# TOWN OF NISKAYUNA Conservation Advisory Council

# A G E N D A June 8, 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. April 6, 2022

#### IV. PRIVILEGE OF THE FLOOR

#### V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

#### VI. DISCUSSION ITEMS

- 1. 2207 2209 Nott St, The Broken Inn
- 2. 2837 Aqueduct Road, Rivers Ledge Senior Building
- 3. 2341 Nott St Chase Bank ATM
- 4. 2538 River Road Kelts Farm Final Subdivision

#### VII. REPORTS

- 1. Natural Resource Inventory
- 2. Pesticide Outreach Update
- 3. Low Mow / Biodiversity Initiatives Update

#### VIII. ADJOURNMENT

#### Next Meeting: July 6, 2022 AT 7 PM, Hybrid Format

1		TOWN OF NISKAYUNA
2		CONSERVATION ADVISORY COUNCIL
3		Meeting Minutes
4		April 14, 2022
5	Members Present:	Dart Strayer, Chairman
6		Ellen Daviero
7		Ashok Ramasubramanian
8		Steven Burkholder
9		Ryana Sarcar
10	Also Present:	Laura Robertson, Town Planner
11		Clark Henry, Assistant Planner
12		

#### 13 I. CALL TO ORDER

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

#### 15 **II. ROLL CALL**

16 Ms. Vysohlid absent / excused tonight.

#### 17 III. APPROVAL OF MINUTES

#### 18 **1.** March 2, 2022

19 Chairman Strayer made a motion to approve the minutes and it was seconded by Mr. Ramasubramanian. 20 The minutes were unanimously approved with one minor correction of a residents name spelling.

#### 21 IV. PRIVILEGE OF THE FLOOR

Mr. Roy Thornton stated he would like to have an update on the landfill cap at Blatnick Park. Ms.
 Robertson stated that Highway is responsible for that. She added that there is a Highway meeting tomorrow
 and will ask for an update.

#### 26 V. ENVIRONMENTAL ASSESSMENT FORM REFERRALS

#### One Research Circle - GE Global R&D Center - site plan application for the construction of a new building.

Chairman Strayer discussed the project with the Council. He explained height, location and details of the project. Chairman Strayer discussed in what ways the applicant responded to the CAC's original concerns that were discussed at the Planning Board meeting. The applicant was present virtually for the meeting.

Ms. Daviero stated her concern regarding the visibility of the building on River Road during the winter months. The applicant stated he is working with the Tree Council and will plant extra trees as a buffer. Chairman Strayer asked if the surrounding buildings are similar in height. The applicant stated the building closest will have the same roofline. Chairman Strayer asked if there will be windows in the final sketch of this building. The applicant stated this is a one of a kind building and will have windows at the top. The applicant added that there will be a ground source heat pump used and the company's goal is to lessen the greenhouse emissions by 50% by 2030. Ms. Robertson began to read the questions of the EAF. 41

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- Will this proposed action create a material conflict with an adopted land use plan or zoning regulation?
   Chairman Strayer stated that due to the variances allowed, it does not.
- 42 2. Will the proposed action result in a change of use or intensity of land? The Council stated no due to
   43 the fact that after this building is erected, the 2 adjacent buildings will be demolished.
- Will the proposed action have an impact on the character or quality of the neighborhood? The Council answered no but stated the tree buffering will be crucial to mitigating the height.
- **48 4.** Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA? No
- 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, the applicant confirmed that there will not be closures on the bike path.
- 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, this comes out even because the other buildings are being demolished.
- **8.** Will proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No, but tree plantings and screening of the building is important..
- **9.** Will the proposed action result in an advance change to natural resources? No
- 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

Chairman Strayer asked for a recommendation from the Council. Mr. Ramasubramanian made a motion to
 give a negative declaration and Ms. Daviero seconded it. The recommendation for a negative declaration
 was approved unanimously.

73 VI. DISCUSSION ITEMS

#### 74 1. 2635 Balltown Rd. -- Trinity Baptist

Ms. Robertson stated that this project is still in the beginning stages. She wanted the CAC to look at it and 75 bring any concerns to the Planning Board and the applicant. Ms. Robertson described the project to the 76 Council. She stated the project will involve clearing of trees in the back of the church to add a gazebo and 77 space to hold outdoor events. Ms. Robertson pointed out where the wetlands are on the property. She stated 78 that it is less than a 10th of an acre so the applicant will only need a nationwide permit. Ms. Robertson 79 stated the applicant has submitted for the Army Corps of Engineers permit. Ms. Robertson stated that the 80 applicant is working with Town Engineering to address stormwater runoff. Ms. Robertson stated the 81 applicant will meet with tree council to see if there are trees that can be saved and where replanting will 82 need to happen. 83

#### CAC Meeting

Mr. Ramasubramanian asked if the play area could be moved to the front of the building. Ms. Robertson 84 stated she asked the applicant but they are concerned with the high traffic volume and noise of Balltown 85 Road. It would not work for safety reasons. Mr. Ramasubramanian questioned if there was a need for all 86 the parking in the back and if that could be used as some of the green space. Ms. Robertson stated that the 87 question was asked at the last Planning Board meeting and she believes the applicant stated it was all used. 88 She stated that the CAC could add that as a comment to look into alternatives to clearing so much land. Ms. 89 Robertson displayed to the CAC where areas can be cleared and where it was wetlands. The Council asked 90 91 Ms. Robertson to revisit the idea of putting the fields in the front of the Church. Ms. Robertson stated the

applicants concern of site line to the church. She stated she will discuss the option to the applicant again.

#### 93 VII. REPORTS

#### 94 **1. Natural Resource Inventory**

Mr. Ramasubramanian stated that the NRI consultant will be arriving May 14 to do some preliminary survey of open spaces, parks and pocket parks in Niskayuna. He asked Ms. Robertson if a Town wide email could be sent to announce that the consultant will be surveying. His hope is to involve residents and students in this project. He asked Ms. Robertson to create a link that would go to the NRI information. Ms. Robertson stated she would.

#### 100 **2. Pesticide Outreach Update**

Ms. Robertson stated she has added Ms. Daviero's informational monthly updates to the website. She 101 stated that they are categorized by month and what pesticide free lawn should be done by that month. Ms. 102 Robertson added that she will email blast the residents to announce that this is now on the website. Ms. 103 104 Daviero added that she found a website through the Audubon Society that will tell you what will grow in your area by inputting your zip code. Ms. Robertson asked Ms. Daviero to send the link and she will add it 105 to the website. Ms. Robertson stated that there will be a booth for pesticide free at the Town's Arbor Day 106 event. Ms. Daviero added that she still needs to reach out to the Farmers Market to have a booth for the 107 CAC. 108

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

110 Ms. Robertson stated she will be adding the low mow information and maps to the website and having an 111 email blast once it is finalized.

