

**Town of Rotterdam
Planning Commission
February 18, 2025**

Workshop (2nd Floor Conference Room) – 7:00 pm

Agenda (V. Dalton Bambury Hearing Room 2nd Floor) – 7:30 pm

Approval of the Summary of Minutes February 4, 2025

- 1. Carman Hospitality, LLC – 3083 Carman Road.** Sketch/Preliminary Site Plan & Special Use Permit review to redevelop an existing ±2,300 square foot building (former Key Bank) into a First NY Credit Union branch office with drive-thru. Engineer: ABD Engineers LLC.
- 2. Tralongo Builders, Inc. – 2241 First Avenue.** Sketch 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 a ±5,985 square foot building. Engineer: ABD Engineers LLC.
- 3. CNZ, LLC (Contract Vendee) - Fort Hunter Road & Terminus of Valentine Drive.** Sketch Minor Subdivision to create three (3) lots from a ±1.82-acre parcel. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.58-acres (proposed Single Family Residence), and Lot #3 ±0.42-acres (proposed Single Family Residence). Engineer: ABD Engineers LLC.

Workshop (2nd Floor Conference Room) – 7:00 pm

DPW Comments
February 18, 2025

1. Carman Hospitality, LLC – 3083 Carman Road. Sketch/Preliminary Site Plan & Special Use Permit review to redevelop an existing ±2,300 square foot building (former Key Bank) into a First NY Credit Union branch office with drive-thru. Engineer: ABD Engineers LLC.

1. Building is located in Sewer District #7, Extension #3 and must be connected to municipal sewer prior to occupancy.
2. A special use permit is required for the proposed drive thru.
3. Existing septic area should be shown on the plans and note added to the site plan: “Septic system shall be abandoned and decommissioned prior to occupancy.”
4. Existing site lacks landscaping and asphalt is in poor condition. Additional site upgrades should be considered.
5. Existing flagpole is in poor condition and should be replaced and/or repainted. Applicant should consider incorporating the flagpole with a landscaping feature and incorporate the existing mailbox.
6. Sidewalks should be considered to comply with the Town’s new Complete Streets Policy.
7. Detail proposed freestanding sign. There is no existing freestanding signage for the former Key Bank, it has been completely removed. New signage must comply with Town Code and may require variances.
8. Existing old wall pack lighting on the front of the building will need to be replaced with shielded downcast lighting to prevent off-site illumination. Provide detail.
9. Pole lights for parking area should be evaluated and upgraded as necessary.
10. Add note to plan: “Install a new water meter with an outdoor reader that measures in gallons.”

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action. § 617.5(c)(2)

RECEIVED

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

FEB 07 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

PART III

**SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information**

Legal Owner's Name: Carman Hospitality, LLC

Mailing Address: 2 Old Road East

City: Elmsford State: NY Zip: 10523

Daytime Phone: 516-971-0028 E-mail: drbirenpatel@gmail.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 0.75± AC of 4.22± AC parcel

Assessor Tax Parcel No.(s) of Proposal Site: 71.6-5-1.31

Adjacent Area Owned or Controlled (Acres or sq. ft.): N/A

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N/A

Street Address of Proposed Site (if any): 3081 Carman Road (may be known as 3083)

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Existing bank formerly known as Key Bank. Reciprical ingress/egress easements with existing Super 8 motel.

Existing Zoning Classification: B-1 - Retail Business

School District: Mohonasen

Fire District: #3

Water Supply Rotterdam

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):
Adjacent to Curry Road/Carman Road/Hamburg Street round-about.

Name of public road (s) providing access: Carman Road and Curry Road

Width of property fronting on public road: 391± feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):
Renovate existing bank building with new branch bank. Adding street trees, restripe parking areas, and update signage. Recipricol ingress/egress easements with existing Super 8 motel.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ___ NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PART IV

LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: Dhirubhai B Patel

Date: 12-20-24

Address: 3083 Common Rd,

Phone: 914-536-9344 / 518-355-

Schenectady NY

Zip: 12303-3604

2190

[Signature]
*#1 Signature of Owner #1

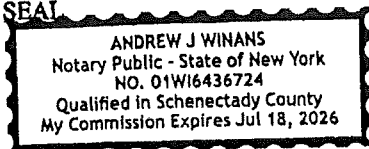
12-20-24
Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 20th day of December, 2024.

