

**Town of Rotterdam Planning Commission
Minutes of May 6, 2025 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, May 6, 2025, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell, Chairman	Excused: Lynn Flansburg
	Clark Collins	Peter Comenzo
	Wayne Calder	
	Joseph Miglucci	
	Joseph Signore	
	Danielle Ciampino	
	Peter Comenzo, Town Planner	
	Courtney Heinel, Attorney	
	Lisa Gallo for Marlo Urowsky, Secretary	

Chairman Scannell called the workshop to order at 7:00 p.m.

Waivers:

1. **FG Rotterdam Holdings, LLC – N. Westcott Road.** The applicant requests a Waiver of Site Plan review for a food commissary to occupy Building 14, Bay 3, ±40,000 square feet, on a ±26.2-acre parcel, in the Rotterdam Corporate Park.

Motion was made by Mr. Collins to approve the Waiver conditioned on the following:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Owner/applicant shall install a Knox box for emergency personnel. Please contact Fire District #6 for specifications.
4. Parking spaces shall be 9' X 18'. Handicapped parking spaces shall be ADA compliant with signage and striping. Parking area shall be seal coated and striped prior to occupancy.
5. A 6' wide pedestrian crosswalk with accompanying MUTCD W1-2 (30' x 30') signage shall be installed from the 108-vehicle parking area on the south side of Fifteenth Street to the employee entrance. Additional lighting should be considered in this area for additional pedestrian safety.

Mrs. Ciampino seconded the motion and vote resulted in unanimous approval of the motion.

2. **Misty Bleu Farms, LLC – 3350 S. Thompson Street.** The applicant requests a Waiver of Site Plan review for indoor cultivation in a 16' x 50' space with potential addition of a 14' x 22' retail space (pending Special Use Permit Approval) in an existing ±5,030 square foot building, previously approved November 7, 2024, on a ±0.3-acre parcel.

Motion was made by Mr. Miglucci to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant shall obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy/Completion from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant shall obtain NYS Office of Cannabis Management approval and provide documentation to the Building Inspector/Code Enforcement Officer prior to operation.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifics.

5. Approval is for cultivation, processing and drying only. The retail sale of product is prohibited until such time the applicant receives Site Plan and Special Use Permit approvals.
6. If complaints are received regarding odors at the facility, the applicants shall immediately address the issue and comply with any orders or remediation by the Building Inspector/Code Enforcement Officer.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

3. **Jennifer Langlais – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a learning center in tenant space D-124, ±1,137 square feet, former Tullo's Salon from May 1, 2025 to June 6, 2026 in ViaPort Rotterdam Mall.

Motion was made by Mr. Calder to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.
5. Applicant shall obtain NYS Department of Education approval, if necessary, prior to operation and a copy provided to the Building Department.

Mr. Miglucci seconded the motion and vote resulted in unanimous approval of the motion.

4. **Leeta DiFolco – 1866 (1874) Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate an Italian American food truck in designated area of site plan submitted April 22, 2025.

Motion was made by Mr. Miglucci to approve the Waiver conditioned on the following:

1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Compliance with all NYS Building and Fire Codes.
3. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
4. Ingress/egress onto Elizabeth Street shall remain free and clear at all times.
5. Applicant shall obtain Schenectady County Health approval.
6. Hours of operation up to daily 6:00 am to 11:00 pm.
7. Prior to operation, the property owner shall repair, patch, seal, and stripe existing parking lot.

Mr. Calder seconded the motion and vote resulted in unanimous approval of the motion.

5. **Chen Glang Hui – 1221 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a beauty and skin care spa, former Rotterdam Dental Arts, ±1,124 square feet, on a ±0.49-acre parcel.

Motion was made by Mr. Miglucci to approve the Waiver conditioned on the following:

1. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
4. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to operation. Please check with DPW for retailers.

5. Applicant shall obtain NYS Department of Health approval prior to the issuance of a Certificate of Compliance.
6. Parking lot shall be repaired, seal coated, striped, and handicap parking with access isle reestablished prior to operation.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

Agenda:

Attendance was taken and a determined there is a quorum.

Ms. Scannell: We need a motion to approve the summary minutes of April 15, 2025. Are there any questions or concerns or comments about that? If not, I would entertain a motion.

Mrs. Flansburg: I will make that motion.

Mrs. Ciampino: I second the motion.

Ms. Scannell: Thank you, Mrs. Flansburg and thank you Mrs. Ciampino. Lisa, please call the vote.

Ms. Gallo: Mr. Collins?

Mr. Collins: I recuse as I was not at the April 15, meeting.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes

Ms. Gallo: Mr. Miglucchi?

Mr. Miglucchi: I was not at the meeting.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes

Motion carried.

1. **Tomra Recycling, LLC – 31 Opus Boulevard. Final Site Plan review to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel. Engineer: Delta Engineers.**

Ms. Scannell: On to the existing tall building at 31 Opus Boulevard, to include a 70-foot tall three-tier metal building in addition to house equipment for sorting of recycled goods. So, the site plan has been updated and coordinated per the engineer's comments. We've also offered a couple of aesthetic options in the elevations for the Board's consideration.

Mr. Lynch: So, we've got the building itself right now still has an existing blue roof and a blue canopy in the front, and then it's got a gray CMU block wall at the base. So, we've opted to provide two options, one where we continue the same white metal panel and gray panels below with a blue roof on the addition, or the option to do an all-blue addition with gray paneling at the bottom there. So, we're open to opinions on the aesthetics of the building in either way.

Mr. Leusch: Just on the color choice, our landlord would prefer to go with white building, not blue, but he's open to either, if anybody has any, you know, suggestions.

Mr. Collins: I thought you said gray. Did you say white? It's like an off white.

Ms. Ciampino: So, he would rather continue with one.

Mr. Leusch: Yeah, same colors, blue roof and then blue trim.

Ms. Scannell: So, I know what my gut is telling me, and I know when we were walking around, there's a lot of trees, and I think that it is buffered relatively well, but I'm going to actually defer to Ron. From a visual impact standpoint, could you please weigh in for us?

Mr. Treers: I'm doing an all-blue tower. In my instinct is, don't do a blue tower.

Mr. Lynch: Was that the landlord's preference also?

Mr. Leusch: Yeah, he preferred this. I think that's much more subtle. I think it goes with the rest of the building. We do not want to throw it out there and make a statement.

Ms. Scannell: Can you tell us from when we first started talking, I know you were going to take a broad look at all of the exterior landscaping, and can you just explain for all of us, in addition to what we're seeing on the plan, your thought process and the changes that you've made?

Mr. Lynch: We had an opportunity to expand adding parking along Opus Boulevard, but with new tenants across the way of the neighbor's property, it seemed like a better idea to dial that back. So, keeping the landscaping that's already there and not adding additional parking was one avenue that we reverted back to. We are adding a few extra spots here to allow for truck chargers for future use and add a few more spaces to the existing there. Ultimately, the whole parking lot's going to get redone. It's going to have a nice new fresh look and feel. Drainage is all going to be improved across the whole way, across the whole site.

Ms. Scannell: I don't see mention of the orange snow fence/delineation of septic system on the map. What's going on with the orange snow fence? Is it gone?

Mr. Lynch: It will be gone. We can add a note to that.

Ms. Scannell: You guys have done a remarkable job cleaning things up. From the first time that you were here, I actually have it on my wall downstairs in my office so that I can look at it. It just goes to show that when we all work

together, something like this is such a benefit for our community. It's a great goal to recycle in general, and the fact that you're investing this much money in Rotterdam, we're very appreciative.

I'm going to open it up to the Planning Commission. Mr. Collins.

Mr. Collins: I think it's a great project. I've been watching YouTube on how those things work. I saw one where they had the truck also in the trailer, which was kind of a little scary, but I think it's a good project. You cleaned the place up immensely, so I have no problem with anything that's going on.

Ms. Scannell: Thank you. Mrs. Ciampino.

Ms. Ciampino: I'm good as well.

Ms. Scannell: Thank you. Mr. Micucci.

Mr. Miglucci: The place is cleaned up. It has been cleaned up well, and I'm pretty sure we can get a 47-foot fire apparatus around the back of that building that's all I really have.

Ms. Scannell: Thank you. Mr. Signore.

Mr. Signore: I'm good with everything that's been done. Good job.

Ms. Scannell: Thank you. Ron, was there anything from your perspective that we should have on our radar that we're not talking about? And how about the existing ADA parking and the plan that they are proposing?

Mr. Treers: No. We've been through two (2) or three (3) rounds of comments on the site plan, and they've all been addressed adequately. We've added signage to help clarify the ADA parking in the access aisle. The spaces that are there do meet code for width and slope, and I think that's fine. It'll look a lot better in general, the site, once the new pavement's in. The drainage improvements should help everything. So, yeah, no, I think from CHA's perspective, site plans are – everything's been addressed and good to go.