- Ms. Robertson discussed "no mow May" with the group. She stated that she is not sure if Niskayuna is ready for this but it is something to discuss in the future.
- Ms. Robertson informed the Council that the Climate Smart Communities received a grant for \$5,000.
   They will be subsidizing residential compost bins giveaway for Niskayuna Residents.

#### 116 VIII. ADJOURNMENT

- Before adjournment, Ms. Robertson asked for volunteers to help the Climate Smart Communities with theirgoal of making Niska Day zero waste event on May 21.
- Chairman Strayer made a motion to adjourn and it was seconded by Mr. Ramasubramanian. The meetingwas adjourned at approximately 8:00 PM.



# TOWN OF NISKAYUNA

CONSERVATION ADVISORY COUNCIL

#### AGENDA STATEMENT

AGENDA ITEM NO. VI. 1

MEETING DATE: 6/8/2022

ITEM TITLE: 2207 2209 Nott St. The Broken Inn

**PROJECT LEAD**: David D'Arpino

APPLICANT: Thomas Nicchi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

#### **REVIEWED BY:**

Planning Board & Zoning Commission
 Zoning Board of Appeals (ZBA)
 Town Board
 OTHER

#### ATTACHMENTS:

□ Resolution ■ Site Plan □ Map □ Report □ Other:

#### SUMMARY STATEMENT:

Thomas Nicchi, of Stand Up Global and agent for the owner, submitted an Application for Site Plan Review for temporary outdoor seating and parking space changes at 2207 / 2209 Nott Street. Mr. Nicchi would like to relocate the parking spaces along the west façade of Lange's Pharmacy approximately 24 ft. west of their present location. The resulting vacated area is proposed to be a 59' 6" x 14' (833 sq. ft.) outdoor seating area for The Broken Inn and a 59' 6" x 8' (476 sq. ft.) sidewalk / queue area for the take-out and ice cream windows.

#### **BACKGROUND INFORMATION**

2207 2209 Nott Street is located within the C-N Commercial Neighborhood Zoning district and Town Center Overlay District. Section 220-10 District regulations E C-N Neighborhood Commercial District (3) Special principal uses (d) Restaurants, sit-down or take-out (no vehicle pickup and ordering facilities) allows a restaurant to be located in the C-N district upon granting of a special permit by the Town Board. The Town Board granted a special use permit on December 22, 2020 to allow a restaurant with bar, sit-down or take-out (no vehicle pickup and ordering facilities) by Resolution No. 2020-327.

Mr. Nicchi opened the restaurant in the early spring of 2022. As the temperatures began to rise, and the activity at the walk-up ice cream window began to increase, he noticed patrons collecting along the west façade to queue up in line for the widow or to socialize as they enjoyed their ice cream. He worked with the Planning Board and Town to create a temporary outdoor seating area is intended to create a safe queuing and gathering area which would separate pedestrians from cars.

Now that the safety of ice cream eaters has been stabilized – it is time for the various Boards to look at the plaza holistically and see what can be done for a more permanent solution.







#### TOWN OF NISKAYUNA CONSERVATION ADVISORY COUNCIL

#### AGENDA STATEMENT

#### AGENDA ITEM NO. VI. 2

MEETING DATE: 6/8/2022

**ITEM TITLE:** 2837 Aqueduct Rd. (River's Ledge) – Application for Site Plan Review for a building containing 60 senior apartments and 2,000 sq. ft. of mixed use commercial space.

**PROJECT LEAD**: Genghis Khan & Chris LaFlamme

**APPLICANT:** Chuck Pafundi, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

#### **REVIEWED BY:**

Planning Board & Zoning Commission
 Zoning Board of Appeals (ZBA)
 Town Board
 OTHER

#### ATTACHMENTS:

Resolution Site Plan Map Report Other:

#### SUMMARY STATEMENT:

Chuck Pafundi, Project Manager for the River's Ledge development project, submitted an Application for Site Plan Review for a Rivers Ledge Senior Center building. This third revision of the design includes a building containing 66 senior apartment units and 2,000 sq. ft. of mixed use commercial space near the west end of the River's Ledge Phase I property line and a second 3,000 sq. ft. commercial building located approximately 380' to the east at the River's Ledge site off of Aqueduct Road.

#### **BACKGROUND INFORMATION**

The lot at 2837 Aqueduct Road, known as Rivers Ledge of Niskayuna, received approval as a Planned Unit Development with 2 phases – the first phase was the 16 ten-unit apartment buildings and club house (& Rec Center) that is under construction now and the second phase was 100 senior living apartments and commercial space.

#### Phase 2 – Revision 1

The initial, Rev 1, version of a proposed Senior Center building is included in a drawing entitled "Overall Layout Plan 2837 Aqueduct Road" by Arico Associates dated January 2017 with a most recent revision status of 1 dated 4/14/17. The specific details of the 100 unit proposed building are not included on the above referenced drawing however the water and wastewater impact of the Senior Center were included in relevant design calculations. The Rev 2 proposal includes a building containing 60 senior apartment units and 2,000 sq. ft. of mixed use commercial space with 60 below grade garage parking spaces and 65 outdoor parking spaces. A proposed standalone 3,000 sq. ft. commercial building including 11 parking spaces is also included.

The Rev 2 version of the design was reviewed at the 11/3/21 Architectural Review Board (ARB) meeting, the 11/3/21 Conservation Advisory Council (CAC) meeting and the 11/8/21 Planning Board (PB) meeting. A brief summary of salient points from those meetings is included below.

<u>11/3/21 Architectural Review Board (ARB)</u> – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. A very general overview of the project was provided and it was noted that a more formal review will be held at a future meeting.

<u>11/3/21</u> Conservation Advisory Council (CAC) – The Planning Office presented the initial version of the site plan drawing and elevation drawing for the proposed buildings. It was noted that the building was proposed as a 100 unit apartment building during the initial approval process for the Planned Utility District (PUD) but the presence of wetlands necessitated the reduction in the size of the building to its current size. Army Corps of Engineers approval will be required. The visibility of this building from Aqueduct Road was acknowledged and the need for appropriate facades and screening is required to keep the rural character of Aqueduct Road.