NOTARY SEAL



[Signature]
Notary Signature

Notary Public in and for the State of New York
My appointment expires: July 18, 2026

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

_____ Date

Notary
(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

_____ Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Dhruvhai B. Patel, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Renovation / sewer connect. application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 422800 716-5

I hereby grant First New York Credit Union and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

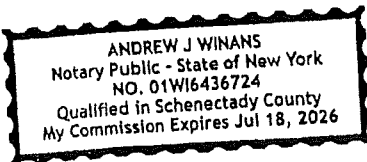
Signature (Authorized Representative): X Patel

Date: 12-20-24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady
SUBSCRIBED AND SWORN to before me this 20th day of December, 2024

NOTARY SEAL



AW
Notary Signature

Notary Public in and for the State of New York
Residing at: 1875 Atamont Ave, Schenectady, NY 12303
My appointment expires: July 18, 2026

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

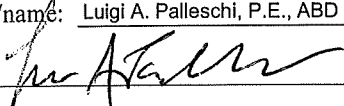
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

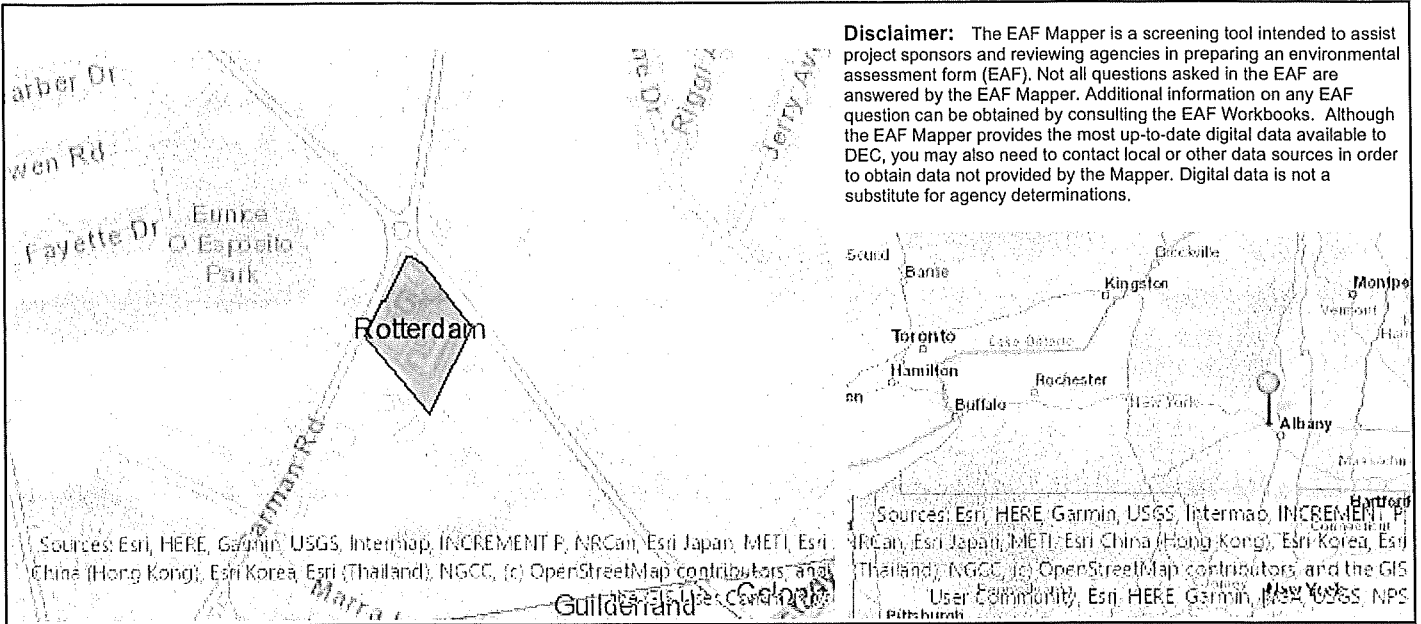
Part 1 – Project and Sponsor Information			
Name of Action or Project: First New York FCU			
Project Location (describe, and attach a location map): 3083 Carman Road			
Brief Description of Proposed Action: Applicant proposes to renovate the existing building for a new branch bank. Add street trees, restripe parking lot and update signage. Existing water utilities will remain.			
Name of Applicant or Sponsor: Aaron Griffen, First New York FCU		Telephone: 518-393-1326	
Address: 2 Wall Street		E-Mail: aaron.griffen@firstnewyork.org	
City/PO: Albany		State: NY	Zip Code: 12205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Building Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.2± acres			
b. Total acreage to be physically disturbed? _____ 0.1± acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.2± acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