Ms. Scannell: Wonderful. Attorney Heinel, questions, concerns?

Ms. Heinel: No questions or concerns for me. Looks great.

Ms. Scannell: Okay. Sounds good. I would entertain a motion to adopt a SEQR Neg Dec as prepared by the Senior Planner, whom we are missing this evening.

Mrs. Ciampino: I'll move.

Ms. Scannell: Thank you, Mrs. Ciampino. Do I have a second?

Mr. Signore: I'll second.

Ms. Scannell: Thank you, Mr. Signore. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

So, again, you are here tonight for final site plan approval, and again, thank you and congratulations. Are you going to have, when it's built and you have the tipper trailer all set and ready to go, are you going to have like an open house or a ribbon cutting?

Mr. Leusch: Some of our leadership in Norway, they're going to come over for it. Really? An open house kind of thing.

Ms. Scannell: Again, this is really a feather in Rotterdam's cap. This is a wonderful project, and I don't think a lot of people even know that it's happening, but I bet they've never seen a trailer tipper in their lives.

Mr. Miglucci: I saw a video. It's pretty impressive.

Ms. Scannell: It is pretty impressive. I would entertain a motion for final site plan approval, however we have it conditioned.

Mr. Calder: I'll make the motion with the conditions.

Mr. Signore: I'll second that.

Ms. Scannell: Thank you, Mr. Calder and Mr. Signore. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried. Thank you, guys, very much. Take care. We look forward to the ribbon cutting. And Ron, thank you so much for being here. We appreciate it. Take care.



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC21-2025
Moved by Mr. Calder seconded by Mr. Signore
Applicant: Tomra Recycling, LLC

Applicant: Tomra Recycling, LLC

Project Location: 31 Opus Boulevard
Rotterdam, New York

Tax Number or Numbers: 48.13-2-40

Proposed Project: Final Site Plan review to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on November 19, 2024, April 1, 2025 and May 6, 2025 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

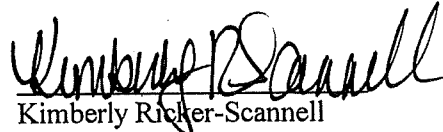
IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|------------------|-----------------|
| 1. Final Fees Due | <u>Site Plan</u> | <u>\$350.00</u> |
| | Total | \$350.00 |
2. Add note to plan: "Prior to the issuance of a Certificate of Occupancy, the applicant shall complete all on-site repairs and modifications to the site plan parking and drainage."
 3. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
 4. Add note to plan: "Utility carts, boxes, recyclables, and refuse shall not be stored outside."
 5. Add note to plan: "One water meter shall be installed on the service connection for each business. Final type and location to be approved by DPW."
 6. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.

7. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
8. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
9. Prior to the issuance of Site Development and/or Building Permit by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff.



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: May 6, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: 31 Opus Rotterdam, LLC
804 A Street
Belmar, NJ 14425

Lessee: Tomra Recycling, LLC

Location: 31 Opus Boulevard
Schenectady, NY 12306

Tax Map Number(s): 48.13-2-40

Zoning: Light Industrial (I-1) Zoning District.

Action: Site Plan to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on November 20, 2024. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing industrial site that is currently operated as a beverage container recycling facility. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel. The project consists of the design and construction of a new addition and improvements to the existing asphalt paved parking areas and drive lanes. The addition will include a hydraulic truck dumper with associated steel support framing and equipment supported by a mat foundation with an approximate footprint of 10 feet by 16 feet. The finished floor elevation of the proposed addition will match the existing building.

The Planning Commission retained the services of a Town Designated Engineer to assist in the review of this action. DPW Staff and the TDE conducted an on-site meeting with the developer and project engineer. The applicants had a geotechnical report prepared by Atlantic Testing Laboratories dated March 31, 2025 that indicates the suitability of the site for the proposed addition.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

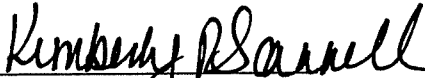
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;

- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
 - (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mrs. Ciampino, seconded by Mr. Signore, and approved by the Rotterdam Planning Commission.


Kimberly Ricker Scannell
Planning Commission Chairman

2. Hospitality Syracuse, Inc. – 1421 Altamont Avenue. Final Site Plan and Special Use Permit Public Hearing Review to redevelop the existing Taco Bell with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.

Ms. Scannell: All right, next up, we've got Sam for Hospitality Syracuse, Inc. We've got our little, tiny taco oasis happening.

Mr. Burton: Good evening. Sam Burton, Bohler Engineering, here on behalf of the applicant, Hospitality Syracuse, Inc. Representative of Hospitality Syracuse Inc. is Mike McCracken. He's here with us tonight from Syracuse.

Ms. Scannell: Hi Mike, thanks for coming. We appreciate it. Sorry about all this rain.

Mr. McCracken: Thank you.

Ms. Scannell: And we also have Reuben here tonight. Is Reuben here? Or is he? No, I thought Reuben was going to be here. Oh. Okay.

Mr. Burton: So just a little bit about, just going back. Project site 1421 Altamont Avenue. About a two-acre site. We're proposing around an acre's worth of development. A little bit less. Site is zone B-2. General Business. Restaurant use is subject to site plan review with the Planning Commission. And drive-in use is subject to a special use permit. Just right off the intersection of Crane and Altamont Avenue, we have the shared connections with Dollar Tree. We have the town-owned pump station just south of us. And then the existing Taco Bell that we're looking to raise and rebuild. Thirty-seven parking spaces existing on site today.

The applicant is looking to raise the existing site, rebuild it with a new state-of-the-art 2,650-square-foot Taco Bell, dual-lane drive-thru. We're pushing back slightly into the site to extend the drive-thru services. That's the largest change in the project besides upgrading the building for the increased capacity for the drive thru.

Parking spaces, we were matching the existing at the request of the Town Engineer and the Planning Commission. We reduced that, actually so, we still believe we need to seek a waiver for that because we're still requiring that.

So where have we gotten to since April 1st? So, we received an updated survey of the topography off the back of the site and submitted that to the town. Everyone was aware of the steep grades off the rear of the site and how we would be impacting that. We minimized that to the extent possible with how far we were pushing back.

We coordinated with Region 1 DOT on the upgrade or modification, essentially a maintenance, of the existing right-in, right-out. It's in rough shape. There's trench drains there now that aren't really doing anything. The drainage is falling out with Altamont Ave. So, we reached out to DOT. They appreciate the reinvestment into this property and then not leaving an existing driveway entrance that's a lot bigger than how the DOT spec.

So, we also submitted a full engineering review package addressing the remainder of LaBella's comments. And they signed off. They didn't have anything else, just some coordination items that they wanted to see conditioned as part of the approval.

We did receive updated DPW and town comments. We take no issue with those comments. The largest one that we saw was the DPW and would like to see the remainder of the sidewalk along Altamont Ave replaced. We talked that over. We take no issue with that. It's something that we just have to coordinate with DOT. It's another part of their review that we're going to have to look at. And then with that, we receive an update. As part of that, we pass that along to make sure that they didn't have any issues with their review. We're still coordinating that. Essentially, it kind of starts the clock over again on their review. But we don't see a problem with it.

We're going through the DPW comments and town comments. And we saw that the remaining items that are left for issuance of building permit. And we're ready to have our architects submit a full building package, select a contractor,

and move forward with starting construction as soon as possible. They wanted to see the town stormwater officer review the SWPPP. "Inaudible" receive a SPEDES permit and a pre-construction meeting. Just want to clarify that there will be no SPEDES permit as we're under an acre of disturbance. We can still submit the drainage report for her to review. But what we're requesting is that item number two (2) on that review letter from the DPW that states that no building permit will be issued until DOT's access, sidewalk, and utility permits are essentially in hand. If we could change that language, to, as a certificate of occupancy.

We're looking to hopefully get a shovel in the ground this month, if possible, with our accelerated timeline, trying to get this one going. DOT can take their time restarting the review from where we are. We just think that it would be the best for us to get those couple months of construction going, demo, utilities, those things, while we still work with DOT. So, if the Commission would be open to that, we would appreciate it. So, with that, we're hopefully tonight can secure a conditional site plan approval, our special use permit, and just make that minor tweak to the resolution if possible. Thank you.

Ms. Scannell: Thank you, Sam. As far as your request, Courtney has taken a look at the email that you had sent, and she, I'm sure, just listened to you speak right now. She has no problems with it. Though Peter's not here with us tonight, he has reviewed it, and so has DPW, and they do not have any problems with it. It is highly unlikely that the Planning Commission will have any problems with that.

I'm going to open it up to the Planning Commission. Mr. Signore.

Mr. Signore: No, I'm fine with expediting the project. You know, I looked at some of the new Taco Bells, and they're nice. They're modern looking, you know, and a contemporary look kind of thing, and that'll be nice there. And you'll have improvement with the, you know, the circulation. No more scuffed tires on that left turn coming out of there.