<u>11/8/22 Planning Board (PB) meeting</u> -- Staff's initial thoughts are the reduction in disturbance to the wetlands is good, and a standalone commercial building could lend itself to a sit down restaurant or something that can complement the Mohawk Hudson bike hike trail's recreational use – but the height of the mixed use building is a problem and the mixed use commercial space could benefit from facing the bike path and having an outdoor seating and tables feature (originally discussed in the PUD concept). Niskayuna zoning code Section 220-17 Height Regulations does not allow buildings over 35 feet high. As proposed, the 3 story apartment building is 44' 4". Therefore a variance of 9' 4" (44' 4" – 35' = 9' 4") would be required from the Zoning Board of Appeals. The rural character of the road is not incorporated into the façade, the public parking has been reduced, and the sidewalk connection is not yet shown.

#### Phase 2 – Revision 3

A Rev 3 version of a proposed Rivers Ledge Senior Center was submitted to the Planning Office on 5/19/22. This version includes a building containing 66 senior apartments and 2,000 sq. ft. of mixed use commercial space. The plan includes 66 below grade and 78 grade level parking spaces. A small parking area containing 7 parking spaces is also included to provide access to nearby Aqueduct Park. A second building consisting of 3,000 sq. ft. of commercial space with 11 nearby parking spaces is also included.

The following documents were provided as part of the Rev 3 proposal.

- 1. A 12-page drawing set entitled "Overall Plan Phase 2" by Brett L. Steenburgh, P.E., PLLC dated 5/11/22 with no further revisions.
- 2. A 24-page drawing set intended for the Niskayuna Architectural Review Board (ARB) with the first page entitled "Exterior Perspective View from Aqueduct Road" by HCP Architects dated 5/3/22 with no subsequent revisions.
- 3. A 1-page drawing entitled "First Floor Plan East Wing" by HCP Architects dated 5/11/22 with no subsequent revisions.

- 4. A 144 page "Sewer Report" entitled "Addendum to the Project Narrative for Sanitary Sewer District #1 Extension #123" by Brett L. Steenburgh, P.E. PLLC dated February 3, 2020 with no subsequent revisions.
- A 706-page "SWPPP Report" entitled Storm water Pollution Prevention Plan for the Development of Rivers Ledge of Niskayuna" by Arico Associates Engineers, Land Planners & Consultants dated April 2017 with a most recent revision of January 2018.
- 6. A 59-page "Water Report" entitled "Addendum to the Engineers Report Sanitary Water District #1 Extension #168" by Brett L. Steenburgh, P.E. PLLC dated December 11, 2020 with no subsequent revisions.

#### SUMMARY FROM THE PLANNINED UNIT DEVELOPMENT SITE PLAN APPROVAL

# Condition 3 of the Rivers Ledge Planned Unit Development Site Plan Approval (last amended 9/27/2021 via PB Resolution 2021-31) required the following:

The following general site plan improvements and requirements shall be addressed for Phase II of Rivers Ledge of Niskayuna.

- a) The Developer shall work to preserve and protect the rural character of Aqueduct Road through the facades and landscaping of the properties along Aqueduct Road. The building designs shall remain the same height and character as those renderings presented to the Conservation Advisory Council on May 3, 2017.
- b) A landscaping design should be established to mitigate the loss of any wetlands and forests, with special attention to the Aqueduct Road corridor. The Tree Council shall survey the trees to be removed and approve the replanting plan. The developer shall work with the Town to preserve the Northern Long-Eared Bat habitat trees wherever possible, and replace and replant similar species if they must be removed.
- c) Where applicable, the Developer shall work with the Planning Board to reduce impacts to wetlands wherever possible. Mitigation for the wetlands shall be local first, in place and in kind and the Developer shall go to great lengths in a good faith effort to mitigate any wetland impacts within the local watershed area.
- d) The applicant shall be responsible for the construction of a public parking area between Aqueduct road and the Mohawk Hudson Hike Bike Trail. Prior to final PUD approval, all access easements necessary for the public parking shall be granted to the Town of Niskayuna.
- e) Phase II includes the construction of senior living apartments. Transit has not been addressed in the previous site plans. The Developer shall contact CDTA and explore the possibility of extending service to Phase II of the Rivers Ledge PUD.
- f) The Developer shall be responsible for the parkland, sewer trunk and water trunk fees as outlined on a per unit cost in Town Board Resolution #2016-218.
- g) The applicant shall strive to meet the objectives of the Planned Unit Development Code, Section 220-34 and all multi-family dwelling regulations outlined in Chapter 220-26 of the Town of Niskayuna Zoning Code.
- h) The applicant shall install a sidewalk from the edge of the Rivers Ledge of Niskayuna property line down Aqueduct Road to the entrance to the Aqueduct Park on Aqueduct Road.

5/23/22 Planning Board (PB) meeting – Mr. Pafundi attended the meeting and presented the Rev 3 version of the proposed Senior Center. He noted that since they last appeared before the PB (11/8/21) their design team completely redesigned their approach. One of their primary goals was to break up the long length of the building with the use of a row house look and a variety of façade depths, colors, etc. He noted that they were able to maintain the requirement of 1 parking space for each apartment unit in the building. PB members noticed and commented on the height of the building being 41' (35' is max. allowed per zoning code) and would therefore still require a variance. The PB suggested that Mr. Pafundi utilize a mixture of roof lines – dormers, gable, mansard roof, etc. to soften the building appearance.

Mr. Pafundi stated that he can have his architects and civil engineers work together to create a rendering of how the building will appear with the existing trees and vegetation around it. Mr. Pafundi noted that he is working with the Army Corps of Engineers regarding wetlands. The PB established the following action items.

- Applicant work with design team regarding the PB's façade comments
  - Create a rendering showing proposed building with exiting trees around it to help w/scale
  - Explore ways to shorten the height of the building and also make it appear shorter
- PO schedule a review with the ARB
- PO provide pictures of Notts Landing to Mr. Pafundi



BRETT L. STEENBURGH MAP REFERENCE:

PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS DATED MARCH 7, 2016 AND LAST REVISED FEBRUARY 2017.

