

**City of Schenectady
Application for a Special Use Permit
under Chapter 264 of the Zoning Code**

#201704227

TO THE PLANNING COMMISSION:

I, Paul Fallati the owner of the property located at,
220 Harborside Dr., Tax map number, Sec. 39.49 Block 2 Lot 1.2, Hereby
petition the Planning Commission of the City of Schenectady to grant a Special Use Permit under
Article XIV of the Zoning Code, Section(s) 264-96 through 99, to allow the following as described
below and shown on the accompanying drawings.

Special permit uses are those uses having some special impact or unique form which require a case
by case review of their location, design, configuration and impact, to determine against fixed
standards, the desirability of permitting their establishment on any particular site. Please answer the
following questions with as much detail as possible to assist the Planning Commission with their
review. Attach additional sheets as necessary.

1. What is the present zoning classification of the parcel?

C3

2. What are the surrounding parcels used for? (i.e. one family, commercial, parkland)

North	<u>Commercial, Residential, Parkland</u>	South	<u>Commercial</u>
East	<u>Commercial, Residential, &</u>	West	<u>Commercial / Industrial</u>

3. Describe the proposed use: (include information as is pertinent to your application about
building size, hours of operation, number of employees, number of off-street parking spaces, area
to be enclosed, etc.)

THIS IS A MULTI USE PROJECT. THERE IS CURRENTLY A CASINO
Hotels, as well there will be multiple retail locations, office
space, condos, apartments, and townhouses. THERE ARE 11 building
with one multi level parking garage with an additional 6 parking
areas. Being the size of the project as a whole there will be little
impact on surrounding area, especially traffic wise, due to the containment
of land parcels

4. Provide evidence and information which demonstrates that the proposed use will not
substantially impact on the nature and character of the surrounding neighborhood.

THIS IS A Very large scaled project that adds to character
of the neighborhood. What was once a majority industrial use area
is now a thriving community and destination. Bringing a useable
waterfront and park area will additionally benefit the neighborhood

5. Explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.

This large multi use project will not have adverse effect upon any of the adjacent property. The size of project and parcels of land supply ample parking and self containment. Utilizing two entrance points and internal traffic patterns will ease traffic and parking issues. The addition of bike paths, open space, boat slips help this project enhance all adjacent areas.

6. Explain why your proposed use will not be more objectionable than would a use permitted by the Zoning Code. Specifically, will your proposed use create any nuisances by generating noise, odors/fumes, glare from lighting.

Taking the enormous size of this project, the sign request is extremely minimal. Specifically designed to be ~~spare~~ visually appealing with no noise generation, and use low output LEDs to reduce glare this should compliment the project.

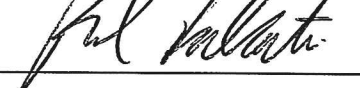
7. Demonstrate to the Commission that the proposed use will be adequately served by storm drainage structures, water, sanitary sewers, off-street parking, access to city streets to handle projected traffic volumes, fire and police protection, schools, and refuse disposal, as these services may be relevant to your project.

The proposed project is for signage. All proposed signage will be set back from all intersection to not impede any traffic patterns. Location also specific as to not hamper any drainage issues.

8. Explain how your proposal will avoid the loss, destruction, or damage to any natural, scenic, architectural, or historic feature of significant importance, if applicable to your proposal.

9. Demonstrate by the submission of drawings and a narrative that your proposal complies with all zoning regulations which apply.

This proposed project is in compliance with all previously approved regulations.