Ms. Scannell: Thank you. Mr. Miglucci.

Mr. Miglucci: How long are you going to be closed?

Mr. Burton: Probably four (4) months.

Mr. Miglucci: Four (4) months from start to finish. And just one other thing. There's a stream right next to there. All this stormwater, nothing is going to affect that stream at all?

Mr. Burton: No, it's going to maintain exactly how it is.

Mr. Miglucci: Okay, good. Four (4) months, that's a long time.

The one at Glenville site is just kind of plain Jane, but I know you didn't have much room to work with. I can't to go there now for four (4) months.

Ms. Scannell: Mr. Collins.

Mr. Collins: No, it looks good. I'm looking forward to it.

Do we have to do an amendment for his part to give him reduced parking? Or is that just assumed?

Ms. Scannell: So, I think that we already had. I think we did. I think we already took care of that. And Reuben, who I thought was going to be here tonight, has a vested interest in traffic studies at Taco Bell. I mean, he really provided us with unbelievable data. He just had, which was great. So, that was very helpful.

Mr. Collins: That was my only question. I think it's a great project.

Ms. Scannell: Mrs. Ciampino.

Mrs. Ciampino: I'm good, thank you.

Ms. Scannell: Thank you. Mr. Calder.

Mr. Calder: No, it looks like all the boxes are checked.

Mr. Collins: This applies to the grand opening, right?

Mr. Burton: It does. Yeah.

Ms. Scannell: Could you tell us, since I don't have the other plans in front of us, it looks like you have upped the landscaping. Can we talk a little bit about your additional landscaping? Just because I think it's very nice.

Mr. Burton: Yeah. So, originally, we had the trees along the southwestern property line. But it was a comment of DPW to maintain the existing trees to the extent possible with Dollar Tree. Add four (4) new additional trees. And luckily, with all the utilities being out on Altamont Ave., we're able to add those in between the drive-thru and parking areas. And then at the request of the Planning Commission as well, we added some foundation plantings all along the front at the main entrance with a rock mulch with some additional grasses.

Mr. Collins: You're going to have a sprinkler system, right?

Mr. Burton: Inside the building?

Mr. Collins: No, no, sprinkler system.

Mr. Burton: Oh, irrigation. Yes.

Ms. Scannell: And it's just not jumping out at me, but I know we talked about it before. The bike rack.

Mr. Burton: Yes. Right along the front where our pedestrian connection is.

Ms. Scannell: Thank you. Excellent. Great.

Mr. Collins: So, on the bike racks, do you have to do electric bikes for the big tires?

Mr. Burton: That's a good question.

Mr. Collins: I see them all over, you know, electric bikes. I'm saying, man, they have got big tires. I see some on Altamont Ave.

Ms. Scannell: I think that Taco Bell probably might have more people with electric bikes pedaling on over. I don't know that for a fact. So, I think we're all taking our hats off to you. As a businessman, I mean, every time I drive past that Taco Bell, people are slowly but surely getting around there. But they're buying tacos, right? And I'm sure they're doing a very nice job. So, we really appreciate your reinvestment into your business but into our town. And I say it tongue-in-cheek, but it really is going to be a beautiful little taco oasis. And it's going to fit in beautifully.

We have a lot of banks, I'm sure you've noticed, in that neck of the woods, the financial district. But this is going to fit right in because they're beautiful new buildings, and this kind of redevelopment is exactly the shot in the arm sometimes that towns need. So, thank you. Thank you very much for your investment in Rotterdam.

Courtney, questions, comments, concerns?

Ms. Heinel: Just with the, I know you don't need a SPEDES permit, but please do submit that drainage report for Mary Barrie to review. I think the drainage problem will probably be fixed a lot when you get to that part of the DOT part. But it would be good for that to go into Mary Barrie just so she can review because of that stream. Other than that, that was really my only comment.

Mr. Burton: Yeah, we can make sure she gets that.

Ms. Scannell: Super. Are you going to have like a grand reopening?

Mr. Burton: Yeah, we typically do. There's a family day before, so maybe we can call the names and get some invites to everyone.

Ms. Scannell: We like to, I mean, again, we really do like to celebrate your successes because they become our successes. So, it's a nice time for us to see things come to fruition. Let's see. I'm going to entertain a motion to adopt a SEQR Neg Dec as prepared by the Senior Planner.

Mr. Collins: I'll make that motion, Madam Chairman.

Ms. Scannell: Thank you, Mr. Collins.

Mrs. Ciampino: I'll second.

Ms. Scannell: Thank you, Mrs. Ciampino. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucchi?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

I would now entertain a motion for a special use permit approval for the dual drive-thru windows.

Mr. Miglucci: I'll make a motion.

Ms. Scannell: Thank you, Mr. Miglucci. Do we have a second?

Mr. Calder: I'll second.

Ms. Scannell: Thank you, Mr. Calder. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

And finally, I would entertain a motion for site plan approval with the changes that Sam has set forth orally tonight and any other things we agreed on orally tonight, as well as all written DPW packages and contingent on all packages, signs, lights, landscaping, everything is submitted. Do I have a motion?

Mrs. Ciampino: I'll move.

Ms. Scannell: Thank you. Do I have a second?

Mr. Signore: I'll second.

Ms. Scannell: Thanks, Mr. Signore. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Burton: Thank you very much.

Ms. Scannell: Thank you. Congratulations, and thanks for coming.



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC22-2025
Moved by Mr. Miglucci seconded by Mr. Calder
Applicant: Hospitality Syracuse, Inc.

- Applicant:** Hospitality Syracuse, Inc.
- Project Location:** 1421 Altamont Avenue
Rotterdam, New York
- Tax Number or Numbers:** 59.6-2-18.11
- Proposed Project:** Special Use Permit Public Hearing Review to redevelop the existing Taco Bell with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on February 4, 2025, April 1, 2025 and a public hearing on May 6, 2025 to consider the above referenced Special Use Permit; and,

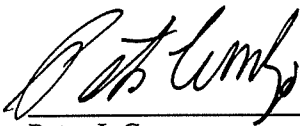
WHEREAS, this matter was discussed and approved, as meeting the standards for a Special Use Permit Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**

IT IS HEREBY RESOLVED THAT this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|--------------------|-----------------|
| 1. Final Fees Due | Site Plan | \$350.00 |
| | Final Site Plan | \$500.00 |
| | <u>Advertising</u> | <u>\$ 39.05</u> |
| | Total | \$889.05 |
2. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
 3. Prior to issuance of a final certificate of occupancy, the applicant must receive Highway Work Permits from the New York State DOT for grading, utility, sidewalk, and entryway work onto Altamont Avenue. Copies of all correspondence with NYSDOT should be provide to the Town.
 4. Add trash enclosure details (Sheet G1.0) to Final Site Plan Set for signature.
 5. Add signage plan set to Final Site Plan Set for signature.

6. Add note to plan: "Prior to the issuance of a certificate of occupancy, on site curbing and sidewalks on Altamont Avenue shall be reconstructed and completed.
7. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW.
8. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.
9. Add note to plan: "Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
10. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage and shall be in substantial conformance with the sign package as presented to the Planning Commission." Add signage to final site plan set for signature.
11. Add note to Landscaping Plan: "Landscaped areas shall contain a sprinkler system."
12. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
13. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
14. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project."
16. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
17. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC23-2025

Moved by Mrs. Ciampino seconded by Mr. Signore
Applicant: Hospitality Syracuse, Inc.

- Applicant: Hospitality Syracuse, Inc.
Project Location: 1421 Altamont Avenue, Rotterdam, New York
Tax Number or Numbers: 59.6-2-18.11
Proposed Project: Final Site Plan review to redevelop the existing Taco Bell with a new +/-2,600 square foot building and a two (2) lane drive thru on a +/-2.05-acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on February 4, 2025, April 1, 2025 and a public hearing on May 6, 2025 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record HEREBY APPROVES THE SITE PLAN; NOW

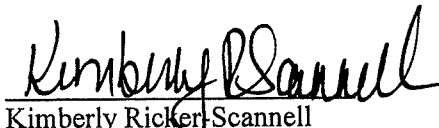
IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- 1. Final Fees Due
Site Plan \$350.00
Final Site Plan \$500.00
Advertising \$ 39.05
Total \$889.05
2. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
3. Prior to issuance of a final certificate of occupancy, the applicant must receive Highway Work Permits from the New York State DOT for grading, utility, sidewalk, and entryway work onto Altamont Avenue. Copies of all correspondence with NYSDOT should be provide to the Town.
4. Add trash enclosure details (Sheet G1.0) to Final Site Plan Set for signature.
5. Add signage plan set to Final Site Plan Set for signature.