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	BRETT L. STEENBURGH, P.E. PLLC 2832 Rosendale Road Niskayuna, NY 12309 (518) 365-0675
BRETT L. STEENBURGH MAP. REFERENCE: PLAN SET ENTITLED "RIVERS LEDGE NISKAYUNA" AS PREPARED BY ARICO ASSOCIATES, ENGINEERS, LAND PLANNERS & CONSULTANTS	E & SC PLAN PHASE 2 - RIVERS LEDGE OF NISKAYUNA 2837 AQUEDUCT ROAD

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DECIDUOUS SHRUB	2	BOXWOOD	BOXWOOD SEMPERVIRENS	5 GALLON
MEDIUM DECIDUOUS TREE	3	RIVER BIRCH	BETULA NIGRA	3" CAL.
MEDIUM FLOWERING DECIDUOUS TREE	4	SARGENT CRABAPPLE	MALUS SARGENTI	3" CAL.
LARGE DECIDUOUS TREE	5	BLACK GUM/TUPELO	NYSSA SYLVATICA	3" CAL. B & B
LARGE DECIDUOUS TREE	6	AMERICAN SYCAMORE	PLATINUS OCCIDENTALIS	3" CAL. B & B
FLOWERING SHRUB	7	DWARF SPIREA	SPIREA BUMALA FROEBELLI	3 GALLON
FLOWERING SHRUB	8	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA	5 GALLON
FLOWERING SHRUB	9	ROSE OF SHARON	HIBISCUS SYRIANCUS	5 GALLON
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PRIMARY SEED MIX: 130 lbs/acre						
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.			
55%	KENTUCKY BLUE GRASS BLEND	95%	80%			
25%	RED FESCUE	97%	85%			
20%	PERENNIAL RYE	98%	90%			
100%						
TEMPORARY CO	/ER SEED MIX: 30 lbs/acre					
AMT. BY WEIGHT	SPECIES OR VARIETY	PURITY	MIN. % GERM.			
90%	ANNUAL RYE GRASS	98%	90%			
10%	ORGANIC MATERIAL	_				
100%						







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Scaling off these drawings shall be done only	for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.	Unauthorized alterations or additions to this document is a violation of Sec. 7209 Sub. 2 of the NYS Education Law.	copyright zuzh brett L. Steenourgn, F.E. FLLU All right reserved. No use or reproduction of this material is permitted without the	express written consent of brett L. Steenburgh, P.E., PLLC
				Brett L. Steenburgh, P.E. NYS LIC. NO. 075458
REFTT I. STEENRIJRCH P.F. PIJ.C	2832 Rosendale Road Niskavuna. NY 12309	(518) 365-0675 bsteenburghpe@gmail.com	ENGINEERING THAT TRANSFORMS	IMAGINATION INTO REALITY
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Rivers Ledge Development: Senior Building Town of Niskayuna, New York 12309



Scale: May 3rd, 2022







# Exterior Perspective - View from Bike Path

Rivers Ledge Development: Senior Building Town of Niskayuna, New York 12309



Scale: May 3rd, 2022









Unit Count Matrix			
	1 Bedrooms	2 Bedroom	
First Floor	5	13	
Second Floor	10	15	
Third Floor	8	15	
Total	23	43	± 66 Units











Init Count Matrix	
	1 R

	1 Bedrooms	2 Bedroom	
irst Floor	5	13	
econd Floor	10	15	
hird Floor	8	15	
otal	23	43	± 66 Units













# **Proposed Building Elevations**

Rivers Ledge Development: Senior Building Town of Niskayuna, New York 12309 Scale:As indicated May 3rd, 2022



**TOWN OF NISKAYUNA** 

**CONSERVATION ADVISORY COUNCIL** 

#### AGENDA STATEMENT

#### AGENDA ITEM NO. VI. 3

MEETING DATE: 6/8/2022

ITEM TITLE: 2341 Nott St East - Chase Bank ATM

#### PROJECT LEAD:

**APPLICANT:** Kristopher Miller, agent for the owner

SUBMITTED BY: Laura Robertson, Town Planner

#### **REVIEWED BY:**

Planning Board & Zoning Commission
 Zoning Board of Appeals (ZBA)
 Town Board
 OTHER

#### ATTACHMENTS:

□ Resolution ■ Site Plan □ Map □ Report □ Other:

#### SUMMARY STATEMENT:

Kristopher Miller, agent for the owner of 2341 Nott St, submitted an Application for Site Plan Review for the placement of a Chase Bank ATM in a portion of the Shop Rite parking lot.

#### BACKGROUND INFORMATION

2341 Nott St. is located within the C-N Neighborhood Commercial zoning district and the Town Center Overlay District.

The scope of work for the ATM project in the eastern most portion of the Shop Rite parking lot includes an ATM on a concrete pad, bollards, signature canopy, vehicle height detector bar and pole lighting. Lane striping and directional arrows will also be painted on the asphalt paving.

A 6-page drawing set entitled "Chase Bank Nott and Balltown ATM 2341 Nott Street Schenectady, NY 12309" by BHDP Lawrence Digennaro, Architect 302 W. 3<sup>rd</sup> Street, Suite 500, Cincinnati, OH 45202 dated 7-19-21 with a most recent revision of Rev 1 dated 4-1-22 was provided with the application and stamped "Received Apr 07 2022" by the Planning Department.

#### Setbacks

Zoning 220 Attachment 17 Schedule I-D C-N District column 2 lists the setback requirements for Food markets as: Front = 20', side = 15', rear = 25'. As proposed, the location of the ATM complies with all setback requirements.

#### Parking

The total required parking for Phase II of ShopRite Plaza (this parcel) has an existing deficit of 36 spaces. This proposal would bring the deficit to 44 (reduce the parking by an additional 8 spaces). However, there are cross parking easements across all the parcels in the plaza. With the cross easements in place, the total existing plaza deficit is 19 and this proposal would bring the deficit up to 27. The Town does not receive complaints of not enough parking in the plaza however, and for a plaza that size the deficit is small. It is worth noting though, that parking is being removed from the parcel that has the least amount of parking to begin with.

Plaza	Parking Summa	ary			
Existing		Required	Provided		
	Phase I	465	482	17	Surplus
	Phase II	203	167	36	Deficit
	TOTAL	668	649	19	Deficit
Propose	d				
	TOTAL	668	641	27	Deficit

Please see further discussion on initial parking PDD requirements below.

#### Lighting

#### Light Pole and Fixture

Zoning code Chapter 220 Zoning Article VIIIA. Town Center Overlay District, Neighborhood Commercial and Highway Commercial Standards: establishes design criteria for an identifiable center of the Town to further define a sense of community and promote traditional architecture. Section 220-48.5 Pedestrian and streetscape amenities C minimum performance criteria (3) Lighting (c) states the following: "Pole-mounted lighting in accordance with Planning Board guidelines shall not exceed a pole height of 22 feet from finished grade".

