite Northeast Engineering & Land Surveying, P.C. (**Attachment D**); and
- 4) Our Firm's Check in the amount of \$200, representing the Site Plan Application Fee.

Further, we are including 11 additional copies of the Layout Plan and five additional copies of the SEAF for the Board's convenience.

We look forward to meeting with and obtaining initial feedback from the Planning Board. Upon receipt of such feedback, the Applicant will provide any additional information requested by the Planning Board.

Please do not hesitate to contact me with any questions or concerns at (518) 487-7730 or [rstout@woh.com](mailto:rstout@woh.com).

Very truly yours,

/s/ *Robert A. Stout*

Robert A. Stout

# **ATTACHMENT A**

One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax

Robert A. Stout Jr.  
Partner  
518.487.7730 phone  
RStout@woh.com

October 2, 2022

**VIA EMAIL**

Thomas Cannizzo/Kenneth Hassett, Building Inspectors  
One Niskayuna Circle  
Niskayuna, New York 12309

***Re: 2712 Balltown, LLC/Alexander Ritmo – Site Plan  
Property: 2721 Balltown Road (SBL: 31-1-61) (the “Premises”)  
Application for Building and Zoning Permit***

Dear Mr Cannizzo and Mr. Hassett:

We represent Alex Ritmo and 2721 Balltown, LLC, owner of the above referenced Premises (Mr. Ritmo and 2712 Balltown, LLC are collectively referred to as the “Applicant”). The Premises is located in the Residential and Professional zoning district (“R-P District”) as set forth in the Town of Niskayuna (the “Town”) Zoning Ordinance (the “Zoning Ordinance”). In 2020, the Town’s Zoning Board of Appeals (the “ZBA”) issued the Applicant a use variance for the Premises in connection with the conversion of a pre-existing non-conforming animal hospital/apartment building into a 6-unit apartment building. Subsequently, the Planning Board issued Site Plan Approval for the same. The use variance issued by the ZBA and Site Plan Approval issued by the Planning Board are included here as **Attachments A and B**, respectively.

The project as initially contemplated in 2020 has been completed and the building occupied. The Applicant is now requesting an amended Site Plan Approval to construct two additional 6-unit apartment buildings on the Premises, along with an accessory garage and associated parking (the “Amended Project”). The Amended Project includes two buildings with 6-units each, inclusive of 11 bedrooms per building, along with twelve (12) additional parking spaces. A proposed layout plan is included as **Attachment C**.

We believe the law provides that once a use variance has been granted, the contemplated use becomes a conforming use and, as a result, no further use variance is required for its expansion, provided an amended Site Plan approval is obtained. In furtherance of this perspective, we

submitted a letter to the Planning Board Attorney on February 10, 2022 containing reference to relevant case law. Please see **Attachment D** (without attachments). As a threshold issue, we are asking to confirm that our client's application may be advanced without further review by the ZBA. We believe the case law supports such an approach. However, we understand that it is generally the Town's preference to subject physical expansions of projects that have previously received a use variance to additional ZBA review pursuant to use variance criteria, in addition to also requiring Site Plan Review. If that is the case, we believe we can make a showing to the ZBA that a unique set of circumstances, including unanticipated issues encountered during the construction process and unanticipated market forces, including rampant inflation, have combined to prevent the Applicant from realizing a reasonable rate of return on his investment for the initial project.

In sum, the Applicant is proposing the additional units to further assist in recouping his initial investment and realize a reasonable return in connection with the already issued use variance. Since the Amended Project is in its early stages of development, and because we would like some clarity from your office and the Planning Board as to whether an additional use variance is required prior making an additional investment in the Amended Project, our client has not yet prepared a full set of site/construction plans.

We look forward to receiving feedback from the Town's Building Department and Planning Board, and providing whatever additional information the Town believes appropriate. To that end, we have enclosed an Application for Building and Zoning Permit, included as **Attachment E**, which we are also submitting in quadruplicate hard copy to your office, as provided for in Section 220-67 of the Zoning Ordinance.

Please do not hesitate to contact me with any questions or concerns at (518) 487-7730 or [rstout@woh.com](mailto:rstout@woh.com).

Very truly yours,  
*Rob Stout*  
Robert A. Stout

Enclosures

cc: Laura Robertson, Town Planner  
Clark Henry, Assistant Town Planner

**Attachment A**

**Niskayuna Zoning Board of Appeals**

**Use Variance Approval Letter dated October 23, 2020**



**TOWN OF NISKAYUNA  
ZONING BOARD OF APPEALS  
One Niskayuna Circle  
Niskayuna, New York 12309  
(518) 386-4530**

**FILED  
TOWN OF NISKAYUNA**

October 23, 2020

OCT 23 2020

Alex Ritmo  
2990 Furbeck Rd  
Altamont, NY 12009

**MICHELE M MARTINELLI  
TOWN CLERK**

Dear Mr. Ritmo,

At its regularly scheduled meeting held on October 21, 2020, the Zoning Board of Appeals ("the Board") reviewed the following case:

Appeal by Alex Ritmo for a variance from Section 220-52 (A) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 2721 Balltown Road, Niskayuna, New York, located in the R-P: Residential and Professional Zoning District, to convert a preexisting non-conforming animal hospital / apartment building into a 6-unit apartment building. The Animal Hospital portion of the main building would be converted into three (3) additional apartment units, the existing three (3) units would remain, and the kennels and outbuildings associated with the Animal Hospital would be removed. Section 220-52 (A) states "No nonconforming use shall be changed to other than a conforming use for the district in which it is situated". As proposed, multiple-family dwelling units are not listed as Permitted (conforming) Uses in Schedule of Supplementary Regulations 220 Attachment 22 Schedule I-H R-P District. Therefore, a use variance is required.

It was the decision of the Board to grant the use variance as written.

The Board based its decision on the findings of fact set forth in the applicant's appeal and the discussion between the applicant (or the applicant's representative) and the Board members during the meeting. You can view a video of the meeting at [https://www.youtube.com/watch?v=dSg2z9RWL\\_w](https://www.youtube.com/watch?v=dSg2z9RWL_w).

The approval of a variance by the Board does not constitute authorization to proceed with the establishment on extension of any use, nor the construction of any structure. It shall authorize the filing of an application for permits with the Building Department on approval as required by Town Code.

Town Code Section A235-10(D) provides: "Unless otherwise specified, any order or decision of the Board for a permitted use shall expire if a building or occupancy permit for the use is not obtained by the applicant within 90 days from the date of the decision; however, the Board may extend this time an additional 90 days." As such, you must proceed with applying for a permit within 90 days of the date of this decision.

Sincerely,

*Fred Goodman/LMS*

Fred Goodman  
Chairman

cc: Town Clerk  
Building Department  
ZBA File

**Attachment B**

**Niskayuna Planning Board and Zoning Commission**

**Site Plan Resolution dated December 14, 2020**

AT A REGULAR MEETING OF THE PLANNING BOARD AND ZONING COMMISSION OF THE TOWN OF NISKAYUNA DULY CALLED AND HELD ON THE 14TH DAY OF DECEMBER 2020 AT 7:00 P.M., THE FOLLOWING MEMBERS WERE PRESENT BY VIDEOCONFERENCE, PURSUANT TO NYS EXECUTIVE ORDER 202.1:

HONORABLE: KEVIN A. WALSH, CHAIRMAN  
MORRIS AUSTER  
GENGHIS KHAN  
MICHAEL A. SKREBUTENAS  
CHRIS LAFLAMME  
PATRICK MCPARTLON  
DAVID D'ARPINO  
DADI SHENFIELD  
LESLIE GOLD

**FILED**  
**TOWN OF NISKAYUNA**

DEC 15 2020

**MICHELE M MARTINELLI**  
**TOWN CLERK**

One of the purposes of the meeting was to take action on a final site plan approval.