6. Add note to plan: "Prior to the issuance of a certificate of occupancy, on site curbing and sidewalks on Altamont Avenue shall be reconstructed and completed.
7. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW.
8. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.
9. Add note to plan: "Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
10. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage and shall be in substantial conformance with the sign package as presented to the Planning Commission." Add signage to final site plan set for signature.
11. Add note to Landscaping Plan: "Landscaped areas shall contain a sprinkler system."
12. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
13. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
14. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project."
16. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
17. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: May 6, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: Hospitality Syracuse, Inc.
290 Elwood Davis Rd. – Suite 320
Liverpool, NY 13090

Location: 1421 Altamont Ave.
Schenectady, NY 12303

Tax Map Number(s): 59.6-2-18.11

Zoning: General Business (B-2) Zoning District.

Action: Site Plan and Special Use Permit to demolish and redevelop an existing Taco Bell restaurant with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on March 5, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing commercial site that is currently operated as a Taco Bell fast food restaurant. The existing building will be demolished and a new building constructed and reconfigured to allow for two drive thru windows. This will increase efficiencies as the majority of customers utilize the drive thru and do not exit their vehicles. As such the number of parking spaces will be reduced.

The applicants are proposing to demolish and redevelop an existing Taco Bell restaurant with a new $\pm 2,600$ square foot building and a two (2) lane drive thru on a ± 2.05 -acre parcel.

The Planning Commission retained the services of a Town Designated Engineer to assist in the review of this action.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

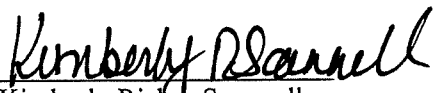
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;

- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
- (ii) its probability of occurrence;
- (iii) its duration;
- (iv) its irreversibility;
- (v) its geographic scope;
- (vi) its magnitude; and
- (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mr. Collins, seconded by Mrs. Ciampino, and approved by the Rotterdam Planning Commission.



Kimberly Ricker Scannell
Planning Commission Chairman

3. Tralongo Builders, Inc. – 2241 First Avenue. Final Site Plan review to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing ±5,970 square foot building. Engineer: ABD Engineers LLC.

Ms. Scannell: All right. Next up we have Tralongo Builders.

Mr. Palleschi: Good evening. I'm Luigi Palleschi with ABD Engineers and Surveyors. Also with me is Mike Tralongo.

Ms. Scannell: Thanks for coming, Mike.

Mr. Palleschi: So, you've seen this project before. We've talked about the success there with the Tralongo Builders needing extra space on their land. We're here for final approval tonight for nearly 6,000 square foot addition as we laid out before. There were a few additions that we made to the plants, lighting details. We added some pre-cast planters along the front of the building. We provided a building elevation. And we received the DPW comments.

So, I'll just go through those and then if there's any further discussion or questions, I'll just start right off. The filing fees are due.

The variance was granted back on March 19th.

“Inaudible...” (Planning Commission members are talking and shuffling papers near microphones and makes it hard to hear what Luigi is stating).

Number 3 through 8 are additional notes added to the final plan plans which we will certainly do that.

Number 9, final approval contingent upon the applicant receiving permit, site development and building from DPW Building Inspector. I'm not sure if we need a site development permit because we're less than an acre in disturbance here but a building permit is obviously needed so we'll obtain that.

Number 10, final approval contingent upon town DPW water and sewer department review and approval of the proposed water supply for the project. So, I believe the intent, once this existing three-unit building is demolished, there's an existing water lateral for that. We would take that back to the right of way and reconnect from the shutoff if everything is fine, rather than go and make another tap on the main. So that is something we can coordinate with the water department.

And then number 11 is providing any auto tag files that we have for the project drawings.

12 is issuance of site development and or building permits by the Town of Rotterdam attend a pre-construction meeting with the Building Inspector. We're in agreement pretty much to have our pre-construction meeting and then start construction.

“Inaudible...” (Luigi not speaking in microphone and paper shuffling with the members in microphone prevent hearing what is being said). If there's any questions, I'll turn it over to the Board.

Ms. Scannell: Thank you, Luigi. I like this very much. And you guys are going to make these, right? You're going to make the planters. I love that. I love it.

Mr. Palleschi: I remember last time we were unsure if we were going to put flowers, tomatoes, basil.

Ms. Scannell: Well, I think it's great. I think that it looks beautiful. Again, I love that your business is successful and that you need the space and that you're getting rid of that house. Again, good things are happening in Rotterdam.

Mrs. Ciampino, questions, comments, concerns?

Mrs. Ciampino: I'm good. I think it looks great. Thank you.

Ms. Scannell: Thank you. Mr. Signore.

Mr. Signore: No, I don't have an issue with anything. Just kind of keep the place nice and neat looking like you always have. You know, it's my concern.

Ms. Scannell: Thank you. Mr. Miglucci.

Mr. Miglucci: The planters look nice. Is that some kind of like marble chip mixed in with the cement or something? I see like little doodads in here.

Mr. Palleschi: "Inaudible..."

Mr. Miglucci: Little highlights and stuff like that. Nice.

Ms. Scannell: Do you sell those or are you just going to make them special for yourself?

Mr. Tralongo: No, we do. We sell them.

Ms. Scannell: Nice. They're beautiful.

Mr. Miglucci: Yeah, they look good. Yeah, that's all I have. I like the plan. It's good.

Ms. Scannell: Thank you. Mr. Collins.

Mr. Collins: No, it's a good project. It fits down there. It ties everything that you're doing in and cleans it up a little. It's nice. I'm all for it.

Ms. Scannell: Thank you. Mr. Calder.

Mr. Calder: Everything looks good. I like it. It's a nice project.

Ms. Scannell: Thank you. Courtney.

Ms. Heinel: Nothing from me.

Ms. Scannell: Excellent.

All right. So, I would entertain a motion to adopt a SEQR Neg Dec as prepared by Peter, our beautiful town planner that we missed immensely tonight. I'm going to keep putting that on the record just because I know he reads the minutes.

Mr. Signore: I'll make that motion.

Ms. Scannell: Mr. Signore, thank you. Do I have a second?

Ms. Ciampino: I'll second.

Ms. Scannell: Thank you, Mrs. Ciampino. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried. And I would entertain a motion for site plan approval contingent on all DPW comments and anything that we have put on the record here this evening.

Mr. Collins: I'll make that motion.

Ms. Scannell: Thank you, Mr. Collins.

Mr. Calder: I second.

Ms. Scannell: Thank you, Mr. Calder. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Congratulations. Thank you.



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC24-2025
Moved by Mr. Collins seconded by Mr. Calder
Applicant: Tralongo Builders, Inc.

- Applicant: Tralongo Builders, Inc.
Project Location: 2241 First Avenue, Rotterdam, New York
Tax Number or Numbers: 59.7-7-1.2 & 59.12-1-18.1
Proposed Project: Final Site Plan review to demolish an existing three (3) family structure...

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on February 18, 2025, and May 6, 2025 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record HEREBY APPROVES THE SITE PLAN; NOW

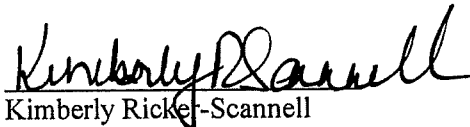
IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- 1. Final Fees Due: Final Site Plan \$350.00, Total \$350.00
2. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
3. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW.
4. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #3 for specifications.
5. Add note to plan: "Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
6. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
7. Add note to plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."

8. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
9. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
10. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project.
11. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
12. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.



Peter J. Comenzo
Senior Planner



Kimberly Rickett-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: May 6, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: Tralongo Builders, Inc.
2241 First Avenue
Schenectady, NY 12303

Location: 2241 First Avenue
Schenectady, NY 12303

Tax Map Number(s): 59.7-7-1.2 and 59.12-1-18.1

Zoning: Light Industrial (I-1) Zoning District.

Action: Site Plan to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing a ±5,970 square foot building.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on February 19, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing commercial and industrial site that is currently operated as a building contractors office, equipment, and storage facility. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing a ±5,970 square foot building. The property is in an industrial zone and the three family structure is currently a preexisting non-conforming use. The demolition of this structure and the creation of additional warehouse storage space brings this property into conformance in regards to the use.

A variance was granted by the Zoning Board of Appeals to allow for the building to be located closer to the front yard setback in a very similar location to the existing non-conforming structure.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

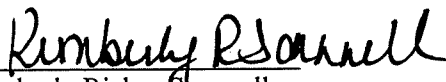
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mr. Signore, seconded by Mrs. Ciampino, and approved by the Rotterdam Planning Commission.


Kimberly Ricker Scannell
Planning Commission Chairman

4. MAN Properties, LLC – Mariaville Road & Old Mariaville Road. Preliminary Site Plan/Special Use Permit review for the construction of a ±6,000 square foot warehouse building for two (2) or more tenant spaces on a ±2.07-acre parcel. Engineer: ABD Engineers LLC.

Ms. Scannell: Hi, Mr. Nardini. How are you? Thanks for being here tonight. How are things coming over there on Maraville Road and Old Mariaville Road?

Mr. Nardini: It's coming.

Ms. Scannell: Go ahead.

