

Economic Development, Historic Preservation & Environmental Conservation Committee

AGENDA

May 5, 2023

8:30 am

Town Schaefer Room

a. PUBLIC CONCERNS

b. MINUTES

- a. April 7, 2023

c. Resolutions / Finance Committee

- a. A Resolution making a SEQR determination and calling for a public hearing for a special use permit to combine 17, 25 and 33 Fagan Ave. properties with the existing Kia Automobile lot at 3900 State St, remove two single family homes, and extend the Automobile sales lot onto S Fagan Ave
- b. A Resolution making a SEQR determination and calling for a public hearing for a special use permit for an 22-lot Average Density Development at 1851 Union St / 1245 Ruffner Road consisting of 10 single family homes and 12 townhomes
- c. A Resolution appointing a new Chairperson for the Zoning Board of Appeals
- d. A Resolution recognizing Keith Frary's years of service to the Town
- e. A Resolution for restructuring the Planning Department
- f. A Resolution appointing a person to the Historic Preservation Committee
- g. A Resolution to purchase a pavilion for River Road Park (tentative)
- h. A Resolution awarding a contract for the Climate Grant RFP (tentative)
- i. A Resolution adopting Complete Streets priority letters (tentative)

d. Discussions

- a. 534 Stanford Ave – letter requesting Donation
- b. Building Moratorium on River Road sewer line
- c. Lions Park train station request

e. Planning Board (Kevin Walsh) – report attached

- a. 1851 Union St (Mohawk Golf Club), 3900 State St, Rivers Ledge, 31 East St, Polsinelli Subdivision, Rivers Ledge Phase 2, Broken Inn

f. Zoning Board – 5 cases for May, 2 fence variances, 3 setback variances

g. Grants Update

- a. Submitted NRI proposal to Mohawk River Watersheds Grant
- b. resuming Critical Pedestrian Grant / Upper Union St this spring

h. Complete Streets

- a. Adopted 2023 goals & priority letters
- b. Meeting with Grant Writer – *follow up*

i. Tree Council

- a. Arbor Day event held on April 29, 2023 - well attended

- j. Conservation Advisory Council (Dart Strayer)**
 - a. Composting Day / Program (NYSERDA Grant)
 - *First class held on May 2nd – well attended*
 - *Second class will be May 6th*
- k. Climate Smart Communities Task Force**
 - a. Climate Grant RFP
- l. Architectural Review Board**
- m. Comprehensive Plan Committee**
 - a. Release of Survey to Residents
- n. Building Department / Enforcement**
 - a. Zombie Properties Update
- o. Planning Department**
 - a. Consaul Road Sidewalk – look for quote on survey
- p. Metroplex (Dr. Horton)**
- q. Legal (Alaina Finan)**
- r. Historical (Denis Brennan)**

Board Vacancy List

Zoning Board (1 vacancies – alternate)

CAC: (1 Vacancy)

Tree Council (2 vacancies)

Complete Streets Committee: (2 vacancies)

Climate Smart Community Task Force: (2 vacancies)

Architectural Review Board: (2 vacancies)

**NEXT COMMITTEE MEETING: June 2, 2023
at 8:30 am, Via Hybrid In-Person & Remote Meeting Software**

Economic Development, Historic Preservation & Environmental Conservation Committee

MINUTES

April 7, 2023

8:30 am

Members Present:

John Della Ratta, Chairman
Jaime Puccioni, Town Supervisor
Laura Robertson, Town Planner
Clark Henry, Assistant Town Planner
Alaina Finan, Town Attorney
Dart Strayer, Chairman of the Conservation Advisory Council
Kevin Walsh, Chairman of Planning Board
Seth Goldstein, Systems Administrator
Jean Foti, Confidential Secretary to the Supervisor

Public Concerns

No public comments at this meeting.

Minutes

March 3, 2023

Mr. Walsh made a motion to approve the minutes and it was seconded by Mr. Strayer. The minutes were approved unanimously.