As proposed, page A102 of the drawing set includes a light pole with an area light measuring 23' high (3' high concrete base + 20' high light pole) located at the entrance to the ATM machine. Therefore, a waiver of 1' (23 - 22) of pole height from finished grade is required.

Minimum performance criteria subsection (3) Lighting (d) includes the following: "Light sources for all lighting shall be metal halide".

As proposed, page A104 of the drawing set includes a lighting fixture described as "Model ALED2T150N (Type II) 4000K LED 120-277V 151.4 Watts LED area light". Therefore, a waiver for an LED light rather than a metal halide light is required.

#### Lighting of Outdoor Areas

Zoning code Chapter 220-48.5 C (3) Lighting states lighting shall follow "Article VIIIB Guidelines for Lighting of Outdoor Areas under Site Plan Review".

- Table 1 lists Neighborhood shopping areas as "Moderate Activity" areas.
- Table 2 lists the guideline for maintained horizontal illuminance for general parking and pedestrian areas as 0.3 Footcandles and driveway access as 0.8 Footcandles.

As proposed, page A105 of the drawing set includes a photometric plan of the project area. The area immediately around the ATM is illuminated to approximately 5 fc. The illumination at a 25' radius from the project site is illuminated to approximately 2 fc. The illumination level at a radius of 50' from the project site is typically significantly less than 1 fc and equivalent to the larger parking lot area.

#### Signs

Section 220-4 Signs of the Niskayuna zoning code establishes standards to promote signs that are visually compatible with their surroundings and are of appropriate design and materials.

Subsection D Prohibited signs: The following signs shall be prohibited in the Town Center Overlay District: includes (5) Pylon signs.

Pages A102, A103 and A104 of the aforementioned drawing set include design details for the proposed ATM. Several portions of the ATM station infrastructure and associated graphical displays should be reviewed by the Board relative to the requirements set forth in Section 220-4 of the zoning code. The drawings include a "non-illuminated signage option" that reads "CHASE" followed by the Chase Bank logo on one of the canopy legs.

Section 220-48.4 Signs E Minimum performance criteria (5) Logo states: "In the event that a picture logo is displayed on a sign, it shall be incorporated into the permitted sign area to comprise not more than 30% of the sign area". As proposed, the drawings show a two-sided "non-illuminated octagon signage option" located above the aluminum "signature canopy" that partially shields the ATM machine from weather. The logo comprises 100% of the sign area so a waiver for a sign with a logo covering 100% of the sign area may be required.

	Required	Provided	Notes
Parking Spaces	668	641	Reduction in 8 parking spaces still above 625 requirement
Light Pole	22' pole height	23' pole height	1' waiver for height
Lighting type	Metal Halide	LED	Waiver to LED
Signage Logo	Logo 30%	Logo 100%	Waiver on Logo %
"Chase" Sign		Chase sign on ATM	Addressed as part of waiver package

#### Summary Table of Zoning Relief

<u>4/11/22 Planning Board (PB) meeting</u> – Chris Quinn and Tom Riley spoke on behalf of Chase Bank and explained the project to the Board. The Planning Office noted the entire Shop Rite plaza is currently 19 parking spaces below code and the proposed ATM will consume 8 existing parking spaces leaving the shopping center 27 spaces below code. A discussion ensued regarding the impact the ATM is anticipated to have on the shopping center. The applicants stated that their data estimates 1,800 visits to the ATM per month (approx. 60 visits / day). They also indicated that ATMs rarely have more than 1 vehicle at the ATM and one additional vehicle waiting to use it. The Board agreed on the following action items for the Chase Bank site plan.

• Explore muting the colors used for the design of the ATM and associated apparatus to comply with Section 220-48.7 of the Niskayuna zoning code.

- Refresh all parking space striping.
- Repair existing parking lot potholes.
- Replant landscaping as advised by the Niskayuna Tree Council.

#### PDD PARKING

Planning Staff has researched the initial approval of the PDD by the Town Board and recognizes that the Town Board approved full build out of the PDD with a parking requirement of 625 spaces. The PDD was given a 20% reduction in the total required spaces of 781 by the Town Board due to shared parking across parcels. The Planning Board may have allowed a further reduction to 602 in 1996 – but the clearest direction staff can find is to ensure 625 parking spaces in the plaza.

Given these facts, the Planning Board has the authority to work with the developer on parking spot configuration, provided they do not dip below the 625 originally approved, so this project would not need a referral to the Zoning Board of Appeals. However, it should be noted the second floor of Phase 2 of the plaza is largely vacant, so requiring staff to park in the rear of the building and keep front spots open to customers would be critical to any reduction in parking – as well as ensuring the remainder of the PDD requirements are met – including landscaping, pedestrian crosswalks and vehicular flow.

<u>4/25/22 Planning Board (PB) meeting</u> – The project was on the posted agenda for the 4/25/22 PB meeting but late in the day on Friday 4/22/22 the applicant asked to be pushed out to the 5/9/22 meeting. This was to allow them additional time to complete the action items that were identified at the 4/11/22 meeting most notably concepts for a more muted color scheme more in line with the requirements of section 220-48.7 for the Town Center Overlay District (TCOD). The PB discussed the project very briefly at the 4/25/22. The discussion was limited to the new parking space information the Planning Office noted in the Agenda Statement, above.

5/4/22 Architectural Review Board (ARB) meeting – The ARB reviewed the drawings of the proposed ATM machine and associated apparatus. They agreed that the bright blue color should be restricted to the Chase Bank logo and that more muted colors should be used on the protective bollards and ATM housing panels. The Planning Office (PO) noted that the applicant is on the agenda for the 5/9/22 PB meeting and a new color scheme is expected to be introduced at that time. The ARB agreed to review the proposal again after 5/9/22.

The applicant is on the agenda this evening to provide an update on the action items that were identified at the 4/11/22 PB meeting.

<u>5/9/22 Planning Board (PB) meeting</u> – Tom Riley and Chris Quinn spoke on behalf of Chase Bank. Tom presented a revised plan for the ATM design that had not been sent to the Planning Office prior to the meeting. The bright "CHASE" blue had been changed to a nickel gray color on several parts of the ATM station and apparatus. The PB liked the redesign and determined it complied with the zoning code. Tom stated that he spoke with the landlord regarding concerns that were brought up by the Planning Office (PO) during the 4/25/22 meeting. These concerns include the following.