The meeting was duly called to order by the Chairman.

The following resolution was offered by Mr. D'Arpino.  
whom moved its adoption, and seconded by Mr. Khan.

WHEREAS, Alex Ritmo, owner of Ritmo Construction, has made an application to the Planning Board for site plan review with a use variance for a 6 unit multi-family dwelling unit apartment at 2721 Balltown Road, Niskayuna, and

WHEREAS, the site plan is shown on a drawing entitled "Proposed Layout Plan 2721 Balltown Road" dated 11/20/20 authored by Institute Northeast Engineering and Land Surveying, P.C., and

WHEREAS, the zoning classification of the property is R-P Residential and Professional zoning district, and

WHEREAS, the previous owner / use, Aqueduct Animal Hospital was a registered nonconforming use at this address, and

WHEREAS, per Town Zoning Code Section 220-10 District Regulations K R-P Residential and Professional the proposed 6 unit multi-family dwelling unit apartment building is neither a (1) permitted principal use, (2) permitted accessory use or (3) special principal use it is therefore nonconforming, and

WHEREAS, the site plan application was denied by the Planning Board and Zoning Commission by reason of Article IX. Nonconforming Uses and Structures Section 220-52 Changes in nonconforming uses (A) which states "No nonconforming use shall be changed to other than a conforming use for the district in which it is situated". Schedule of Supplementary Regulations 220 Attachment 22 Schedule I-H R-P District does not include multiple-family dwelling units as a Permitted (conforming) Use, and

WHEREAS, Mr. Ritmo submitted an appeal to the Niskayuna Zoning Board of Appeals (ZBA) and during their regularly scheduled meeting on 10/21/20 was granted a use variance, and

WHEREAS, a zoning coordination referral was sent to the Schenectady County Department of Economic Development & Planning on September 25, 2020 and they responded that they deferred to local consideration, and

WHEREAS, Mr. Robert E. Rice Jr., P.E., Regional Program and Planning Manager for the New York State Department of Transportation (NYSDOT), contacted Ms. Robertson, Town Planner, in a letter dated December 2, 2020 regarding SEQR: 2020.1-6.013 Site Plan Application 2721 Balltown Road, Town of Niskayuna, Schenectady County. Mr. Rice's letter included the following four points.

1. The NYSDOT acknowledges the Town of Niskayuna as Lead Agency for environmental review. NYSDOT believes we are an involved agency under SEQR.
2. A NYSDOT Highway Work Permit will be necessary...driveway shall be improved to meet commercial highway standards.
3. Access shall be limited to one driveway. NYSDOT would require removal of driveway to the south.
4. A PERM 32 NYSDOT permit application will be required for any utility work or connection needed in the NYSDOT right-of-way.

WHEREAS, the Conservation Advisory Council (CAC) reviewed EAF 2020-08 for the project during their 11/4/20 meeting and voted to recommend a negative declaration with comments, and

WHEREAS, the Planning Board referred this application to the Town's Superintendent of Water, Sewer and Engineering, the Fire District Chief and the Chief of Police and there were no objections to the proposal, and

WHEREAS the Planning Board, acting in accordance with the State Environmental Quality Review (SEQR) regulations and local law, has contacted all involved agencies, and they have concurred with the Planning Board that it should assume the position of lead agency for site plan review of this project.

WHEREAS, this Board has carefully reviewed the proposal and by this resolution does set forth its decision heron,

NOW, THEREFORE, be it hereby

RESOLVED, that the Planning Board and Zoning Commission hereby determined that this project will not have a significant effect on the environment and hereby directs the Town Planner to file a negative SEQR declaration for the site plan:

RESOLVED, that the Planning Board and Zoning Commission finds the above referenced site plan meets the requirements of the Zoning Code, and therefore, hereby approves this site plan and tenant change with the following conditions.

1. The final parking lot configuration and curb cut onto Balltown Road shall be provided to the Planning Office for review and approval at a future date, and such configuration shall comply with the points identified in the letter authored by Mr. Robert E. Rice Jr, P.E., Regional Program and Planning Manager, of the New York State Department of Transportation dated December 2, 2020.
2. Mr. Ritmo will work with the Architectural Review Board (ARB) on façade upgrades and building modifications at 2721 Balltown Road to give it a more residential feel in harmony with the neighboring properties in this predominantly residential zoning district.

Upon roll call the foregoing resolution was adopted by the following vote:

KEVIN A. WALSH, CHAIRMAN -- Aye  
MORRIS AUSTER -- Aye  
GENGHIS KHAN -- Aye  
MICHAEL A. SKREBUTENAS -- Aye  
CHRIS LAFLAMME -- Aye  
PATRICK MCPARTLON -- Aye  
DAVID D'ARPINO -- Aye  
~~DACI SHENFIELD~~  
~~LESLIE GOLD~~

The Chairman declared the same duly adopted.

**Attachment C**

**Layout Plan prepared by Insite Northeast Engineering and Land Surveying dated September 21,  
2022**



**Attachment D**

**Letter to Planning Board Attorney, Alaina Finan, Esq., dated February 10, 2022**



WHITEMAN  
OSTERMAN  
& HANNA LLP

Attorneys at Law  
www.woh.com

One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax

Robert A. Stout Jr.  
Partner  
518.487.7730 phone  
rstout@woh.com

February 10, 2022

**Via Email Only**

Alaina Finan, Esq.  
Planning Board Attorney  
Town of Niskayuna  
One Niskayuna Circle  
Niskayuna, NY 12309

***Re: 2721 Balltown Road (the "Premises")***

Dear Ms. Finan:

We represent Alex Ritmo and 2721 Balltown, LLC, owner of the above referenced Premises, located in the Town's Residential and Professional (R-P) District. At its meeting on October 23, 2020, the Zoning Board of Appeals granted a use variance in connection with the conversion of a pre-existing non-conforming animal hospital/apartment building into a 6-unit apartment building. The variance was required because multiple-family dwelling units are not listed as Permitted Uses in the Schedule of Supplementary Regulations 220 Attachment 22, Schedule I-H, R-P District. Please see enclosed **Attachment A**, Town of Niskayuna Zoning Board of Appeals letter dated October 23, 2020 (the "ZBA Approval").

Subsequently, Mr. Ritmo obtained Site Plan approval from the Planning Board by Resolution No. 2020-36, filed as of December 15, 2020. Please see enclosed **Attachment B**. Given the success of the approved project, Mr. Ritmo is currently exploring his options and is considering seeking approval from the Town for an additional multiple-family dwelling unit on the Premises, which is an approximately 3.4 acre parcel. While any such proposal would be subject

to Site Plan review and approval by the Planning Board, we seek to initially confirm that no additional use variance is required from the Zoning Board of Appeals related to any potential extension of the previously approved use.