Mr. Palleschi: All right. Good evening. Luigi Palleschi from ABD Engineers and Surveyors. Also present is Mark Nardini, who is the owner of the property that we are talking about tonight on Mariaville and Old Mariaville Road.

You've seen this plan a couple times now, right? It went back last year with a change of zone. And then we made that recommendation for a change of zone. We brought it for you for planning review. We received some comments. Not a lot has changed.

We're proposing 6,000-square-foot contractor storage buildings, some parking in the front, and curb cut access off of Old Mariaville Road. Since our last meeting, we have done test pits and perc tests for the septic system. I think if I recall, one of the previous plans, the septic system was in a different location than the one we had was located up and 100 feet away from the "Inaudible..." So that's where we did our test pits. The test pits are conventional; all sand and soil. We had the County Health Department down and Dom DeCarlo present when we did our testing.

We proposed a well-over on the other side, maintaining the 100-foot separation to the septic. So, we have the septic system designed on this lot. Going through the comments here, number one, as you know, lot consolidation is required, right?

Number two (2), it appears that several DPW comments from March 4th have not been addressed adequately. Those are things that we're still discussing with the applicant, so we can certainly take a second look at that and make some changes and resubmit that on the next round.

Number three (3), is the PERC tests and test pits that were done. I explained that to you.

Number four (4), project subject to new DEC effective regulations. Applicant will need to submit project to the DEC main office for jurisdictional determination. So, when I read that, my understanding was this, during the change of zone, SEQR was completed, and that completion was done prior to January 1st. So, we'll have to look into that. But, you know, when I read this comment, that's something that came to mind, so we've got to discuss that further. We certainly can. I don't know that we have to discuss that tonight, but we certainly can.

Number five (5), well needs to be developed to determine adequacy of the available water prior to final approvals. So yeah, so we have the well proposed. We can certainly, you know, I don't recommend drilling that well today until we get final approvals. I think once we get final approvals, then he can go invest in the well before drilling, maybe. But unless he wants to take the risk to drill the well prior to site plan approvals, we'll discuss that. But yeah, that's, you know, prior. I wouldn't, I guess, I'm objecting to that because I don't want it prior to final approvals. I'd rather see that prior to.

Mr. Signore: Well, he's going to need water at some point anyway, so why not have it after the final approval so you don't, you know, have trouble with your well and have that extra expense. It makes sense.

Mr. Nardini: We didn't want to do nothing with the well until we got the septic approved. We got the soil that was there to help. So now we know where the septic is coming from.

Mr. Palleschi: But all I'm asking is maybe to consider at what point will the well be required. Whether it be, you know, at final approval, maybe it's a condition prior to building for the infrastructure, right?

Number six (6), applicant will need to consult with the highway superintendent and provide documentation to the Planning Commission that a proposed work in town right of way is acceptable. So yeah, so what we're proposing here is, you know, a curb cut. We had it sort of, because of the overhead doors that are there gives us a little more maneuverability in front of the doors and, you know, the cars that will park in front of the building coming back up properly.

Old Mariaville Road, as you know, it's not a street. It's a dead end, right? It's a dead end. There's not a lot of traffic, so. But it's something that, you know, if it's mentioned here, we'll have a conversation with the Highway.

Number seven (7), the proposed earthwork located within 100 feet of the "Inaudible..." So yeah, what we're doing is we're proposing a little stormwater retention basin in the back. This roof will pitch to the back and will be collected, infiltrated prior to it, you know, overflowing into the "Inaudible...". There is a little bit of grading in, you know, in the floodplain, but we're really, like, digging down, which provides more volume, essentially, as opposed to filling, right, which would take away volume, but the amount of cuts and fills that are proposed on this property are very minimal and "Inaudible..."

Mr. Signore: That would only be for the parking lot or the roof, basically.

Mr. Palleschi: And then what we did too, so the rooftop would come to the back, but the parking lot up front, we provided a little stone trench where the water would go into the front of the parking lot itself. This paved area would drain to like an infiltration trench, and that's where it would drain down into. So, we got the roof going one way and the parking lot going the other to try to keep as much stormwater on site as possible before it goes out onto Old Mariaville or the Poentic Kill.

Number eight (8), lighting. The detail, I believe, was on one of the sheets there, the detail sheet. We had four (4) down, building-mounted lights. They are all LED down-sighted lighting. Those are proposed. The detail was provided on a detail sheet. I think we have them proposed at 12-foot high, so that should be addressed.

Number nine (9), add standard notes, as outlined in the application checklist, which we can add for the next round.

And then the building elevations, I was talking with Mr. Nardini and he's working with an architect on providing those. These architects are just too busy.

Mr. Nardini: We'll have them next time for you.

Mr. Palleschi: So that's it. Those are the ten (10) comments from the May 6 DPW comments. Are there any questions or comments? I'm happy to discuss them and answer them, and we'll move to the next step.

Ms. Scannell: Well, we love that it's moving right along, and I'm sure that you are also happy that it's moving right along. We want to keep you moving right along, so while we had already approved a narrow-scope TDE, I don't think we've had to use anybody yet, but that brings me back to number two (2) on the DPW comments of May 6th. Several DPW comments from March 4th have not been addressed adequately. So, it's that type of thing where making DPW happy makes us happy, makes the TDE review not as essential, when we feel that we have a good handle on things and everything is spelled out plain as day.

So unfortunately, Luigi's going to have to work a little bit harder, but you guys are always welcome to come to a DPW meeting or talk with Peter, see exactly what it is, just to save everybody a little time and a little money, because we

understand that. Unfortunately, I've been advised that with regard to your theory on the wetlands and zoning and approvals, it was January 22nd.

Ms. Heinel: SEQR was adopted January 22nd.

Ms. Palleschi: I know we started this project...

Ms. Heinel: You submitted it in December. You submitted it, I think officially it went through for a coordinated referral on December 27th. It's got the 30 days for the response. We didn't get everything back, so it didn't go to the Town Board for a vote on SEQR until January 22nd. So that does subject you to the new regs.

Ms. Scannell: Other than that, I'd love to see the progress. Mr. Collins, questions, comments, concerns?

Mr. Collins: Well, I think you're moving forward. It's a good project. Maybe we can do that condition with a well prior to you getting your building permit. That way you don't have to put the money in now and wait until you get everything done. But no, you're moving forward, so I'm happy. It's a good location for it. It fits in, so, you know, keep moving forward. That's all I have, Madam Chairman.

Ms. Scannell: Thank you. Mrs. Ciampino.

Mrs. Ciampino: I agree with Clark and the well conditions prior to building permit. I like that idea. But other than that, yeah, I'm good.

Ms. Scannell: Thank you. Mr. Calder.

Mr. Calder: Sounds like you got your work cut out. But I think it's going to be a nice project. It's early yet, so you've got time. I'm good. Thank you.

Ms. Scannell: Thank you. Mr. Signore.

Mr. Signore: I'm fine with everything.

Ms. Scannell: Great. Mr. Miglucchi.

Mr. Miglucchi: I think it looks good. I think it's fair with the assessment of the well and that. That and the sewage is far enough from the Poentic Kill to satisfy what I'm looking for. It's a good project.

Ms. Scannell: Thank you. Yeah, so we've got the Poentic Kill. We've got a proposed well. Water, water everywhere and not a drop to drink.

Yeah, so, well get all of your ducks in a row and get some responses to all the comments from May 6th as well as from the March 4th comments so that everybody's happy. I am happy that the Planning Commission is open, amenable to not making the well have to happen right away and conditioning it.

Courtney, would you have any objection to that as we move forward?

Ms. Heinel: I wouldn't have objection to that moving forward so long as they don't get certificate of occupancy or anything until that well is put in. And then again, you are going to have to do the jurisdictional determination under the new regs, so that process is going to happen anyway and that's going to take time. That might affect the well part of it in some way or another so no, I'm not opposed.

**MAN Properties, LLC
Mariaville Road & Old Mariaville Road**

Ms. Scannell: That's good news. Right? Right. Well, we're not having any motions tonight or taking any action. We were just getting an update and it looks like things are moving right along and looking forward to the next time we see you. And I am sorry that the DEC review is comprehensive and it's a pain in the neck. I get that, but our hands are tied with that.

Thank you, gentlemen.

Mr. Palleschi: Thank you.

Ms. Scannell: Take care.

5. Bulldog Auto, LLC (lessee) – 1105 Mitchell Road. Final Site Plan/Special Use Permit Public Hearing to allow for a motor vehicle sales and repair facility in an existing ±10,000 square foot building on a ±0.81-acre parcel. Surveyor: Christopher J. Meyer.

Ms. Scannell: And last up we have got Alex from Bulldog Auto LLC. Thanks for waiting. Sorry you had to be last.

Mr. Gelfand: No problem. Long night.

So, I don't know if you guys want this.

Ms. Scannell: Who'd you bring with you?

Mr. Gelfand: Chris from OJ Meyer.