Date: 8/3/17 Signed:  Authorized Representative

Address: 695 Rotterdam Industrial Park

City: Schenectady NY 12306

Zip Code: 12306

Phone: 518-356-4445

Email: pfallati@galesi.com

617.20
Appendix B
Short Environmental Assessment Form


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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="font-size: 1.2em; margin-left: 40px;">Mohawk Harbor</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; margin-left: 40px;">220 Harborside Dr.</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; margin-left: 40px;">erecting pylon sign</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; margin-left: 40px;">Saxton Sign Corp</div>		Telephone: 518-754-2026 E-Mail: dkatz@saxtonsign.com	
Address: <div style="font-size: 1.2em; margin-left: 40px;">1320 RT9</div>			
City/PO: <div style="font-size: 1.2em; margin-left: 40px;">Castleton</div>		State: <div style="font-size: 1.2em; margin-left: 40px;">NY</div>	Zip Code: <div style="font-size: 1.2em; margin-left: 40px;">12033</div>
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 governmental 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? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; margin-top: 5px;"><div style="margin-right: 10px;"><input type="checkbox"/> Urban</div><div style="margin-right: 10px;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="margin-right: 10px;"><input checked="" type="checkbox"/> Industrial</div><div style="margin-right: 10px;"><input checked="" type="checkbox"/> Commercial</div><div style="margin-right: 10px;"><input checked="" type="checkbox"/> Residential (suburban)</div><div style="margin-right: 10px;"><input type="checkbox"/> Forest</div><div style="margin-right: 10px;"><input type="checkbox"/> Agriculture</div><div style="margin-right: 10px;"><input type="checkbox"/> Aquatic</div><div style="margin-right: 10px;"><input type="checkbox"/> Other (specify): _____</div><div style="margin-right: 10px;"><input type="checkbox"/> Parkland</div></div>			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<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 service(s) 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 site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Darren Katz</u> Date: <u>8/3/17</u> Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒

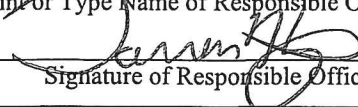
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Saxton Sign Corp

Name of Lead Agency

Darren Katz

Print or Type Name of Responsible Officer in Lead Agency



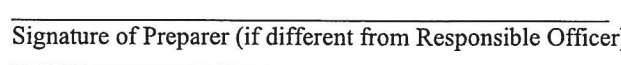
Signature of Responsible Officer in Lead Agency