In making such request, we note that the Appellate Division, Second Department has observed that “*a use for which a use variance has been granted is a conforming use and, as a result, no further use variance is required for its expansion, unlike a use that is permitted to continue only by virtue of its prior lawful, nonconforming status...*” *Scarsdale Shopping Center Associates, LLC v. Board of Appeals on Zoning for the City of New Rochelle* 64 A.D.3d 604 at 606. The Appellate Division went on to point out that: “[t]he use of the property remains subject to the terms of the use variance ... and, where the Board of Appeals has previously determined that the development is limited only to a certain extent by the terms of the variance, the Board of Appeals is not free to later disregard that determination ...” *Id.* See also *Kogel v. Zoning Board of Appeals of Town of Huntington*, 58 A.D. 3d 630 (Second Dept. 2009).

In the present instance, the ZBA Approval recites the nature of the underlying application that required a use variance, namely, the applicant’s request to convert a pre-existing non-conforming animal hospital/apartment building into a 6-unit apartment building. The ZBA Approval contains no limiting language, other than providing that a building/occupancy permit must be obtained within 90 days and that: “*The approval of a variance by the Board does not constitute authorization to proceed with the establishment on<sup>1</sup> extension of any use, nor the construction of any structure. It shall authorize the filing of an application for permits with the Building Department on approval as required by Town Code.*” The effect of this is to require that prior to proceeding with or extending the use, the applicant need obtain the requisite building and other permits required.

Prior to our client investing in preparing the necessary site plan/building permit applications, we seek to confirm that the Town will not require an additional use variance, should our client submit a proposed site plan related to the extension of the previously approved use. We believe requiring a use variance would be inconstant with how courts have handled the issue.

Are you available for a brief conversation to discuss your perspective on the next appropriate steps to have this request be considered?

Very truly yours,

***Rob Stout***

Robert A. Stout Jr.

---

<sup>1</sup> We believe the intended language was “or” extension of any use.

**Attachment E**

**Building Permit Application Form**



## TOWN OF NISKAYUNA

### APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle

Niskayuna, New York 12309

Phone: 518-386-4522 Fax: 518-386-4592

Email: [building@niskayuna.org](mailto:building@niskayuna.org)

Application # \_\_\_\_\_

APPLICATION IS HEREBY MADE to the Town of Niskayuna Building Department for the issuance of a building and zoning permit pursuant to Town Code and the New York State Uniform Fire Prevention and Building Code. Application is hereby made for the construction of new buildings and accessory structures, additions and alterations to all buildings and structures, signage installation, drainage, excavation, fill and grading work, and replacement, removal and demolition projects, as herein described. The Applicant or Owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on this application which are part of these requirements, and will also allow or arrange for inspectors to enter the premises for inspections.

**BUILDING SITE ADDRESS** 2721 Balltown Road

DESCRIBE WORK APPLIED FOR Applicant is proposing to construct two (2) additional six-unit apartment buildings on the Property.

ESTIMATED VALUE OF ALL WORK (labor and materials):

TOTAL \$ \_\_\_\_\_

**Please submit three sets of plans with this application.**

**APPLICANT** Alex Ritmo/2721 Balltown, LLC

DAY PHONE (518) 538-0250

CHECK ONE:



CONTRACTOR



HOMEOWNER



OTHER (explain)

Owner/Contractor

**ADDRESS** 2721 Balltown Road

**CITY** Niskayuna

**STATE** NY

**ZIP** 12309

**EMAIL ADDRESS** ritmoconstruction@gmail.com>

**CONTRACTOR** \_\_\_\_\_

DAY PHONE \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_

**STATE** \_\_\_\_\_

**ZIP** \_\_\_\_\_

Note: Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

**PROPERTY OWNER** 2721 Balltown, LLC

DAY PHONE (518) 538-0250

**ADDRESS (if different than above)** c/o Robert Stout, Esq., Whiteman Osterman & Hanna

**CITY** One Commerce Plaza, Albany

**STATE** NY

**ZIP** 12260

**PLEASE SIGN Page 2**

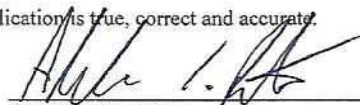


The applicant has reviewed and fully understands the requirements and conditions listed on this application. Article II, Section 75.5B of the Code of the Town of Niskayuna requires that where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner or applicant that the proposed work is authorized by the owner and that the applicant is authorized to make such application.

**Applicants who are the owners of the property DO NOT need to have this application notarized.**

The undersigned hereby swears that the information provided on this application is true, correct and accurate.

Sworn to me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

  
Signature of Applicant

Alex R. Marino  
Printed Name

9/28/22  
Date

\_\_\_\_\_  
Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS 2721 Balltown Road

KNOWN EASEMENTS: \_\_\_\_\_ WATER \_\_\_\_\_ SEWER \_\_\_\_\_ DRAINAGE \_\_\_\_\_ OTHER

PERMIT FEE DUE \$ \_\_\_\_\_ BASED ON \_\_\_\_\_

COMMENTS \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ SECTION-BLOCK-LOT \_\_\_\_\_

REQUIRED INSPECTIONS:

- \_\_\_\_\_ 1. FOOTING FORMS AND REINFORCING PRIOR TO POURING OF CONCRETE
- \_\_\_\_\_ 2. FOUNDATION LOCATION PROVIDED AND STONE DRIVEWAY BASE INSTALLED PRIOR TO FOUNDATION INSPECTION
- \_\_\_\_\_ 3. FOUNDATION WALL AND DRAIN TILE INCLUDING LATERAL PRIOR TO BACKFILLING
- \_\_\_\_\_ 4. FIREPLACE INSPECTION AT BOX AND AT HALF STACK
- \_\_\_\_\_ 5. ROUGH PLUMBING
- \_\_\_\_\_ 6. ROUGH ELECTRICAL
- \_\_\_\_\_ 7. ROUGH FRAMING INSPECTION INCLUDING TRUSS CERTIFICATES AND ROUGH GRADING ESTABLISHED
- \_\_\_\_\_ 8. INSULATION INCLUDING PROPER VENTILATION
- \_\_\_\_\_ 9. FINAL PLUMBING
- \_\_\_\_\_ 10. FINAL ELECTRICAL
- \_\_\_\_\_ 11. FINAL BUILDING INSPECTION
- \_\_\_\_\_ 12. FINAL GRADING AND SOIL EROSION CONTROL
- \_\_\_\_\_ 13. (ADDITIONAL INSPECTIONS) \_\_\_\_\_

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

# **ATTACHMENT B**

**TOWN OF NISKAYUNA**  
*Application for Site Plan Review*

**Applicant (Owner or Agent):**

Name Alexander Ritmo

Address 2721 Balltown Road  
Niskayuna, NY

Telephone 518-538-0250 Fax \_\_\_\_\_

**Location:**

Number & Street 2721 Balltown Road

Section-Block-Lot 31 - 1 - 6

Zoning District R-P District

**Proposal Description:**

The Applicant is proposing to construct two (2) additional six 6-unit apartment buildings along with an accessory garage and associated parking on the Premises

---

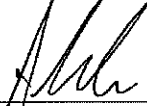
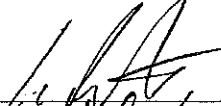
---

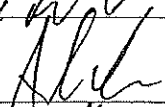
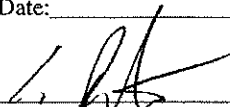
---