Ms. Scannell: Hi Chris. How are you?

Mr. Meyer: Good. How are you?

Ms. Scannell: I'm well, thank you. Are you going to be presenting or is Alex?

Mr. Meyer: Alex I think is going to tell you a little bit about the business and how long he's been occupying the site and then I can discuss the comments and the site.

Ms. Scannell: Great. Thank you.

Mr. Gelfand: So, we kind of went over that last time I was in. I had a really productive meeting with Peter, Kimberly and Jeff at our property a few weeks back and Clark stopped in a few weeks prior to that.

We went over everything you guys wanted us to do and we have reviewed everything, got on board, changed the plans, added everything that was required in the comments and the comments that came through today we are happy to accept all of those guidelines as well. So that's all I have to say.

Ms. Scannell: Before, I guess we'll jump in maybe and comment on a little bit about what you talked about and then we'll look at the site plan.

While I agree that we had a productive meeting I can't agree that everything that we discussed and had agreed upon at that meeting had happened post-meeting. I know on more than one occasion there were cars that were not on your property, that they were kind of across the street and in places where... So, what's going on? What's going on Alex?

Mr. Gelfand: So, it's really tough right? We want to get the parking lines painted. I know our neighbor isn't really satisfied with how it's been going and I want to make him happy. I want to make the Town happy and the fastest way to make sure no one parks on the street is by getting an approval, getting those painted lines and clear customer parking day-to-day so no one does park across the street. It's impossible to control without those lines. I've tried everything.

Ms. Scannell: So, are you leaving those parking spots available or are you parking cars in them that people can purchase?

Mr. Gelfand: No, no, no. It's clear. It's exactly how it was when you were there, right? So, we have all those cars to the right of the door and to the left of the door there are obviously those spots and that sign I have or some cars to the left of the door as well. My plan was once we get the lines painted to keep those completely clear and open.

Ms. Scannell: Well, I'm not understanding if those spots are vacant presumably that people are just choosing to park across the street and down the road and instead of in front of your building.

Mr. Gelfand: I don't either.

Ms. Scannell: And the cars that are parked you are stating that they are customer cars that they are not cars that are for sale. Inventory.

Mr. Gelfand: Parked where?

Ms. Scannell: Across the street and on the road.

Mr. Gelfand: They're definitely not cars for sale on the road, absolutely.

Ms. Heinel: What about across the street?

Mr. Gelfand: No, any cars for sale are parked on my lot. Or the overflow lots.

Ms. Scannell: Alright, with regard to this I'm going to open it up just because I know members up here have visited so before we get into the nitty gritty of the site plan with Christopher, we're going to talk about your business model. Mr. Miglucci.

Mr. Miglucci: So, the cars that are actually in front of the building are actual registered New York State individual cars. They're not?

Mr. Gelfand: No. Like in front of the building meaning on my property.

Mr. Miglucci: Right, those are your cars.

Mr. Gelfand: They're not registered. They are my cars. They're just open for purchase.

Mr. Miglucci: So, the ones on the street are individually owned?

Mr. Gelfand: Exactly.

Mr. Miglucci: Okay.

Mr. Gelfand: Those are usually clients who come by for a purchase.

Mr. Miglucci: Not that it matters but what's going on with the City of Schenectady? Are they all in jive with what you're doing and stuff like that?

Mr. Gelfand: Yeah, so we're fully approved in the City of Schenectady and they issued all the permits and when we initially got those approvals we thought we were in the City of Schenectady and now we're realizing we're...

Mr. Miglucci: Right, you can see the line goes right through everything.

Mr. Gelfand: Right.

Mr. Miglucci: Yeah, okay.

Ms. Scannell: Thank you. Mr. Collins.

Mr. Collins: I've been over a few times and it does look a lot better but you know these spots here were to the left of, facing the building to the left of the door? Maybe you should just use those for customer parking only and **designate that** with a sign somehow saying customer parking, customers parking or whatever you have to word it because you'll have what?

Ms. Scannell: Well, that is part of the plan, right?

Mr. Gelfand: I agree 100%. Have you guys seen the updated plan?

Mr. Collins: So, I think that'll go a long way if you do some signage and I mean you can't go up there every time and say move your car but I think what happens they drive up and they see cars parked there which are for sale so then then where do I park? You know what I mean? So, if you somehow designated those three (3) or four (4) for customers only it might stop them from parking on the street because they'll see a sign. I mean that's a suggestion. I talked to Jeff, he's been over inside the building, I was inside the building but if somebody drives up and for five (5) seconds I know you can't go up and say, you can't be rude to them, you know, he's a potential customer that's going to buy a car from you, you can't be mean and miserable but I think it'll go a long ways if you designate three (3) or four (4) spots and sign it customer parking only and you don't park your cars there. It might go a long way to stop that.

I know the guy across the street, whatever that is, that's between you two (2), you know and that happens a lot. People clash and it just boils and boils because whatever, I'm not saying it's you, it's just because he's got some issues over there that he should be addressing also so maybe down the road when he comes in for something we can address some of his issues. But I think that's what you need to do, my personal opinion, take those spots and do some signage and say customer parking only. You don't use it and you know, especially if someone if a door is open, somebody comes out and says hey listen I'm parking over there and get them before they just jump out of their car. I know a lot of people do it down there because it's the street you know what I mean, and people are used to just parking wherever they want because they've been doing it for God knows how many years. So, it's creatures of habit but that would be my suggestion but talk to Jeff, you know I've been in your shop, it's a nice shop you got some nice automobiles. I wish you luck but somehow you just got to appease the guy across the street. I don't know what else to say but I think that'll go a long way with some correct signage. That's all I have Madam Chair.

Mr. Gelfand: That was DPW comment number four. I'm more than happy to comply with that.

Mr. Meyer: And the new site plan does show exactly that you have the four (4) spots including a handicap and a stripped spot for extra room. So that should, I think once that happens especially with the lining and you know nice signage, people should gravitate to parking there a lot more.

Ms. Scannell: Well Alex, I have to wonder if we're requiring enough parking because if there's so many people that are coming to look at cars that those cars that belong to other people outside of your control are parked along the street, do we have enough parking?

Mr. Gelfand: I never, ever have more than two (2) people there at the same time. I guess I shouldn't say ever, right? Maybe sometimes three (3) I've never in history had four (4) however, and anytime anyone does come, if they're a service client their vehicle is moved to the back immediately or they're just parked in the back from the start and in terms of for a sale client it is an online driven business by appointment, we try to spread out the appointments as much as possible. It's in my opinion that this mirrors what he has across the street as well in terms of parking. I think that's more than enough designated customer spots.

Ms. Scannell: Has any other member of the Planning Commission visited and had any questions or concerns about parking before we move on to Christopher's presentation.

Ms. Ciampino: What was the timeline for the striping and the signage?

Mr. Gelfand: The second I'm approved I'm putting it on and that should solve any phone calls coming into the town.

Mr. Signore: Have you ever tried to work things out?

Mr. Gelfand: I have. It's tough when sometimes they go into his lot and I run across or whoever does can you please just move your vehicle over on my lot. It's tough when we don't have a designated parking lot. People aren't really thinking when they're parking their cars and they just put it wherever it's at.

Mr. Signore: I think Clark has really got the best idea, maybe you can put, you know Bull Dog Auto, is that it?

Ms. Scannell: That's what they have, right.

Mr. Signore: You know, and signage directing people.

Mr. Gelfand: I took this picture today. I wasn't taking it for any reason, like I said, we had a flat tire but this happened to be in the picture. I have this up as a temporary sign and you can see it says reserve parking for Bull Dog Auto clients only, right?

Mr. Collins: People are creatures of habit, that's the problem. Some people just don't care. You can't control them.

Mr. Gelfand: And they're not thinking too. No one's thinking about where should I park my car to not make anyone upset.

Mr. Collins: Maybe across the street he should put...

Mr. Gelfand: Yeah, and I actually said I'm happy to buy no parking signs.

Ms. Scannell: Well, it's a right away. It's a right away for both of you.

Mr. Gelfand: Of course, no, no, I offered that and he said I'm happy to pay for that myself and then he didn't want to, I don't know.

Ms. Scannell: So, Christopher, if you could tell us a little bit about where we were and where we are and where we're going moving forward with this site plan. Thank you, Alex.

Mr. Meyer: No problem. As Alex mentioned the Bulldog has been there over a year and they initially, this is a .8-acre site and it's split nearly in half between the City's connectivity and the Town of Rotterdam. They have all their City permits in place and we have been trying for several months working with the plan, updating things making a design to bring up the code to the Town's liking. Working with Peter Comenzo and I believe the building department. We've made a few alterations when Bulldog came to this site, I don't believe there's any exterior changes they made because I was involved in these years before they were there and when I did my update there was almost no exterior changes. So, they were operating their business in the building as it existed. On the site plan, other than comments from the Town they have no plans of changing the site. We have added some employee parking in the rear to get them all consolidated out of the way. We have labeled vehicle storage in certain areas so they're not scattered like they were when we first started this.