8/3/17

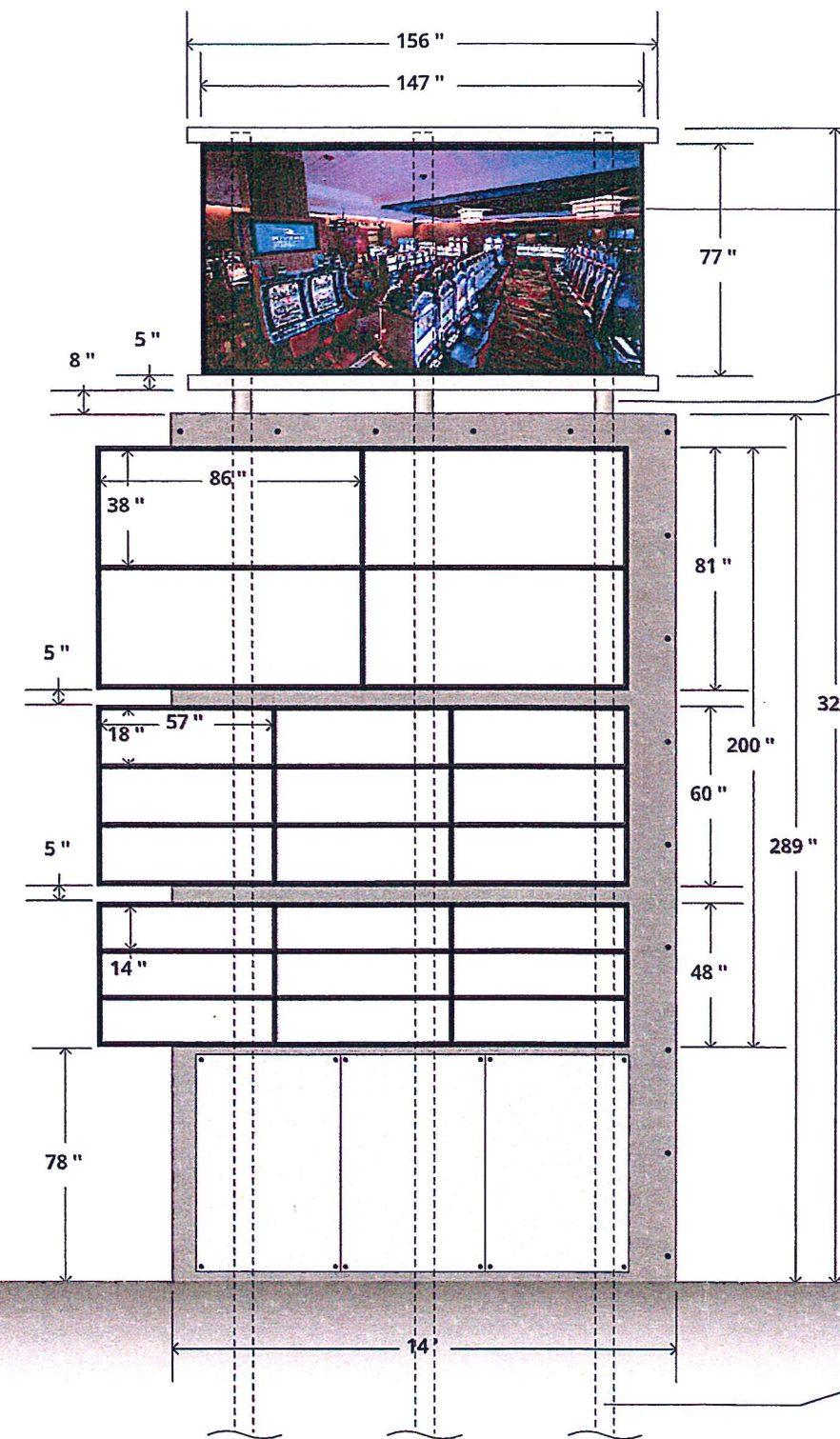
Date

Account Manager / Permitting

Title of Responsible Officer



Signature of Preparer (if different from Responsible Officer)

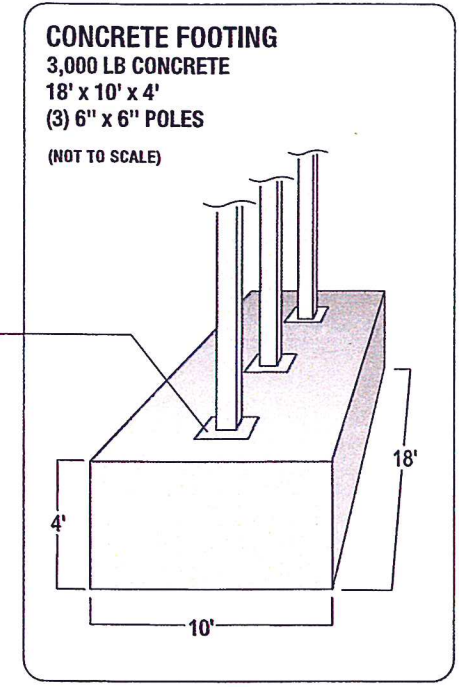
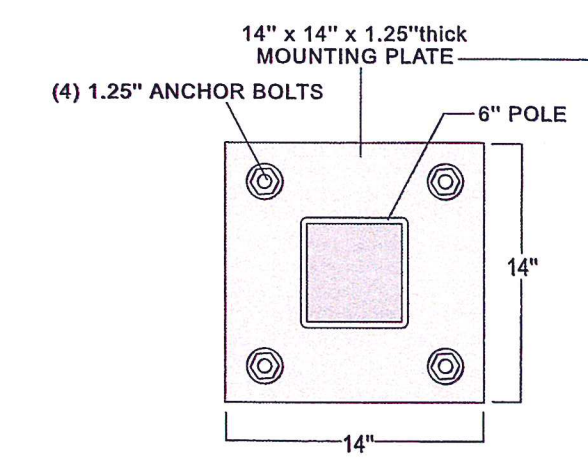


ONE 32'h x14'w DOUBLE FACE LED INTERNALLY ILLUMINATED PYLON SIGN WITH A 10, 12, OR 16mm EMC

SIGN TO HAVE A 2" ANGLE FRAME COVERED WITH 1/8" ALUMINUM WITH PAINTED FINISH. EXPOSED BOLTS. TENANT PANELS TO BE 3/16" LEXAN.

6' x 12' EMC visual area

(3) 6" POLES



METALLIC SILVER

DARK GRAY

BLACK



1-800-942-6366
518.732-7704
fax: 518.732-7716
saxtonsign.com

CLIENT:

Mohawk Harbor

JOB LOCATION:

Schenectady, NY

CUSTOMER APPROVAL

DATE

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DATE: 8-3-17

FOLDER: SP/ Mohawk Harbor

FILE NAME:

Mohawk Harbor PYLON

REVISION: 0

DRAWN BY: SP

SALESPERSON: PJB