Resolutions / Finance Committee

- a. A Resolution calling for adoption of a Local Law concerning 19 NYCRR Part 1203 Uniform Code and the Energy Code: Minimum Standards for Administration and Enforcement**

Ms. Robertson noted a few minor typos and corrections brought forward by the building inspectors. The law should be ready for adoption by the end of April.

- b. A Resolution making a SEQR determination and calling for a public hearing for a special use permit to combine 17, 25 and 33 Fagan Ave. properties with the existing Kia Automot-**

bile lot at 3900 State St, remove two single family homes, and extend the Automobile sales lot onto S Fagan Ave

Mr. Walsh noted that the applicant had reduced the number of proposed parking spaces from 144 to 90. Ms. Robertson stated that although many trees will have to come down, the applicants are proposing large amounts of landscaping and are keeping a Norway spruce standing at the request of the Tree Council.

Ms. Robertson detailed the offloading site that the applicants provided as part of their proposal, which would increase safety for deliveries.

Ms. Robertson said the main reasoning for the Planning Board's vote against the project was the precedent that it would set by commercial encroaching onto existing single family residential neighborhoods and that the proposal was contrary to the Town's Comprehensive Plan.

Ms. Robertson also discussed the Conservation Advisory Council recommending a Positive Declaration to the Town Board.

Both Boards cited the demolition of homes and encroachment of commercial space into residential neighborhoods as their main concerns.

Ms. Robertson explained to Chairman Della Ratta that automobile sales required a special used permit in the Commercial-Highway zone.

Mr. Strayer touched upon the affordability of the homes in that area which would be disrupted by this project.

c. A Resolution making a SEQR determination on certain Niskayuna Park Improvements for a DASNY grant through Assemblyman Phil Steck

Ms. Robertson stated that the CAC had reviewed impacts to River Road Park, Avon Crest Park, Fieldstone Trails and Lions Park for the proposed improvements under the DASNY grant.

SHPO reviewed the plans for Lions Park and gave the Town a letter of no impact.

The CAC recommending incorporating low-mow initiatives into River Road Park in order to offset the added impervious surfaces.

Ms. Robertson stated that the Lions Park Train Station efforts would be headed by a retired historic preservationist architect who would keep the historic nature of the site in tact while making the site more ADA compliant.

d. A Resolution to purchase a pavilion for River Road Park

Ms. Robertson recommended purchasing the pavilion for River Road Park as soon as possible. Supervisor Puccioni stressed that as there is currently a cement pad in place, it is imperative to topping it with the pavilion.

Discussions

Perri Ottati Driveway request- utilizing Town ROW

68 Ms. Ottati would like to build a house at 2225 Rosendale Rd. and in order to build a driveway a curb cut
69 would be needed from the County. There is, however a curb cut for an existing paper street that abuts
70 their property which Ms. Ottati would like to utilize for her driveway.

71 Ms. Robertson stated that in the past the Town has issued an Open Development Permit which would
72 allow the driveway to be built in the Town ROW. The other way the Town has handled this is through a
73 resolution that allowed the driveway to be built on Town property.

74 If the paper street ever was built, it would be easier for the driveway to exit onto that than directly onto
75 Rosendale.

76 Ms. Finan expressed her concern that the proposed driveway plan did not appear to incorporate the code
77 requirements for having two front yards. Ms. Robertson confirmed that she spoke with the owners about
78 having two front yards.

79 Ms. Finan stated the Town Board could not consider the project any further until the applicant had
80 pursued a variance from the Zoning Board of Appeals for the proposed configuration of the single
81 family home. She stated it was premature for the Town Board to act upon a proposal that was not
82 compliant with Town Code.

83 **Planning Board**

84 Mr. Walsh discussed the Trinity Baptist Church project on Balltown Rd. which was approved and had
85 met with the Planning Department on the clearing.

86 31 East St. had been approved by the Planning Board after being sent back from the Zoning Board.
87 Given the changes to the building are minimal and the business will only be open during the day, Mr.
88 Walsh felt there will be minimal impact to the area.