We have shown three (3) standard parking spots in front of the building and in front of the door we've added a handicapped spot. So tonight, we're submitting for a final site plan approval and a special use permit to operate their vehicle sales and services.

We've also received the comments from the DPW. Almost all of the comments either labels or notes to be added to the plan and we're happy to do all of those items.

Ms. Scannell: Okay so there was a, we found a floor drain, right, that we didn't know about originally and it's on the plan now that's something that was added, correct?

Mr. Meyer: It's located on both machines the existing floor drain and the note that was requested to be added alongside the floor drain and we did revise the parking. I believe that was the meeting that you had the site to visit. Those were the only two (2) changes.

Mr. Collins: Can I make a comment?

Ms. Scannell: Yes, please.

Mr. Collins: Okay, too much silence going on here. Your building looks 100% better than it did. You know, I think you're doing a good job and considering the way some of the other buildings are conditioned on that road yours looks 100% better than some of the other ones that are down there and as far as the guy that crossed the street that's like you get two (2) neighbors. That's a, you know he said, she said and he's never going to probably be your best friend and you're not going to go to dinner with him but overall, I think you know, you've done a pretty good job. The building looks 100% better than it did. You're in the car business and you know it is what it is. And like I said I spoke with Jeff a couple times about it and he seemed pleased, he's a building inspector so I have to take what he says to heart because he's the one that's out looking at stuff. So, I just wanted to make that comment everybody was in silence mode so I just wanted to say something.

Mr. Meyer: And we only plan to improve the street and the building. We'll continue to make Rotterdam nicer.

Ms. Scannell: So, Alex I again I think it's great that your business is successful. That's the good news right that's the excellent news and we're happy that you're choosing to do business in Rotterdam.

So, you're here for final site plan approval and I heard Christopher say that you've read the DPW comments and that you're in agreement with them. But like one of the DPW comments says to add signage customer parking only. I'd like to see that on the plan before it's signed. I would like to see all of the things that we are agreeing to in writing on these plans. So, anything that can be added to kind of tighten up all of these agreements that we're having. We recently made some agreements during situations just like this on the record and they were put into final site plan reviews but because they didn't follow through onto the map's things aren't exactly like everybody agreed to. So, unfortunately lesson learned for me but now lesson learned for sure for you guys. So, I'm going to need to see all these things that we are agreeing to on the actual plans especially the signage for customer parking only. It's really not really hard to give us detail of the signage you have a picture on your phone. So, you know even if like a little page, you know, sometimes and again I don't need you to spend a million dollars with your surveyor to add things but just having a little bit of detail for the sign so that we know where the sign is going to go.

When I was there, we talked about putting signs, big signs up on that wire fencing that was there that maybe would be a little more visible because while I really like that sign that's not a very tall sign. So, if I'm driving down the street and somebody's SUV is parked there, I might not see this is where customers are supposed to park. I mean you'd think front door people would notice it. So that's one of my comments. I'd like to see everything on the site plan.

We talked at the very beginning about landscaping and I don't really see much dressing up of anything and I understand I get it, right, but we just had Tralongo here who was in a very industrial area and they've got some green space. They're adding planters albeit they make them themselves but what were your plans regarding any kind of landscaping.

Mr. Gelfand: Well, I appreciate your concern with prior final approval stages and me putting that in the past and I can't say I'm any different right because we just have to see what actually happen. I would ask maybe we could put a conditional approval in to have the adjusted site plans submitted in via email to yourself and Peter and whoever else you'd like to show to your satisfaction.

Ms. Scannell: Well, I'm not going to sign it until it's on there that's my satisfaction.

Mr. Gelfand: So, we would send it in via email and if you're satisfied, you could finalize it by honoring me with your signature.

Ms. Scannell: It would be an honor. It truly would be my honor to sign the plans but again, I don't I'm not a big fan of like loosey goosey pinky promise agreements. So, we need to be very clear moving forward here all the things we're agreeing to, we need to have them in writing and they need to be on this plan. What were your thoughts on green space any kind of like dressing up the area at all with a little green space? I know we're not going to put grass along the front like we started with so that's okay.

Mr. Gelfand: So, it was my understanding with Mike and Peter and yourself as you were leaving that we decided like it's not necessary to do exactly that but once like meaning tearing up the concrete.

Ms. Scannell: No, I don't expect you to do that.

Mr. Meyer: I'm happy to, you know, encourage putting some more greenery on the property line. As we're able to, while doing the finalization of the plans and repaving the lot and striping it, etc., we can then finalize in the best possible spaces after you know having that finalized plan where we put...

Ms. Scannell: Well, we usually we put them on the plan so that we know that they're going to grow that they're going to be planted and they're going to be put there. So, I know when I was there, we took a look and so if we were standing looking at the front of your building all the way to the left there was some green space there that exists. So maybe you'd want to show that on your map on your site plan and if you were going to make any additions to maybe make those landscaping additions because we did talk about the. And again, you know we're not looking for Washington Park tulip gardens, right?

Mr. Meyer: Right.

Ms. Scannell: We're not looking for all that green space but you were going to dress it up a little bit and I think that we would like to see that noted on the plan as well. Again, I'm not looking for a landscaping detail map. Your surveyor knows what I want. I just want a little something where it's noted on the plan that you're going to have some trees or some shrubs or whatever you choose to put in that area that's landscaping.

Mr. Meyer: Yeah, we'll definitely highlight that next to the dumpster like you saw in that area. Maybe the Town came by and put fresh seeds there earlier this week.

Ms. Scannell: How's that hydrant?

Mr. Meyer: It's working.

Ms. Scannell: Good. That's a plus.

Mr. Collins: You can use some planters too like the other guy did.

Mr. Meyer: Yeah, and we'd highlight the green in front of the new proposed parking spots and behind there as well that's all grass as well. So, we'll highlight all that in the plan.

Ms. Scannell: Noted on the plan.

Ms. Heinel: She's not saying that they're not going to vote on it tonight and that you're not going to get anything like that. Just she won't sign the actual plans until they're updated that's all.

Mr. Meyer: Okay, that sounds good to me.

Ms. Scannell: So, all of these little things no body work or auto painting shall be performed on site. It says add note to plan: all repairs shall be performed within the principal building on the premises in the areas designated as service base only.

Note on plan approvals are for one tenant only.

Note on plan a water meter must be installed.

Note on plan all lighting shall be shielded, right? So DPW made it nicey nice for you just to add those notes to the plan.

Mr. Meyer: We'll get all of those over and is it okay if we submit it to you via email or sending one in for signature post this meeting.

Ms. Scannell: I would touch base with Lisa and Peter. I mean I need Peter to be able to read something. I don't want him with a magnifying glass looking at his computer screen.

Ms. Heinel: You can zoom in on a computer screen. It might be easier to contact Peter and Lisa to see what they want. It might be easier to do it by email so that if you have to make a revision you don't print it out and then have to make a revision after the fact. They might prefer it that way but it's best to just ask them. I'd imagine your final is going to have to be in a printed version and all of that but for purposes of just making sure it's what they were looking for email might work.

Mr. Meyer: Okay. No problem.

Ms. Scannell: Okay anyone else questions comments concerns? Or did I cover it?

We're very happy for you. We're very glad that you're doing a nice business.

All right. So, Alex what we're going to do now is I've got to make a bunch of different motions one's going to be to adopt a SEQR Negative Declaration, one's going to be for a special use permit for the approval for motor vehicle sales, one is going to be for the approval of motor vehicle repairs and then the final motion will be for a site plan approval. So, we have to go through all four (4) of those.

Mr. Meyer: No problem.

Ms. Scannell: So, I would entertain a motion to adopt a SEQR Neg Dec as prepared by the Senior Planner.

Mr. Signore: I'll move.

Ms. Scannell: Thank you, Mr. Signore. Do I have a second?

Mr. Miglucci: I'll second.

Ms. Scannell: Thank you, Mr. Miglucci. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

I would entertain a motion for a special use permit approval for motor vehicle sales.

Mr. Calder: I'll make the motion.

Ms. Scannell: Thank you Mr. Calder. Do I have a second?

Mr. Collins: I'll second.

Ms. Scannell: Thank you, Mr. Collins. Lisa could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

I would entertain a motion for a special use permit approval for motor vehicle repairs.

Ms. Ciampino: I'll move.

Ms. Scannell: Thank you, Mrs. Ciampino. Do we have a second?

Mr. Miglucci: I'll second.

Ms. Scannell: Thank you, Mr. Miglucci. Lisa, please call the roll.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

All right, I would entertain a motion for final site plan approval conditioned on all terms verbally agreed to tonight and all DPW conditions from May 6th DPW comments with all notes added to plan as indicated on the DPW comments also including some kind of landscaping and signage for sure.

Mr. Miglucci: I'll make that motion.