**Each site plan application shall be accompanied by:**

1. Twelve (12) site plan maps prepared by a licensed engineer, architect or surveyor.
  - a. The site plan shall include the following: the title of the drawing, including the name(s), address(es), phone and fax numbers of the applicant and the name address, phone and fax number of the person, firm or organization preparing the map.
  - b. The North point, date and scale.
  - c. Boundaries of the property.
  - d. Existing watercourses and direction of existing and proposed drainage flow.
  - e. The location of all proposed site improvements; proposed water and utility facilities; a description of the method of sewage disposal and location of such facilities; the location of all proposed signs; and location of proposed areas of vegetation.
2. A lighting plan showing the lighting distribution of existing or proposed lights, specifications, photometric data, and catalog cuts of the proposed fixture(s) which meet the requirements of Article VIIIB of the Zoning Ordinance of the Town of Niskayuna entitled "Guidelines for Lighting of Outdoor Areas under Site Plan Review".
3. Six (6) copies of the short or long Environmental Assessment Form (EAF), as required by 6NYCRR Part 617, "State Environmental Quality Review", and Chapter 95, "Environmental Quality Review", of the Code of the Town of Niskayuna.

4. If the application is being made by someone other than the current property owner, the applicant or the agent for the applicant must provide proof that they are authorized to pursue this site plan approval. Such proof may be in the form of a contract for sale or letter by the current owner that the applicant/agent is authorized to proceed with this application.
5. Administration Fees: An application for site plan approval shall be submitted to the Planning Board at least ten (10) business days prior to a regular meeting of the Planning Board. Each petition shall be accompanied by a minimum fee of *two hundred dollars (\$200.00)* plus an additional fee based on the square footage of new building construction. Fees are payable to the Town of Niskayuna.
6. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

Signature of applicant:   Date: \_\_\_\_\_

Signature of owner (if different from applicant):    
Alexander J. Ritiro

Date: 10/10/22



# **ATTACHMENT C**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

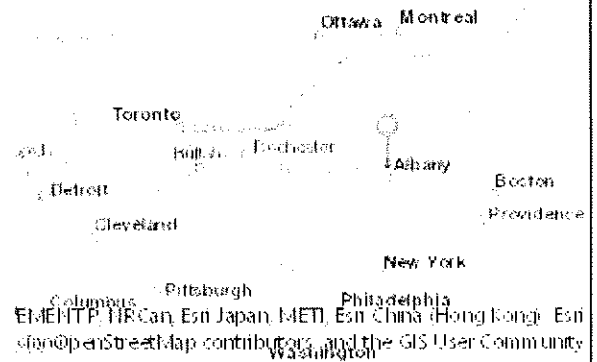
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Alex Ritmo/2721 Balltown, LLC			
Name of Action or Project: Site Plan Application			
Project Location (describe, and attach a location map): 2721 Balltown Road, Niskayuna, NY			
Brief Description of Proposed Action: The Applicant is proposing an expansion of the existing multi-family use on the Property. The Applicant received a use variance from the Zoning Board of Appeals in October 2020 to redevelop a mixed-use veterinary clinic/three-unit apartment building into a six-unit apartment building. The Applicant is now requesting to construct two (2) additional six-unit apartment buildings on the Property.			
Name of Applicant or Sponsor:  Alex Ritmo		Telephone: 518-538-0250  E-Mail:	
Address: 2721 Balltown Road			
City/PO: Niskayuna		State: NY	Zip Code: 12309
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.4 acres	
b. Total acreage to be physically disturbed?		.704 acres .93 if prior disturbance is included	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.4 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There is a nearby pond on the Property. The Applicant is not proposing any disturbances to the existing pond. _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;">           a. Will storm water discharges flow to adjacent properties?             b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All storm water generated at the site will be directed to established conveyance systems. The entire site disturbance, including existing and proposed structures, will be less than one acre.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor name: <u>2721 Balltown, LLC</u> Date: <u>10/12/22</u> Signature: <u>[Signature]</u> Title: <u>Project Attorney</u>		

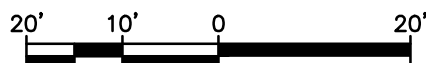
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Source: USGS, Intermap, INCREMENT, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# **ATTACHMENT D**



DRAWING COPYRIGHT © 2019  
UNAUTHORIZED ALTERATION OR  
ADDITION TO THIS MAP IS A VIOLATION  
OF SECTION 7209, SUB-DIVISION 2 OF  
THE NEW YORK STATE EDUCATION  
LAW. ONLY COPIES FROM THE  
ORIGINAL SIGNATURE IN RED INK, AND  
THE EMBOSSED SEAL OF THE  
PREPARER SHALL BE CONSIDERED TO  
BE TRUE AND VALID COPIES.



# TOWN OF NISKAYUNA

## COUNSERVATION ADVISORY COUNCIL

### AGENDA STATEMENT

---

AGENDA ITEM NO. V. 2

MEETING DATE: 11/14/2022

---

**ITEM TITLE:** DISCUSSION: 1851 Union St. – Mohawk Club – major subdivision of an existing 14 acre portion of the property to construct twenty-two (22) new single-family townhomes.

**PROJECT LEAD:** TBD

**APPLICANT:** Matthew Moberg, agent for the owner

**SUBMITTED BY:** Laura Robertson, Town Planner

---

**REVIEWED BY:**

☐ Planning Board (PB) ☐ Zoning Board of Appeals (ZBA) ☐ Town Board  
☐ OTHER:

**ATTACHMENTS:**

☐ EAF ☒ Site Plan ☐ Map ☐ Report ☐ Other:

---

**SUMMARY STATEMENT:**

Matthew Moberg, agent for the owner of the Mohawk Golf Club, submitted a Sketch Plan Application for a Major Subdivision of a 14 acre portion of the existing property including the construction of twenty-two (22) single-family townhomes at 1851 Union St.

**BACKGROUND INFORMATION**

The property is located within the R-1 Low Density Residential zoning district.

The following drawings were provided with the application.

1. A 1-page drawing entitled "Sketch 22-lot Townhouse Layout Residential Subdivision Mohawk Golf Club 1851 Union St. and 1245 Ruffner Rd." by ABD Engineers, LLP 411 Union St. Schenectady, NY dated October 20, 2022 and labeled Dwg. "5429A-S4 Townhouse" with no subsequent revisions.
2. A 2-page drawing set entitled "Unit – A" by Pigliavento Builders

The sketch plan includes the removal of a single family home on Ruffner Road in order to construct access to the greater Mohawk Golf Club parcel. The road is proposed as a boulevard with a strip of greenspace between traffic lanes.

**ZONING CODE ANALYSIS**

Niskayuna Zoning Code Article IV: Use Regulations

Section 220-10 District Regulations: includes "single-family dwellings" as Permitted principal uses in the R-1 zoning district.



Section 220-4 Definitions: includes “dwelling, single family – A detached building designed for or occupied exclusively by one family. See “dwelling.”

Dwelling: – A building designed or used exclusively as the living quarters for one or more families. This shall not be deemed to include mobile home, motel, hotel or tourist home. See “single-family dwelling”, “multi-family dwelling” and “dwelling unit.”

Dwelling, multi-family: - A detached building containing separate living units for two or more families which may have joint services or facilities or both. Such dwellings may include, among others, garden apartments, cooperatives or condominiums.