89 Mr. Walsh detailed that the picnic table proposals brought forward by The Broken Inn had been
90 approved. He stated the Antonio Park subdivision will have a public hearing during the Planning
91 Board's April meeting.

92 Mr. Walsh discussed the public hearing that took place at the last Planning Board meeting for the
93 Mohawk Golf Club project. The hearing was well attended and the Planning Department is now working
94 with the TDE whose preliminary information would be discussed once found and be used to deliver a
95 recommendation to the Town Board.

96 Rivers Ledge is continuing to update their garage design to incorporate one garage for each resident.

97 Mr. Walsh felt confident that the new signage for the Bank of America would be approved at the April
98 17th meeting as all the signage is compliant.

99 **Zoning Board**

100 Ms. Robertson stated that there were 3 cases for April, all of which are residential area variances.

101 **Grants Update**

102 Ms. Robertson noted that the NRI proposal was submitted to the River Watersheds Grant, and she was
103 waiting on a response back.

104 After receiving numbers regarding the Critical Pedestrian Grant, a change order ended up not being
105 needed. Given that action is being taken with this grant it is now time to begin to take out the parking lot
106 for bike trail access across from St. Joseph's Dr.

107 **Complete Streets**

108 Ms. Robertson stated that the Complete Streets Committee adopted their goals and priority letters for
109 2023. Safety measures for Route 7 are among the most important priority items for Complete Streets.

110 **Tree Council**

111 Ms. Robertson stated that the Arbor Day celebration would occur on April 29. She stated Silent Wings
112 will have a booth that will display different birds of prey that need forests and habitat to survive in the
113 wild and she thanked Ms. Carol for securing them.

114 **Conservation Advisory Council**

115 Mr. Strayer stated that the CAC gave a positive declaration on the Mohawk Club project. Mr. Strayer
116 talked to what an important natural resource asset the Club was to the Town, especially given its
117 proximity to a high density region of Town.

118 Mr. Strayer mentioned the CAC feared that this subdivision may open the remainder of the club up to
119 future development.

120 Mr. Strayer would like to see a long term plan for the Mohawk Club that outlines future development
121 areas as well as potential conservation areas.

122 Mr. Strayer also stated that while the Council supported the concept of an Average Density
123 Development, in this instance, they felt the proposal did not meet the goals that ADD strives for.

124 Ms. Robertson detailed how if the Town Board carried out the CAC's recommendation for a positive
125 declaration then the developers would have to pause the project while they explored ways to mitigate the
126 environmental concerns brought forward.

127 Mr. Strayer told Chairman Della Ratta that although the Council had asked the developer numerous
128 times for a long term plan for the golf course they had yet to hear back on that.

129 Ms. Robertson discussed the Club's willingness to offer the Town the right of first refusal if the entirety
130 of the property went for sale. Mr. Strayer wondered what would happen if the Club went for sale piece
131 by piece, and if the Town would be willing to purchase portions of the Club in that manner.

132 Ms. Robertson spoke to the CAC's upcoming Compost Days, one of which will be incorporated with the
133 Arbor Day celebration. The other Compost Days will be during different nights through the next few
134 weeks.

135 **Climate Smart Committee Task Force**

136 Ms. Robertson shared that a climate grant RFP was in the works and would continue to be followed
137 through on.

138 **Architectural Review Board**

139 Mr. Henry discussed the five projects currently being discussed by the ARB.

140 Rivers Ledge is currently looking at the facades and garages in their senior center project. The ARB was
141 impressed with the level of detail that went into the new garages, especially as the underground parking
142 was viewed much more favorably.

143 The Mohawk Club has been continually undergoing general updates.

144 Mr. Henry spoke highly about the applicant and the plans regarding 31 East St - which include
145 significant landscaping and improvements to the neighborhood.