Mr. Signore: I'll second.

Ms. Scannell: Thank you Mr. Miglucci and Mr. Signore. Lisa, please call the roll.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Congratulations Alex. You're up and running. You're going to miss us. We're really happy for your business, good luck and continued success.

Mr. Gelfand: Appreciate that. Have a good night and stop by anytime.

Ms. Gallo: Make sure you email the copy, we'll look at it and make sure all the notes are on it.

Ms. Scannell: I would entertain a motion to adjourn.

Mr. Collins: I'll make that motion.

Ms. Scannell: Thank you, Mr. Collins.

Mrs. Ciampino: I'll second.

Ms. Scannell: Thank you, Mrs. Ciampino. All in favor.

Planning Commission Members: I.

Meeting adjourned at 8:58 p.m.

Next meeting scheduled for May 20, 2025.

Respectfully Submitted,

Marlo L. Urowsky
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC25-2025
Moved by Mr. Calder seconded by Mr. Collins
Applicant: Bulldog Auto, LLC (Lessee)

- Applicant:** Bulldog Auto, LLC (Lessee)
- Project Location:** 1105 Mitchell Road
Rotterdam, New York
- Tax Number or Numbers:** 49.80-2-9.2 (Schenectady) & 49.49-1-7.21 (Rotterdam)
- Proposed Project:** Special Use Permit Public Hearing to allow for a motor vehicle sales in an existing ±10,000 square foot building on a ±0.81-acre parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 4, 2025, and a public hearing on May 6, 2025 to consider the above referenced Special Use Permit; and,

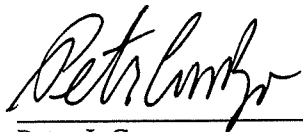
WHEREAS, this matter was discussed and approved, as meeting the standards for a Special Use Permit Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**


IT IS HEREBY RESOLVED THAT this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|--------------------|-----------------|
| 1. Final Fees Due | Final Site Plan | \$350.00 |
| | <u>Advertising</u> | <u>\$ 51.15</u> |
| | Total | \$401.15 |
2. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
 3. Applicant to comply fully with the Town Sign Code and obtain a building permit for any signage.
 4. Add signage" Customer Parking Only" to numbered parking spaces on the southwest side of the property.
 5. Abandonment of the existing building interior drainage will be coordinated with the Building Inspector. These changes and work must be shown and detailed on the site plan prior to Chairman's signature.

6. Provide a signature space for the Planning Commission Chairman with the following working below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
7. Add note to plan: "No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked n town roadways."
8. Add note to plan: "Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale."
9. Add note to plan: "Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only."
10. Add note to plan: "All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers."
11. Add note to plan: "No vehicles shall be parked less than 10' from the property line."
12. Add note to plan: "All repairs shall be performed within the principal building on the premises in the areas designated as service bays only."
13. Add note to plan: "No body work or auto painting shall be performed on-site."
14. Add note to plan: "Landscaping shall be maintained in perpetuity and all dead/dying plants replaced in kind."
15. Add note to plan: "Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval."
16. Add note to plan: "A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation."
17. Add note to plan: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."
18. Add note to plan: "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC26-2025

Moved by Mrs. Ciampino seconded by Mr. Miglucchi
Applicant: Bulldog Auto, LLC (Lessee)

- Applicant:** Bulldog Auto, LLC (Lessee)
- Project Location:** 1105 Mitchell Road
Rotterdam, New York
- Tax Number or Numbers:** 49.80-2-9.2 (Schenectady) & 49.49-1-7.21 (Rotterdam)
- Proposed Project:** Special Use Permit Public Hearing to allow for a motor vehicle repairs in an existing ±10,000 square foot building on a ±0.81-acre parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 4, 2025, and a public hearing on May 6, 2025 to consider the above referenced Special Use Permit; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Special Use Permit Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**

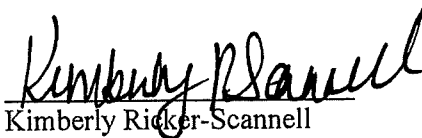
IT IS HEREBY RESOLVED THAT this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|--------------------|-----------------|
| 1. Final Fees Due | Final Site Plan | \$350.00 |
| | <u>Advertising</u> | <u>\$ 51.15</u> |
| | Total | \$401.15 |
2. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
 3. Applicant to comply fully with the Town Sign Code and obtain a building permit for any signage.
 4. Add signage" Customer Parking Only" to numbered parking spaces on the southwest side of the property.
 5. Abandonment of the existing building interior drainage will be coordinated with the Building Inspector. These changes and work must be shown and detailed on the site plan prior to Chairman's signature.

6. Provide a signature space for the Planning Commission Chairman with the following working below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
7. Add note to plan: "No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked n town roadways."
8. Add note to plan: "Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale."
9. Add note to plan: "Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only."
10. Add note to plan: "All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers."
11. Add note to plan: "No vehicles shall be parked less than 10' from the property line."
12. Add note to plan: "All repairs shall be performed within the principal building on the premises in the areas designated as service bays only."
13. Add note to plan: "No body work or auto painting shall be performed on-site."
14. Add note to plan: "Landscaping shall be maintained in perpetuity and all dead/dying plants replaced in kind."
15. Add note to plan: "Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval."
16. Add note to plan: "A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation."
17. Add note to plan: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."
18. Add note to plan: "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC27-2025

Moved by Mr. Miglucci seconded by Mr. Signore
Applicant: Bulldog Auto, LLC (Lessee)

- Applicant:** Bulldog Auto, LLC (Lessee)
- Project Location:** 1105 Mitchell Road
Rotterdam, New York
- Tax Number or Numbers:** 49.80-2-9.2 (Schenectady) & 49.49-1-7.21 (Rotterdam)
- Proposed Project:** Final Site Plan review Public Hearing to allow for a motor vehicle sales and repair facility in an existing ±10,000 square foot building on a ±0.81-acre parcel.

WHEREAS, public meeting was conducted by the Town of Rotterdam Planning Commission on February 18, 2025, and a public hearing on May 6, 2025 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

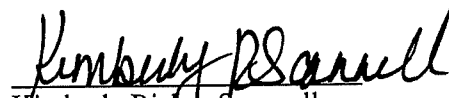
WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|--------------------|-----------------|
| 1. Final Fees Due | Final Site Plan | \$350.00 |
| | <u>Advertising</u> | <u>\$ 51.15</u> |
| | Total | \$401.15 |
2. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
 3. Applicant to comply fully with the Town Sign Code and obtain a building permit for any signage.
 4. Add signage" Customer Parking Only" to numbered parking spaces on the southwest side of the property.
 5. Abandonment of the existing building interior drainage will be coordinated with the Building Inspector. These changes and work must be shown and detailed on the site plan prior to Chairman's signature.

6. Provide a signature space for the Planning Commission Chairman with the following working below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
7. Add note to plan: "No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked n town roadways."
8. Add note to plan: "Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale."
9. Add note to plan: "Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only."
10. Add note to plan: "All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers."
11. Add note to plan: "No vehicles shall be parked less than 10' from the property line."
12. Add note to plan: "All repairs shall be performed within the principal building on the premises in the areas designated as service bays only."
13. Add note to plan: "No body work or auto painting shall be performed on-site."
14. Add note to plan: "Landscaping shall be maintained in perpetuity and all dead/dying plants replaced in kind."
15. Add note to plan: "Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval."
16. Add note to plan: "A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation."
17. Add note to plan: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."
18. Add note to plan: "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."


Peter J. Comenzo
Senior Planner


Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: May 6, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: Mitchell Road Ventures, LLC
617 Settles Hill Rd.
Altamont, NY 12009

Lessee: Bulldog Auto, LLC
1100 Mitchell Road
Schenectady, NY 12303

Location: 1100 Mitchell Road
Schenectady, NY 12303

Tax Map Number(s): 49.80-2-9.2 (Schenectady) & 49.19-1-7.21 (Rotterdam)

Zoning: Light Industrial (I-1) Zoning District.

Action: Special Use Permit approvals to convert an existing ±10,000 square foot building on a ±0.81-acre parcel into a motor vehicle sales and repair facility.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on February 6, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing building that is currently located in an industrial area of town. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to convert an existing $\pm 10,000$ square foot building on a ± 0.81 -acre parcel into a motor vehicle sales and repair facility.

DPW Staff conducted an on-site meeting with the property owner and tenant on April 3, 2025. The applicants will be required to decommission an existing floor drain located inside the existing building. Additional customer parking, handicapped access and vehicle storage will be established in accordance with the site plan. A motor vehicle showroom shall be created and maintained in the existing building.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

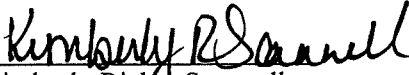
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;

- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
 - (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mr. Signore, seconded by Mr. Miglucchi, and approved by the Rotterdam Planning Commission.


Kimberly Ricker Scannell
Planning Commission Chairman