Dwelling unit: – A building or portion thereof providing complete housekeeping facilities for one family. For the purposes of this chapter, a single-family dwelling shall consist of one “dwelling unit.”

Townhouse: - A single-family dwelling which is one of a series of noncommunicating dwelling units having a common wall between each adjacent unit, each with private outside entrance, having individual yard areas and having open space or ancillary buildings and parking areas which may be shared in common.

Based on the definitions above, the Planning Department finds that Townhomes, as single family dwellings, are a permitted principal use in the R-1 zoning district but, with their contiguous sidewall, do not comply with the side setback requirement of the R-1 district and therefore require area variances from the Zoning Board of Appeals (ZBA). The aforementioned sketch plan drawing provided with the application includes the table of 67 required area variances shown below.

**ZONING:** R-1 (LOW DENSITY RESIDENTIAL) – SINGLE FAMILY DWELLINGS  
NOTE: BOLD NUMBERS INDICATE VARIANCE REQUESTED

	Front Setback	Side Setback (L)	Side Setback (R)	Rear Setback	Lot Width	Lot Depth	Lot Area	Maximum Coverage
Required	35 ft	20 ft	20 ft	25 ft	100 ft	125 ft	18,000 SF	25%
Lot1	35	N/A	0	95	66	188	12,674	19%
Lot2	35	0	38	95	70	188	13,114	19%
Lot3	47	39	0	66	77	170	12,905	19%
Lot4	35	0	45	66	79	156	15,651	16%
Lot5	35	40	0	104	61	175	23,374	10%
Lot6	35	0	40	58	61	134	13,924	18%
Lot7	35	33	0	48	61	134	12,054	20%
Lot8	35	0	33	73	61	152	15,764	16%
Lot9	35	40	0	69	75	152	12,061	20%
Lot10	56	0	36	65	72	178	12,235	20%
Lot11	35	37	0	88	68	180	12,240	20%
Lot12	35	0	37	88	68	180	12,240	20%
Lot13	35	36	0	87	68	180	12,240	20%
Lot14	35	0	36	87	68	180	12,240	20%
Lot15	58	37	0	64	72	179	12,231	20%
Lot16	35	0	46	53	83	114	12,210	20%
Lot17	35	57	0	21	92	94	12,381	20%
Lot18	35	0	55	60	83	151	38,506	6%
Lot19	35	49	0	59	69	154	12,351	20%
Lot20	35	0	44	61	83	154	12,575	19%
Lot21	35	38	0	94	69	185	12,811	19%
Lot22	35	0	N/A	95	69	187	13,254	18%
TOTAL VARIANCES	0	11	11	1	22	2	20	0
GRAND TOTAL	67							

## **Additional Utility Concerns**

The Town of Niskayuna maintains a 6 inch watermain on Ruffner Road, which is in the High Pressure Zone. This Zone may not have the capacity to handle the addition of 22 single family units. An independent engineering analysis of the water system capacity for this area will be required.

The sewer line to the Niskayuna Waste Water treatment plant is near or at capacity. An independent engineering analysis of the sewer system capacity for this development may be required.

There are known drainage issues in the area. Depending on where the storm water management pond is discharged to – an independent downstream drainage analysis may be required.

A wetland delineation will be required.

## **Emergency Access**

Section 189-17 (J) (1) states: “Where culs-de-sac are designed to be permanent, they should, in general, not exceed 500 feet in length and shall terminate in a circular turnaround having a minimum right-of-way radius of 60 feet and pavement radius of 45 feet.” As these cul-de-sacs appear to be longer than 500 feet , the Planning Board should discussed a proposed secondary means of access for emergencies if possible.

## **General Planning**

It is important to keep in mind the long term gains to the Mohawk Golf Club that come from integrating potential residential development into the golf course campus while preserving the natural and scenic quality of open space and ensuring the subdivision is in harmony with the development pattern of the neighboring properties.

Some thoughts to consider that may help with some of the above goals include:

1. A more organic shaped road which follows the contours of the land and has vistas which open out onto the golf course, which would add value both to the golf course and the proposed homes.
2. A walking connection from the proposed subdivision to the golf course.
3. Quality open spaces such as a gathering pavilion or picnic area which overlook the golf course and provide amenities to the home owners, which would continually connect them to the land and to the golf course.
4. Discussion on parkland, preservation of natural features and trees, and conformance with

the Comprehensive Plan are important to the ultimate layout of any proposed subdivision in the area.

The applicant is before the PB this evening to present the project and answer any questions that arise. The PB should assess the project with the understanding that a future step in the process will be to make a recommendation to the ZBA.



## TOWN OF NISKAYUNA

### Planning Department

One Niskayuna Circle  
Niskayuna, New York 12309  
Phone: (518) 386-4530  
Fax: (518) 386-4592

## Application for Sketch Plan Approval – 5 Lots or More

Applicant: Matthew Moberg (MGC Golf Operations, LLC)

Address: 8 Airline Drive, Albany, NY 12205

Phone Number: 518-377-0315 Email: mmoberg@homesteadfunding.com

Owner Name (if different from petitioner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Description / Address of Property: 1851 Union Street & 1245 Ruffner Road

Section – Block - Lot: 50.00-1-4.11 & 50.08-1-18

### Each application shall be accompanied by:

1. A digital copy, three (3) full size copies and thirteen (13) 11x17 copies of any large scale plans or maps.
2. Administrative Fees: An application for Sketch Plan Approval shall be submitted to the Planning Department at least ten (10) days prior to a regular meeting of the Planning Board. Each application shall be accompanied by a fee of **\$200**. Fees are payable to the *Town of Niskayuna*.
3. Consulting Fees: The cost incurred by the Town for the review of an application by the Town Engineer, consulting engineering firm or other consulting fees, in connection with a Board's review of a proposed application shall be charged to the applicant. The Board to whom the application is made shall obtain an estimate from any designated consultant of the amount sufficient to defray the cost of such services and shall collect from the applicant the estimated charges. Any portion of the estimated charges so collected, which are not expended by the Town, shall be returned to the applicant. Any such costs incurred by the Town beyond the estimated charges initially collected from the applicant, shall be collected from the applicant prior to final action upon the application.

Signature of applicant: Matthew Moberg Date: 10/28/2022

Signature of owner (if different from applicant): Michael Rutherford

### Upon approval of Sketch Plan:

An Application for Approval of Plat Plan – *Major Subdivision* must be filed along with all appropriate documentation.

PARTNERS  
JOSEPH J. BIANCHINE, P.E.  
LUIGI A. PALLESCHI, P.E.  
MARK C. BLACKSTONE, P.L.S.