146 The Broken Inn and the Niskayuna Animal Hospital were also discussed at the last ARB meeting.

147 **Comprehensive Plan Committee**

148 Chairman Della Ratta thanked Mr. Strayer for his Comprehensive Plan presentation in March.

149 **Building Department**

150 Ms. Robertson stated she is working on a zombie property update for the Supervisor. The Building
151 Department has been working with the County on seven different homes and 37 mailouts had been sent
152 out to properties with vacant homes.

153 **Planning Department**

154 Ms. Robertson stated the initial engineering quote came in too high for a sidewalk on Consaul Rd.
155 however Ms. Robertson will be looking into a quote specifically for a survey of the site.

156 **Metroplex**

157 No Metroplex updates at this meeting.

158 **Legal**

159 Ms. Finan did not have an update today.

160 **Historical**

161 No historical updates at this meeting.

162 **Adjournment**

163 Chairman Della Ratta made a motion to adjourn the meeting and it was seconded by Mr. Walsh. The
164 meeting was adjourned at 9:20 am.

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Saved: 2/23/2023 2:47:44 PM Plotted: 2/23/2023 4:49:31 PM Current User: Handeman, Emily LastSavedBy: 5513



MATTHEWS AUTO GROUP,
3900 STATE ST,
SCHENECTADY, NY 12304



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MATTHEWS KIA
PARKING LOT EXTENSION
PROJECT

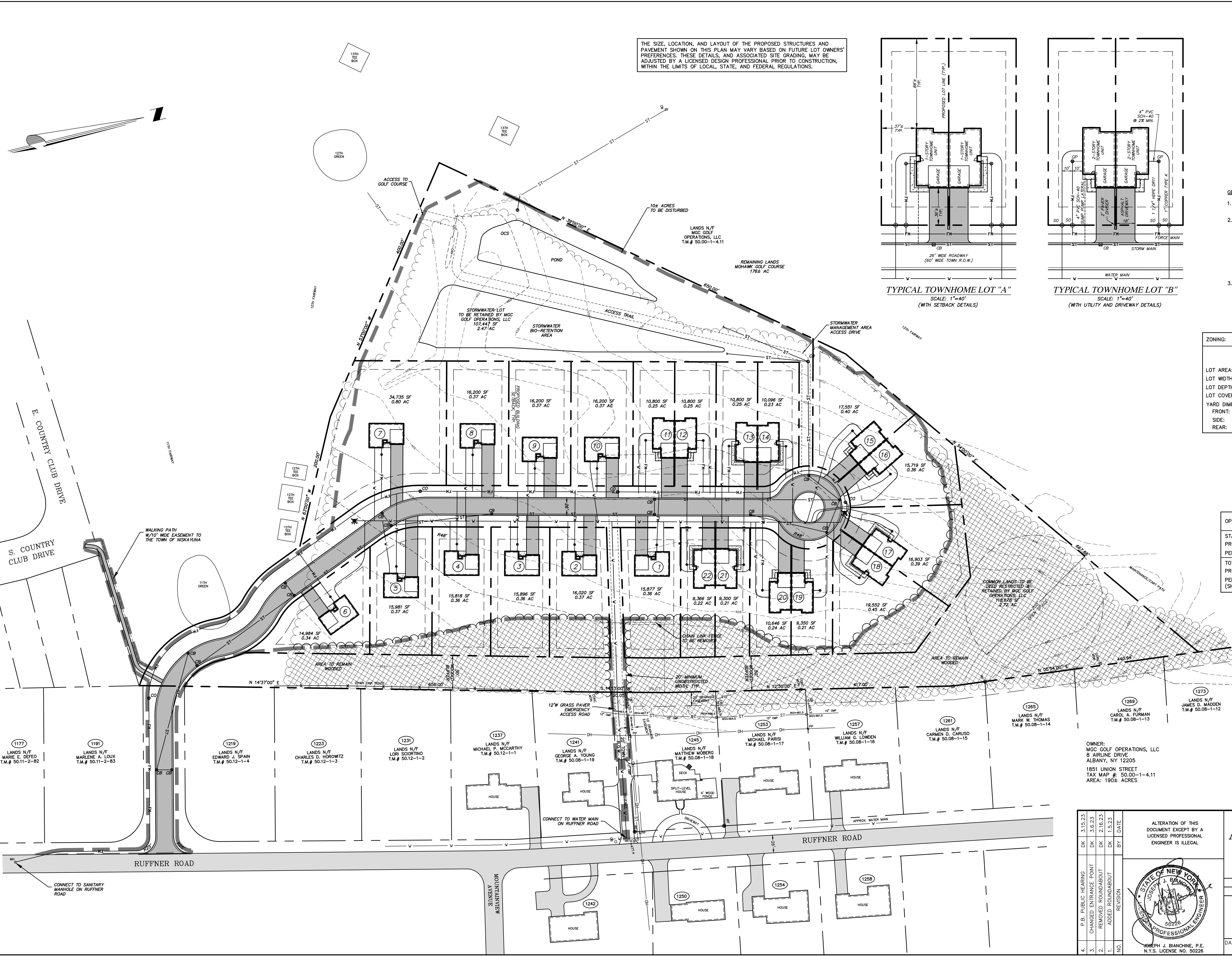
No.	Submital / Revision	App'd. By	Date

CONCEPT SITE PLAN

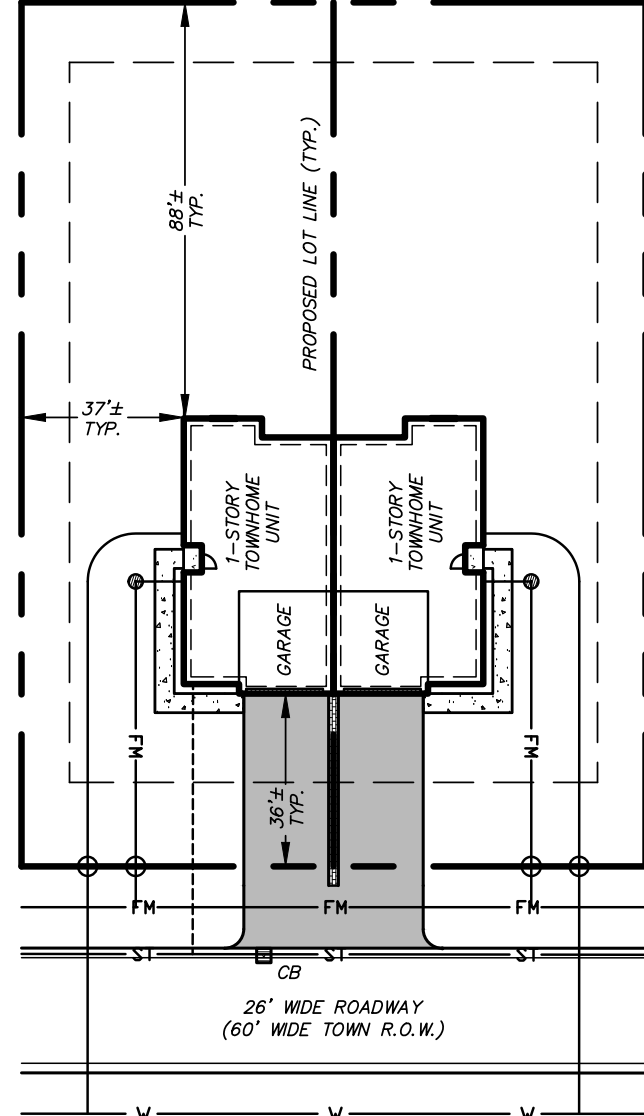
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ECH	ECH	DD
Issue Date:	Project No:	Scale:
XXXXX	080685	AS SHOWN

Drawing No.:

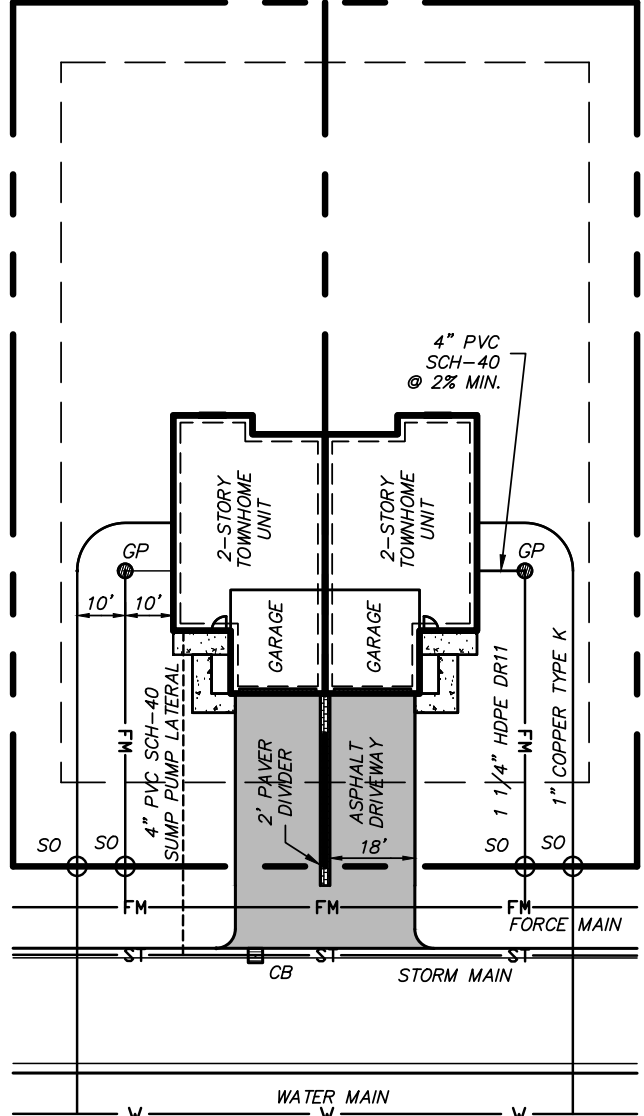
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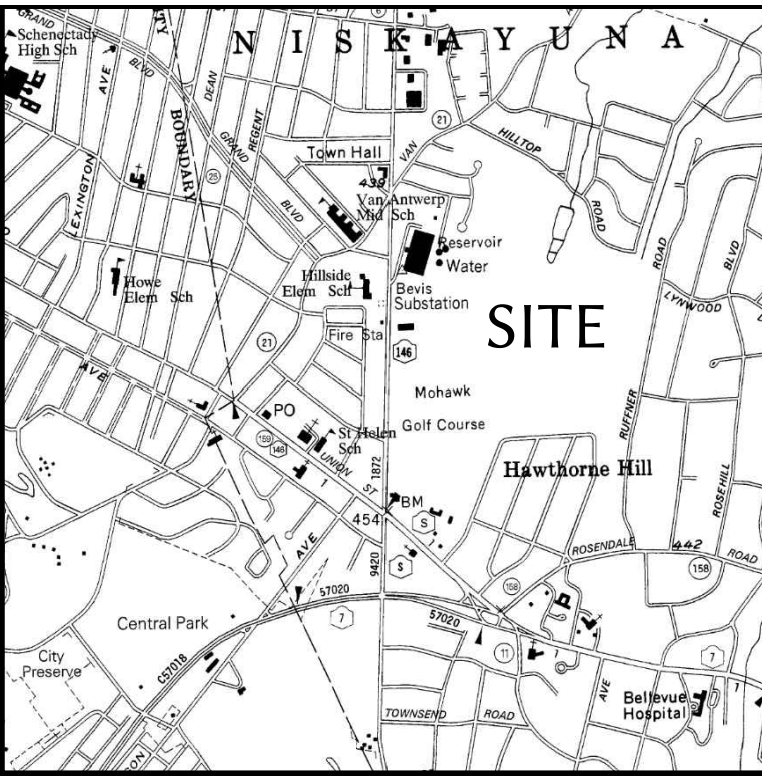
THE SIZE, LOCATION, AND LAYOUT OF THE PROPOSED STRUCTURES AND PAVEMENT SHOWN ON THIS PLAN MAY VARY BASED ON FUTURE LOT OWNERS' PREFERENCES. THESE DETAILS, AND ASSOCIATED SITE GRADING, MAY BE ADJUSTED BY A LICENSED DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION, WITHIN THE LIMITS OF LOCAL, STATE, AND FEDERAL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