- 1. Restriping the parking spaces.
- 2. Defining and striping the crosswalks
- 3. Repair potholes in the parking lot
- 4. Meet with the Tree Council to develop a new landscape plan to replace trees that have died off.
- 5. Clear the overgrown growth away from the monument sign for the plaza.

The Board and the applicants discussed lighting at and around the proposed ATM. The PB asked for renderings showing what the ATM will look like from multiple vantage points – from the residences across the street, etc. Photometric plots were displayed and discussed. Tom noted that the CHASE safety standard for illumination at an ATM machine is 2 foot candles. Finally, the PB noted that the project should be reviewed by the Niskayuna Police and Fire Departments.

Action Items for the project are listed below.

- 1. Applicant to provide colored renderings of what the ATM will look from various vantage points.
- 2. Applicant revise photometric plots for the 22' light pole height.
- 3. PO review the project with the Police and Fire Departments.



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NEW DRIVE-UP DIRECTIONAL .

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#### Laura Robertson

From:	Laura Robertson
Sent:	Friday, May 20, 2022 10:17 AM
То:	'Tom Riley'; Clark A. Henry; Michael Skrebutenas; Kevin Walsh (cormarkev@aol.com)
Cc:	Anthony Ponting; Chris Quinn; Kristopher Miller; Mark.Daneau@JPMChase.com;
	brian@donovanres.com; Patti Healy
Subject:	RE: {EXTERNAL} RE: Chase Bank ATM Landscaping
Attachments:	townofniskayuna@niskayuna.org_20220520_083731.pdf; Volcano Mulching Flyer
	Commercial.pdf; 20220518_173924.jpg

Hi Tom,

Thank you for the call this morning. I have attached a map from the Tree Council's walkthrough of the property with the following comments /mark-ups:

- The majority of trees that died were Ash and should <u>not</u> be replanted as Ash. The following trees are on our approved planting list you can also propose types of trees to the Tree Council for approval based upon availability and they should be in the range of 1.5' 2' or 2' -2.5' inch caliper: Gingkos, seedless horsechestnut, katsura, Kentucky Coffeetree, sweetgum, Black Tupelo, London Planetree, lindens, zelkovas, eastern redbud, serviceberry, hawthorns. Ideally you would choose two or three types of trees to prevent them all dying at once from an invasive species.
- Many of the existing trees show signs of distress / decline. In order to preserve them the Tree Council recommends uncovering the root flare of the trees and possibly amending the soil in the area to prevent them from dying. They were concerned that the trees were volcano mulched / had volcano dirt around their bases which will rot the base of the tree and eventually cause death (see attached letter)
- 3. The perennial flowerbed landscaping was weedy/unmaintained with a lot of plants missing (see attached picture).
- 4. The crab apple tree in front of the ShopRite plaza sign / landscaping should be pruned so that the sign can be easily read (may have already been addressed).

I have highlighted the crosswalks on the Tree Council map. The most important crosswalks to stripe are between the sections of bike-path at the entrances to ShopRite Plaza / Phase 2 St. James. The one at the top of the parking lot is currently painted. The one close to the proposed Chase Bank ATM location does not exist although it is on a bend of the road and there is no landing on the sidewalk across the street from it. TKO should examine whether a sidewalk here would benefit pedestrian use of the ATM. There is also one missing at the end of the sidewalk between the internal road and Nott St but there is also a section of sidewalk missing here down to Nott Street East so the whole area should be examined for pedestrian access.

Laura

*Raura Robertson* AICP

Town Planner (518) 386 -4530

Town of Niskayuna 1 Niskayuna Circle Niskayuna, NY 12309

Irobertson@niskayuna.org

![](_page_40_Figure_0.jpeg)

![](_page_41_Figure_0.jpeg)

![](_page_42_Picture_0.jpeg)

### TOWN OF NISKAYUNA CONSERVATION ADVISORY COUNCIL

#### AGENDA STATEMENT

AGENDA ITEM NO. VI. 4

MEETING DATE: 6/8/2022

**ITEM TITLE:** 2538 River Road -- major subdivision and average density development (ADD) -- Kelts Farm – Final approval

PROJECT LEAD: David D'Arpino & Patrick McPartlon

**APPLICANT:** Joel Bisaillon

SUBMITTED BY: Laura Robertson, Town Planner

#### **REVIEWED BY:**

Planning Board & Zoning Commission
 Zoning Board of Appeals (ZBA)
 Town Board
 OTHER

#### ATTACHMENTS:

Resolution Site Plan Map Report Other:

Joel Bisaillon, owner of 2538 River Road, has submitted an application for final major subdivision approval and a special use permit for an average density plan development for 24 building lots on the property known as the Kelts Farm. The proposal is a mixture of twin townhomes and single family lots.

#### **BACKGROUND INFORMATION**

Final subdivision approval is the last step in the subdivision process, following the construction of the roads and utilities. It is intended to be the final check to ensure the subdivision was built according to plans prior to recording the plat and releasing additional building permits. The Planning Department is still waiting on the as-builts – but the only changes to the plans the developer (Joel Bisaillon) is noting are the following:

- 1) We are using 4 ft. black chain link fencing with double 5 ft. swinging gates on the retention ponds instead of the specified split rail fencing. (split rail fencing is out of stock everywhere).
- 2) We planted (3) Oak trees on the cul de sac and (32) evergreens on the berm in a sawtooth pattern. The plans called for (19) total evergreens and no trees on the cul de sac. We also extended the berm 30 ft. to the north at the request of the Town.
- 3) The bike path in front of the homes was mistakenly made 10 ft. wide so it was saw cut back to 8 ft. The plans called for 6 ft. of grass space between the road edge and the path but there is only 4 ft.
- 4) We agreed to the Town's request to Avanti grout the existing sewer manhole along River Rd. The abandoned 15" inlet line to the manhole will be sealed with a concrete plug. Baldwin Packard Contractors will be performing the work.

5) I will be providing a proposed sketch to the Town for our plans for the end of Windsor Drive. We will not have to add this to the drawings but we are going to provide a 10ft. open air gazebo from Classic Sheds with a stone path to the bike path. We will also provide planting beds and perennial flower seeds that can be planted in coordination with the Niskayuna flower organizations.