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

DEDICATED  
RESPONSIVE  
PROFESSIONAL

October 20, 2022

**Re: Mohawk Golf Club Subdivision  
1849 Union St & 1245 Ruffner Rd  
Town of Niskayuna  
Project #5429A**

---

Ms. Laura Robertson, Town Planner  
**Town of Niskayuna**  
One Niskayuna Circle  
Niskayuna, NY 12309-4381

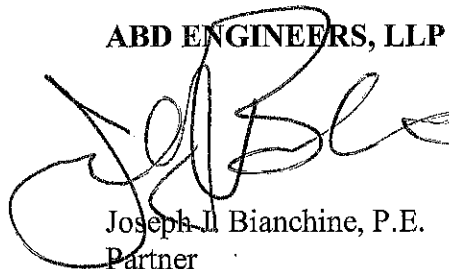
Dear Laura:

The Mohawk Golf Club is proposing to subdivide approximately fourteen (14) acres from an unused area of their golf course, adjacent to Ruffner Road. The course owns an existing home at 1245 Ruffner Road, which will be removed; a new boulevard entrance will be built through the lot, incorporating part of a disused twenty-foot-wide Town right-of-way. The boulevard will branch off onto two new cul-de-sacs on which a total of twenty-two (22) new single-family townhouse lots are proposed. This project is proposed as a **conventional subdivision** with public roads built to Town standards, buffer lands, and a stormwater management pond which will be maintained as a golf course feature by the Mohawk Golf Course. Because the Town Code does not have provisions for conventional townhome development, a table of the requested area variances is provided on the plan.

Enclosed for sketch review of this proposed subdivision are twelve (12) copies of the Subdivision Plan. We would greatly appreciate your immediate consideration of this project and placement on the November 14, 2022 Planning Board agenda. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

**ABD ENGINEERS, LLP**



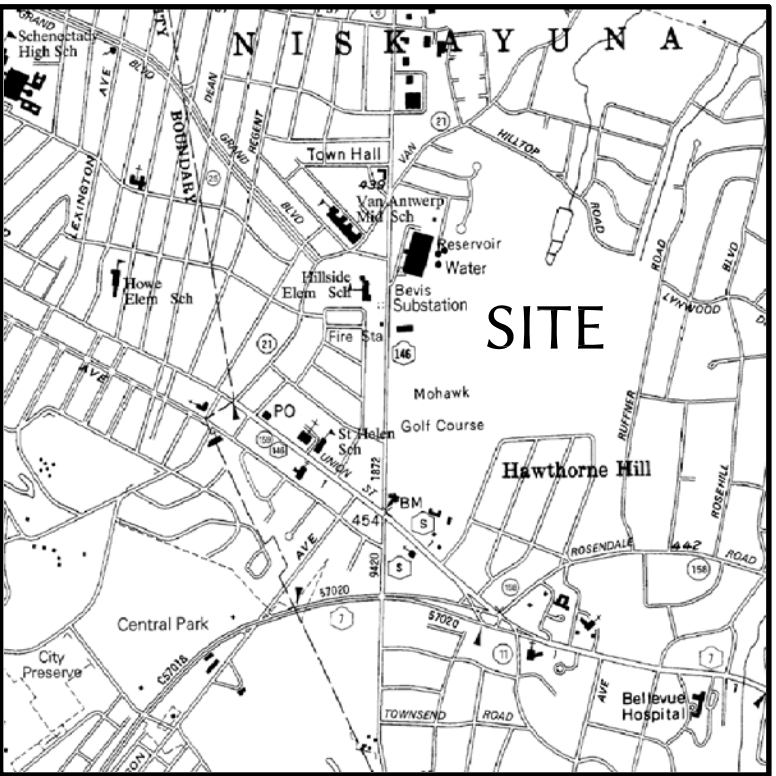
Joseph J. Bianchine, P.E.  
Partner

JJB:dmk  
encl.

cc: Matt Moberg w/encl (via email)  
Bill Sweet w/encl (via email)

5429A-2022-10-20





## SITE LOCATION

### GENERAL NOTES

1. BASE MAPPING PREPARED BY A&D 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 SINGLE UNDETECTED SLOUGH 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 LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, AND ALL OTHER REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

NOTE: PROPERTY LINES SHOWN ARE BASED ON SCHENECTADY COUNTY TAX MAP

ZONING: R-1 (LOW DENSITY RESIDENTIAL) – SINGLE FAMILY DWELLINGS  
NOTE: BOLD NUMBERS INDICATE VARIANCE REQUESTED

	Front Setback	Side Setback (L)	Side Setback (R)	Rear Setback	Lot Width	Lot Depth	Lot Area	Maximum Coverage
Required	35 ft	20 ft	20 ft	25 ft	100 ft	125 ft	18,000 SF	25%
Lot 1	35	N/A	0	95	66	188	12,674	19%
Lot 2	35	0	38	95	70	188	13,118	19%
Lot 3	47	39	0	66	77	170	12,905	19%
Lot 4	35	0	45	66	79	156	15,652	16%
Lot 5	35	40	0	104	61	175	23,379	10%
Lot 6	35	0	40	58	61	134	13,926	18%
Lot 7	35	33	0	48	61	134	12,054	20%
Lot 8	35	0	33	73	61	152	15,768	16%
Lot 9	35	40	0	69	75	152	12,063	20%
Lot 10	56	0	36	65	72	178	12,235	20%
Lot 11	35	37	0	88	68	180	12,240	20%
Lot 12	35	0	37	88	68	180	12,240	20%
Lot 13	35	36	0	87	68	180	12,240	20%
Lot 14	35	0	36	87	68	180	12,240	20%
Lot 15	58	37	0	64	72	179	12,237	20%
Lot 16	35	0	46	53	83	114	12,210	20%
Lot 17	35	57	0	21	92	94	12,387	20%
Lot 18	35	0	55	60	83	151	38,506	6%
Lot 19	35	49	0	59	69	154	12,357	20%
Lot 20	35	0	44	61	83	154	12,575	19%
Lot 21	35	38	0	94	69	185	12,819	19%
Lot 22	35	0	N/A	95	69	187	13,258	18%
TOTAL VARIANCES	0	11	11	1	22	2	20	0
GRAND TOTAL	67							

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 TOWNHOUSE LAYOUT  
RESIDENTIAL SUBDIVISION  
MOHAWK GOLF CLUB  
1851 UNION STREET & 1245 RUFFNER ROAD