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



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



SITE LOCATION

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

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

APPROXIMATE SITE STATISTICS		
	PROPOSED	
BUILDINGS:	38,000± SF	6.1%
PAVEMENT:	72,000± SF	11.5%
GREEN SPACE:	514,781± SF	82.4%
TOTAL:	624,781± SF (14.34± AC)	100.0%

OPEN SPACE STATISTICS	
STANDARD TOTAL LOT AREA (18,000 SF X 22):	396,000 SF
PROPOSED TOTAL LOT AREA:	328,795 SF
PERCENT REDUCTION [(396,000-328,795)/396,000]:	17.0%
TOTAL PROJECT AREA:	624,781 SF
PROPOSED OPEN SPACE:	118,678 SF
PERCENT OPEN SPACE (118,678/624,781)	19.0%
(SHALL BE GREATER THAN OR EQUAL TO PERCENT REDUCTION)	

OWNER:
MOC GOLF OPERATIONS, LLC
8 AIRLINE DRIVE
ALBANY, NY 12205
1851 UNION STREET
TAX MAP # 50.00-1-4.11
AREA: 190± ACRES

NO.	REVISION	BY	DATE
4.	P.B. PUBLIC HEARING	DK	3.15.23
3.	CHANGED ENTRANCE POINT	DK	3.6.23
2.	REMOVED ROUNDABOUT	DK	2.16.23
1.	ADDED ROUNDABOUT	DK	1.13.23



SKETCH 22-LOT SUBDIVISION
AVERAGE DENSITY DEVELOPMENT
MOHAWK GOLF CLUB
1851 UNION STREET

TOWN OF NISKAYUNA COUNTY OF SCHENECTADY

STATE OF NEW YORK

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

DATE: DECEMBER 6, 2022 SCALE: 1" = 60' DWG. 5429A-S10 AVG SHEET 1 OF 1

EDHPEC Committee: PB Updates

5/5/23

- Recently Completed PB Actions/Resolutions (since last EDHPEC Meeting)
 - 1757 Union St. - Bank of America - new signage approved, proposed resolution for façade improvements @ 5/8/23 PB meeting
- Active
 - 1851 Union St. / 1245 Ruffner Rd. - Mohawk Golf Club - residential ADD subdivision, 10 single family and 12 townhomes, sketch plan review and future TB action
 - Resolving TDE comments/drainage concerns and working PB recommendation to TB on SUP (ADD)
 - 2837 Aqueduct Rd. - Rivers Ledge 55-unit senior apartments and commercial space - applicant working building and garage designs
 - Parcel ID 40.-1-54.11 - 2 lot minor subdivision and lot line adjustment at Antonia Park - sketch plan approved, PB Public Hearing held on April 17, resolving TDE comments
 - 3900 State St. & 17/25/33 Fagan Ave. - Kia car dealership - propose purchasing three neighboring lots and adding vehicle parking/stowage - SUP required, awaiting TB action
- New Projects
 - None
- Waiting on Applicant
 - 1748 Union St. - single family home, possible conversion to mixed use
 - 2538 River Rd. - Kelts Farm - signage review, PB and TB action required
 - 2861 Troy Rd. - Brookdale Sr. Living - temporary approval of storage PODs has expired - need to submit permanent solution

Next PB meeting 5/8/2023