SHEET SHEET 1 SHEET 2 SHEET 3 SHEET 4 SHEET 5 SHEET 6 SHEET 7 SHEET 8 SHEET 8

# ENGINEERING PLANS FOR: **KELT'S FARM SUBDIVISION**

# TOWN OF NISKAYUNA \* SCHENECTADY COUNTY NEW YORK **MARCH 2021 REVISED APRIL 2021**

IND	)EX:	
	COVER	COVER SHEET
	EXIST	EXISTING CONDITIONS
	SUB	SUBDIVISION PLAN
	GRD	GRADING & UTILITY PLAN
	ERO	EROSION CONTROL PLAN
	PROF	PROFILE
	DET-1	CONSTRUCTION DETAILS - 1
	DET-2	CONSTRUCTION DETAILS - 2
	DET-3	CONSTRUCTION DETAILS - 3

![](_page_44_Figure_6.jpeg)

SCHENECTADY COUNTY HEALTH DEPARTMENT

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	REVISION					
	D. DATE NO.	03.08.21	04.23.21			
	BY APF	TM	TM			
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## <u>EXISTING LEGEND:</u>

- EXISTING SANITARY PIPE SOIL TYPE: St \_\_\_\_\_ - EDGE OF STREAM - EDGE OF WOODS ------ - Property line o IRF • IPF - IRON PIPE FOUND
  - EXISTING CONTOUR SOIL TYPE: EnA – SOIL BOUNDARY – SUB CATCHMENT BOUNDARY - WETLAND LIMITS IRON ROD FOUND • CIRF - CAPPED IRON ROD FOUND

# TEST PIT DATA

Rim=327.21 Inv In=313.97 Inv Out=313.89

/ Guy Wire

M8° 04% 20"E`

N18 04' 15"E

/ Lands N/F Of

–Niþgara Móhawk Pówer Corporation

Book 1436 Of Deeds At Page 181

- TEST PITS COMPLETED BY ADVANCE ENGINEERING AND BISAILLON PROPERTIES ON 11/24/20 (CLEAR 39'F) TEST PIT (TP#1): 0 – 12" LOAMY TOPSOIL 12" – 36" SILTY LOAM, BROWN 36" – 60" SANDY LOAM, BROWN 60" – 96" DENSE SILTY LOAM, SOME CLAY 96" BOTTOM OF EXCAVATION MINOR LEAKAGE AT 60", NO GROUND WATER OBSERVED TEST PIT (TP#2): 0 – 12" LOAMY TOPSOIL 12" – 24" SANDY LOAM, BROWN
- 24" 36" SILTY LOAM, BROWN 36" – 60" SILTY LOAM, WITH GRAVEL 60" – 96" TRANSITION TO DARK GRAY DENSE SILTY CLAY 96" BOTTOM OF EXCAVATION MINOR LEAKAGE AT 60", NO GROUND WATER OBSERVED

# INFILTRATION LOG I#1−1 @ TP#1 36" DEPTH

- RATE: 5 INCH DROP/15 MINUTES = 20 INCH/HOUR I#1−2 @ TP#1 36" DEPTH RATE: 5 INCH DROP/18 MINUTES = 16.6 INCH/HOUR I#2−1 @ TP#2 36" DEPTH RATE: 6" DROP/8 MINUTES = 45 INCHES PER HOUR
- I#2−2 @ TP#2
- 36" DEPTH RATE: 6" DROP/12 MINUTES = 30 INCHES PER HOUR

#### SOIL TYPES: AS DETERMINED FROM USDA WEB SOIL SURVEY

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- CoC COLONIE LOAMY FINE SAND ROLLING SOMEWHAT EXCESSIVELY DRAINED MORE THAN 80 INCHES TO WATER TABLE NuB - NUNDA CHANNERY SILT LOAM 3 TO 8% SLOPES MODERATELY WELL DRAINED ABOUT 15 TO 24 INCHES TO WATER TABLE
- Ra RAYNHAM SILT LOAM 0 TO 3% SLOPES SOMEWHAT POORLY DRAINED ABOUT 12 TO 24 INCHES TO WATER TABLE
- RhB RHINEBECK SILTY CLAY LOAM 3 TO 8% SLOPES SOMEWHAT POORLY DRAINED ABOUT 6 TO 18 INCHES TO WATER TABLE

# MAP NOTES:

 $\$  \ Lands N/F Of

Francis N. Lee

Instrument No. 201006174

 PORTIONS OF BOUNDARY EVIDENCE, AND PLANIMETRIC INFORMATION SHOWN HEREON FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING PLLC FROM A MARCH 11, 2021 FIELD SURVEY. REMAINING PORTIONS AND TOPOGRAPHY PROVIDED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. PER MAP REFERENCES. 2. TAX MAP DESIGNATION: 41.0-1-9.1

A.C.O.E. Wetlands

# MAP REFERENCE:

- 1. "SURVEY OF LANDS OF WARREN & MARIE KELTS TO BE CONVEYED TO BISAILLON PROPERTIES, LLC" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK. MAP NUMBER 15-22-98, DATED: NOVEMBER 25, 2015, AS
- PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC. WETLAND DELINEATION MAP, TMP# 41.–1–9.1" TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK. MAP NUMBER 19–22–, DATED: AUGUST 14, 2019, AS PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC.

EXISTING SOIL TYPE BOUNDARY

TREE CLEARING LIMIT APPROXIMATELY 4.7  $\pm$ AC TOTAL CLEARING

\_ \_\_ \_\_ \_\_ \_\_ \_\_ <u>GRADING LIMIT</u>

292.75

Sanitary

Manhole (Typ.)

Possible 25' Wide Sewer Easement

![](_page_45_Figure_25.jpeg)

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# ZONING AND LAND USE: TOWN OF NISKAYUNA SCHEDULE I-B

#### **R-1 DISTRICT** SCHEDULE OF SUPPLEMENTARY REGULATIONS

TOTAL AREA OF LANDS TO BE CONVEYED TO THE TOWN 6.31± AC

DISTRICT	USE	MI	NIMUM LOT S	IZE	MAXIMUM PERCENTAGE OF COVERAGE BY	MINIMU	M YARI	O REQUI	REMENTS	MINIMUM REQ OFF -STRF
DISTRICT	USE	AREA	WIDTH	DEPTH	BUILDING AND STRUCTURES	FRONT		DE BOTH	REAR	PARKING SPA (ALSO SEE 22
R-1 (LOW-DENSITY RESIDENTIAL)	SINGLE FAMILY DWELLING	18,000 SF	100 FT	125 FT	25	35	20	40	25	
AVERAGE DEVELO (50%	E DENSITY OPMENT 5 R-1)	9,000 SF	50 FT	62.5 FT	25	20	10	20	15	