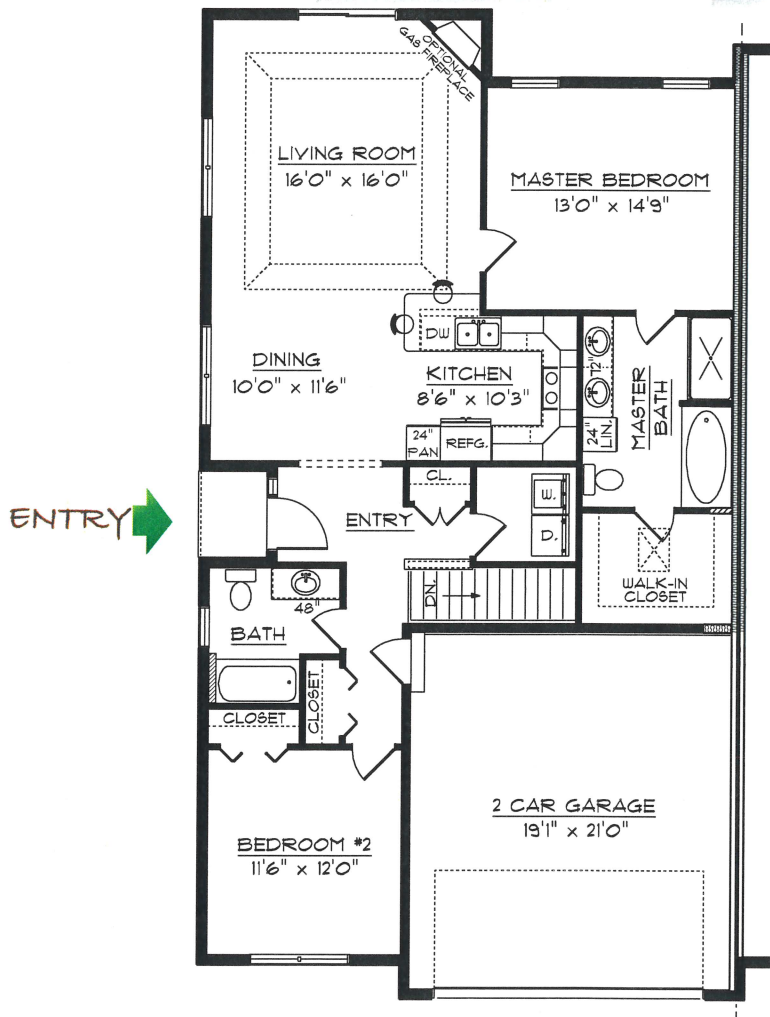
TOWN OF NISKAYUNA	COUNTY OF SCHENECTADY
STATE OF NEW YORK	

**ENGINEERS, LLP**  
411 Union Street

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

DATE: OCTOBER 20, 2022	SCALE: 1" = 50'	DWG. 5429A-S4 TOWNHOUSE	SHEET 1	OF 1
---------------------------	--------------------	-------------------------------	------------	---------





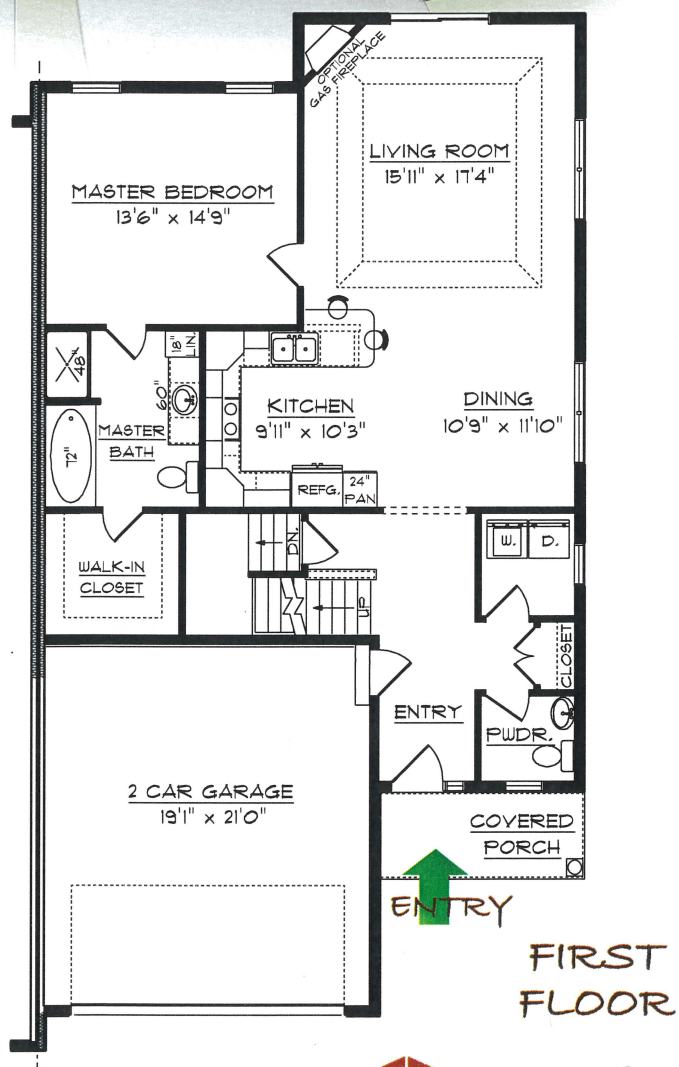
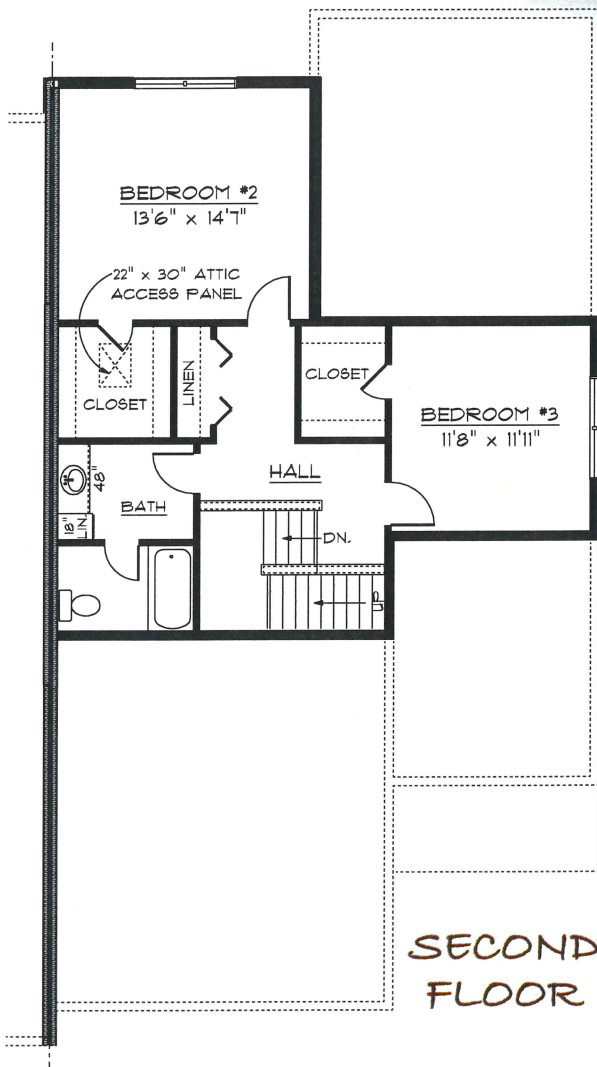
## UNIT - A

LIVING AREA = 1,326 SF  
GARAGE AREA = 417 SF

## UNIT - B

1ST FLOOR = 1,222 SF  
2ND FLOOR = 747 SF

LIVING AREA = 1,969 SF  
GARAGE AREA = 426 SF



This drawing is for illustrative purposes only and is deemed to be accurate at the time of publication. All room sizes are approximate. The Builder reserves the right to make modifications and revisions as deemed necessary.



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Mohawk Golf Club Subdivision - Ruffner Road		
Project Location (describe, and attach a general location map): 1851 Union Street/1245 Ruffner Road		
Brief Description of Proposed Action (include purpose or need): Subdivide 14± acres from existing Mohawk Golf Course, adjacent to Ruffner Road. A new boulevard entrance will be built through 1245 Ruffner Road to access two new cul-de-sac streets, on which twenty-two (22) new single-family townhouse lots are proposed as an Average Density Development, with roads to be dedicated to the Town, and common lands to remain under ownership of the Golf Course.		
Name of Applicant/Sponsor: Matthew Moberg (MGC Golf Operations, LLC)	Telephone: 814-571-4414	
	E-Mail: mmoberg@homesteadfunding.com	
Address: 8 Airline Drive		
City/PO: Albany	State: NY	Zip Code: 12205
Project Contact (if not same as sponsor; give name and title/role): Joseph J. Bianchine, P.E. (ABD Engineers, LLP)	Telephone: 518-377-0315	
	E-Mail: joe@abdeng.com	
Address: 411 Union Street		
City/PO: Schenectady	State: NY	Zip Code: 12305
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Niskayuna Town Board, approval for Average Density Development	To be submitted
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Niskayuna Planning Board, Subdivision Approval	To be submitted
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Schenectady County Planning Board, referral	To be submitted
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers, Wetland Determination	To be submitted
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

R1 (Low Density Residential)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? Niskayuna CSD

b. What police or other public protection forces serve the project site?