STANDARD SUBDIVISION NOTES:

- <u>GENERAL NOTES</u> BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW. • ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING
- SEDIMENT FROM CONSTRUCTION SITE DISCHARGES. INSOFAR AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
  SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
- PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
   CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.
- MAINTENANCE OF EROSION CONTROL MEASURES THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS, WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED
- TREE PRESERVATION POLICY SUBDIVISION APPROVAL BY THE PLANNING BOARD AUTHORIZES GRADING AND CLEARING WITHIN THE ROAD RIGHT-OF-WAY AND EASEMENTS ONLY. THE APPLICANT SHALL SUBMIT PLANS FOR INDIVIDUAL LOT GRADING TO BE
- APPROVED AS PART OF THE BUILDING PERMIT APPLICATION. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 3 FEET ABOVE THE BASE OF THE TRUNK AND INDICATE THOSE THAT ARE PROPOSED
- TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY. ANY TREES REMOVED FROM A LOT IN A MANNER THAT IS NOT CONSISTENT
- WITH THE APPROVED GRADING PLAN FOR THAT LOT SHALL BE REPLACED AT THE EXPENSE OF THE DEVELOPER BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE ATISFACTORY TO THE TOWN ENGINEER. THE GRADING PLAN SHALL BE CONSISTENT WITH THE PURPOSES OF THE SOIL
- EROSION AND SEDIMENT CONTROL ORDINANCE. IN PARTICULAR, ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
- <u>GRADING NOTES</u> THE APPLICANT SHALL TREAT THE GRADING PLAN SUBMITTED FOR THE SUBDIVISION AS ADVISORY ONLY, AND SHALL SUBMIT GRADING PLANS FOR REVIEW BY THE BUILDING INSPECTOR ON A LOT-BY-LOT BASIS THAT ARE CONSISTENT WITH THE PLANNING BOARD REQUIREMENTS FOR TREE

Rim=327.21

Inv In=313.97 Inv Out=313.89

PRESER VATION.

![](_page_46_Figure_15.jpeg)

RAIN

20"l Lot No. 1

\_18491 ± SF

N18

Lot No. 28312 ± SF

![](_page_46_Figure_16.jpeg)

A.C.O.E. Wetlands N18'04'15"E 50.51' N18'04'15"E (Typ.)

· \_\_ \_\_ `\_\_

∖Lands N∕F Of

*`*,Francis N. Lee

Instrument No. 201006174

EXISTING 15" CLAY SANITARY SEWER

SHEET 7 OF 8)

TO BE ABANDONED (SEE WORK PLAN

Possible 25' Wide ewex Easement

![](_page_46_Figure_19.jpeg)

PLANT (COMMON)	PLANT (BOTANICAL)	SYMBOL	SIZE	QUANTITY	SPACING
NORTHERN RED OAK	QUERCUS BOREALIS RUBRA	A Contraction of the second seco	2.5" CAL @ 5'-0"	8	AS SHOWN
NORWAY MAPLE	ACER PLATANOIDES		2.5" CAL @ 5'−0"	16	AS SHOWN
THORNLESS HONEY LOCAUST	GLEDITSIA TRIACANTHOS INERMIS	×	2.5" CAL @ 5'-0"	8	AS SHOWN
WHITE SPRUCE	PICEA GLAUCA		5' — 6' HEIGHT	14	AS SHOWN

Easeme	nt Line	and Curve Ta	ble
Line #/Curve #	Length	Bearing/Delta	Radius
C1	10.05	9.59	60.00
C2	10.05	9.59	60.00
L1	194.84	S57 36' 14.55"E	
L2	57.18	S80 15' 05.41"E	
L3	25.15	S16 02' 23.11"W	
L4	26.97	S80 15' 05.41"E	
L5	229.81	N57 36' 14.55"W	
L6	12.50	N32 23' 45.45"E	
L7	32.46	S80 15' 05.41"E	
L8	199.85	S57 36' 14.55"E	
L9	12.50	N32 23' 45.45"E	
L10	127.17	N57 36' 14.55"W	
L11	127.44	S61 17' 36.75"E	
L12	8.20	S32 23' 45.45"W	
L13	108.14	N85 46' 31.32"E	
L14	10.00	S2 34' 03.62"E	
L15	107.01	S85 46' 31.32"W	
L16	10.00	S2 34' 03.62"E	
L17	107.56	S85 46' 31.32"W	

		Design of:	COPYRIGHT 2020 ALTERATION OR	NO. REVISION	BY APPD.	DATE NO.	REVISION	BY APPD. DATE
	KELT'S FARM SUBDIVISION	ADVANCE ENGINEERING & SURVEYING PLIC	ADVANCE ENGINEERING & ADDITION TO A SURVEY SULVEVING, PLLC ALL RIGHTS, RESERVED. LICE NSED LAND RIGHTS, RESERVED. LICENSED LAND	1) PRELIMINARY ENGINEERING PLANS ISSUED FOR REVIEW	TMNC	03.08.21		
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		COMMERCIAL AND RESIDENTIAL	under the direction of AN ORIGINAL OF THE					
	DATE: DECEMBER 13, 2019 SCALE : 1" = 40'	PHONE: (518) 698-3772 E-MAIL: NCOSTAPE@gmail.com NICHOL	AS COSTA, P.E. document in any way. TRUE COPIES.					

![](_page_47_Figure_0.jpeg)

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	ABRV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	E	7	EUPATORIUM MACULATUM	JOE PYE WEED	#1 CONT.	24"
	G	13	LOBELIA SIPHATICA	GREAT BLUE LOBELIA	#1 CONT.	12"
	R	2	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#1 CONT.	4'
	Р	2	ILEX VERTICILLATA	WINTERBERRY	#1 CONT.	4'
	V	9	CAREX VULPINOIDEA	FOX SEDGE	#1 CONT.	12"
	S	7	PANICUM VIRGATUM	SWITCH GRASS	#1 CONT.	3'

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5	DATE: DECEMBER 13, 2019 SCALE: NONE	AND I	PHONE: (518) 698-3772 E-MAIL: NCOSTAPE@gmail.com NICHOLAS COSTA, P.E.	<ul> <li>Professional Engineer, EMBOSSED SEAL SHALL to alter this BE CONSIDERED VALID document in any way. TRUE COPIES.</li> </ul>					

![](_page_52_Figure_0.jpeg)