Niskayuna PD

c. Which fire protection and emergency medical services serve the project site?

Niskayuna FD #1

d. What parks serve the project site?

River Road Park, Blatnick Park, Niskayuna Soccer Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 14± acres

b. Total acreage to be physically disturbed? 12± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 190± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential

ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

iii. Number of lots proposed? 22 residential + 1 HOA

iv. Minimum and maximum proposed lot sizes? Minimum 0.22± Maximum 0.93±

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	22 Townhouses			
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: <u>Temporary stormwater</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>TBD</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Freshwater Forested/Shrub Wetland (isolated)</u> _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
Wetlands will be channeled using culverts to further direct them to the existing municipal storm system.

---

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☒ Yes ☐ No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: TBD
- expected acreage of aquatic vegetation remaining after project completion: TBD
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
Site preparation
- proposed method of plant removal: Excavation
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
N/A

---

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 6,000± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
 If Yes:

- Name of district or service area: Niskayuna Water District #3
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
1,100± feet of new water main
- Source(s) of supply for the district: Schenectady-Niskayuna SSA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 3,000± gallons/minute.

---

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 5,400± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater

---

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
 If Yes:

- Name of wastewater treatment plant to be used: Niskayuna Wastewater Treatment Plant
- Name of district: Niskayuna Sewer District #6
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

Page 6 of 13

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____  <div style="text-align: center;">N/A</div></p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>N/A</u> Net increase/decrease <u>N/A</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>New private roads with access to existing Town road are proposed to serve the 22 townhome lots.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am-5pm</u></li> <li>• Saturday: <u>7am-5pm</u></li> <li>• Sunday: <u>7am-5pm</u></li> <li>• Holidays: <u>7am-5pm</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential (24/7)</u></li> <li>• Saturday: <u>Residential (24/7)</u></li> <li>• Sunday: <u>Residential (24/7)</u></li> <li>• Holidays: <u>Residential (24/7)</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am-5pm</u></li> <li>• Saturday: <u>7am-5pm</u></li> <li>• Sunday: <u>7am-5pm</u></li> <li>• Holidays: <u>7am-5pm</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential (24/7)</u></li> <li>• Saturday: <u>Residential (24/7)</u></li> <li>• Sunday: <u>Residential (24/7)</u></li> <li>• Holidays: <u>Residential (24/7)</u></li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7am-5pm</u></li> <li>• Saturday: <u>7am-5pm</u></li> <li>• Sunday: <u>7am-5pm</u></li> <li>• Holidays: <u>7am-5pm</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential (24/7)</u></li> <li>• Saturday: <u>Residential (24/7)</u></li> <li>• Sunday: <u>Residential (24/7)</u></li> <li>• Holidays: <u>Residential (24/7)</u></li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;">Noise from construction equipment _____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: <u>Tree clearing for development</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Residential building lighting, 75+ feet from nearest residential property line.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe: <u>Tree clearing for development</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Golf Course

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.5	+2.5
• Forested	14.0	2.6	-11.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal) (Isolated)	TBD	TBD	TBD
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped</u>	0	8.9	+8.9

<p>c. Is the project site presently used by members of the community for public recreation?</p> <p>i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?</p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p>Hillside Elementary School, Van Antwerp Middle School</p> <p>_____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?</p> <p>If Yes:</p> <p>i. Has the facility been formally closed?</p> <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> <ul style="list-style-type: none"> <li>If yes, DEC site ID number: _____</li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: _____</li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>Explain: _____  _____</li> </ul>																			
<b>E.2. Natural Resources On or Near Project Site</b>																			
a. What is the average depth to bedrock on the project site? _____ <b>6+</b> feet																			
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																			
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Silt Loam</td> <td style="width: 20%; text-align: right;">100 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> <td></td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> <td></td> </tr> </table>		Silt Loam	100 %		_____	_____ %		_____	_____ %										
Silt Loam	100 %																		
_____	_____ %																		
_____	_____ %																		
d. What is the average depth to the water table on the project site? Average: _____ <b>2±</b> feet																			
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site		<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site		<input type="checkbox"/> Poorly Drained	_____ % of site										
<input type="checkbox"/> Well Drained:	_____ % of site																		
<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site																		
<input type="checkbox"/> Poorly Drained	_____ % of site																		
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 30%; text-align: right;">100 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site		<input type="checkbox"/> 10-15%:	_____ % of site		<input type="checkbox"/> 15% or greater:	_____ % of site										
<input checked="" type="checkbox"/> 0-10%:	100 % of site																		
<input type="checkbox"/> 10-15%:	_____ % of site																		
<input type="checkbox"/> 15% or greater:	_____ % of site																		
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____ _____																			
h. Surface water features. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland (isolated)</td> <td>Approximate Size TBD</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Freshwater Forested/Shrub Wetland (isolated)	Approximate Size TBD	• Wetland No. (if regulated by DEC)	_____	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																		
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																		
• Streams:	Name _____	Classification _____																	
• Lakes or Ponds:	Name _____	Classification _____																	
• Wetlands:	Name Freshwater Forested/Shrub Wetland (isolated)	Approximate Size TBD																	
• Wetland No. (if regulated by DEC)	_____																		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																			
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>																			
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>																			
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">i. Name of aquifer:</td> <td>Sole Source Aquifer Names: Schenectady-Niskayuna SSA</td> </tr> </table>		i. Name of aquifer:	Sole Source Aquifer Names: Schenectady-Niskayuna SSA																
i. Name of aquifer:	Sole Source Aquifer Names: Schenectady-Niskayuna SSA																		

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____  Typical Suburban _____  _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes:  i. Describe the habitat/community (composition, function, and basis for designation): _____  ii. Source(s) of description or evaluation: _____  iii. Extent of community/habitat:  <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> </p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes:  i. Species and listing (endangered or threatened): _____  _____  _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes:  i. Species and listing: _____  _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If yes, give a brief description of how the proposed action may affect that use: _____  _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  i. If Yes: acreage(s) on project site: _____  ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes:  i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature  ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____  _____  _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  If Yes:  i. CEA name: _____  ii. Basis for designation: _____  iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Mohawk Towpath Scenic Byway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u> iii. Distance between project and resource: _____ 1 miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes <input type="checkbox"/> No

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph J. Blanchine, P.E. (ABD Engineers, LLP) Date 7/20/2022

Signature  Title Professional Engineer



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Schenectady-Niskayuna SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No



E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

# 2023

JANUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MAY						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					











AUGUST						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

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

# **Town of Niskayuna**

## **Conservation Advisory Council**

### **2023 Meeting Schedule**

January	4	
February	1	
March	1	
April		*No Meeting in April
May	3	
June	7	
July	5	
August	2	
September	6	
October	4	
November	8	
December	6	

Meetings are held on Wednesdays at 7:00 p.m. in the  
Town Board meeting room. Dates and times are  
subject to change.