RECEIVED

FEB 07 2025

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Karner Blue	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 6, 2025</u>		
Signature: <u></u> Title: <u>Professional Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Karner Blue
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

DPW Comments
February 18, 2025

- 2. Tralongo Builders, Inc. – 2241 First Avenue.** Sketch 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 a ±5,985 square foot building. Engineer: ABD Engineers LLC.
1. Variances will be required for proposed setbacks.
 2. Demolition permits will be required for removal of residential structure. Existing water service shall be terminated at the main.
 3. Existing septic area should be shown on the plans and note added to the site plan: “Septic system shall be abandoned and decommissioned prior to occupancy.”
 4. Add note to plan: “Install a new water meter with an outdoor reader that measures in gallons.”
 5. Provide building elevations and interior layout. Is plumbing proposed?
 6. Garage floor drains are prohibited and should be removed from plans.
 7. What is BML? Detail lighting.
 8. Show existing & proposed ground cover. Planning Commission may want to consider asking the applicant to add some landscaping to the front of the building facing First Avenue.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #3 (Carman)

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Frank Tralongo

Mailing Address: 2243 First Avenue

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-630-4261 E-mail: ftralongo@tralongobuilders.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 0.85 acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.7-7-1.2 & 59.12-1-18.1

Adjacent Area Owned or Controlled (Acres or sq. ft.): 0.89 acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 59.7-7-1.111

Street Address of Proposed Site (if any): 2241 First Avenue

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): 3 unit residential structure. Existing Storage Building with overhead doors

Existing Zoning Classification: I-1

School District: Mohonasen

Fire District: #3

Water Supply Rotterdam

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

2241 First Avenue is off Hamburg Street at the sharp turn in First Avenue

Name of public road (s) providing access: Hamburg Street

Width of property fronting on public road: 279± feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

Applicant would like to add a 5,985± SF addition to the existing storage building and remove the 3 unit residential structure.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

N/A

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

N/A

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

N/A

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

N/A

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

N/A

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I) (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: Frank Tralongo Date: _____

Address: 2243 First Avenue Phone: _____

Schenectady NY Zip: 12306

Signature of Owner #1 Date 2/6/25

Notary (For Signature #1 Above)

STATE OF NEW YORK) ss: COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 6th day of February, 2025.

NOTARY SEAL

TODD J. GREIVE Notary Public, State of New York No. 01GR6326456 Qualified in Schenectady County Commission Expires June 15, 2027 Notary Signature Notary Public in and for the State of New York My appointment expires: _____

Name: _____ Date: _____ Address: _____ Phone: _____ Zip: _____

*#2Signature of Owner #2 Date Notary *(For Signature #2 Above)

STATE OF NEW YORK) ss: COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature Notary Public in and for the State of New York My appointment expires: _____

Short Environmental Assessment Form

Part 1 - Project Information

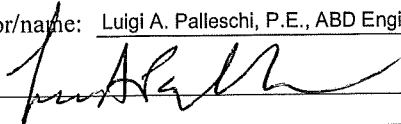
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 2241 First Avenue Building Addition			
Project Location (describe, and attach a location map): 2241 First Avenue Schenectady, NY			
Brief Description of Proposed Action: Applicant is proposing a 5,985± SF addition to an existing one story storage building. Lot has an existing 3 unite residential structure that will be removed.			
Name of Applicant or Sponsor: Frank Tralongo		Telephone: 518-630-4261 E-Mail: ftralongo@tralongobuilders.com	
Address: 2243 First Avenue			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Zoning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.85 acres	
b. Total acreage to be physically disturbed?		_____ 0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.74 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

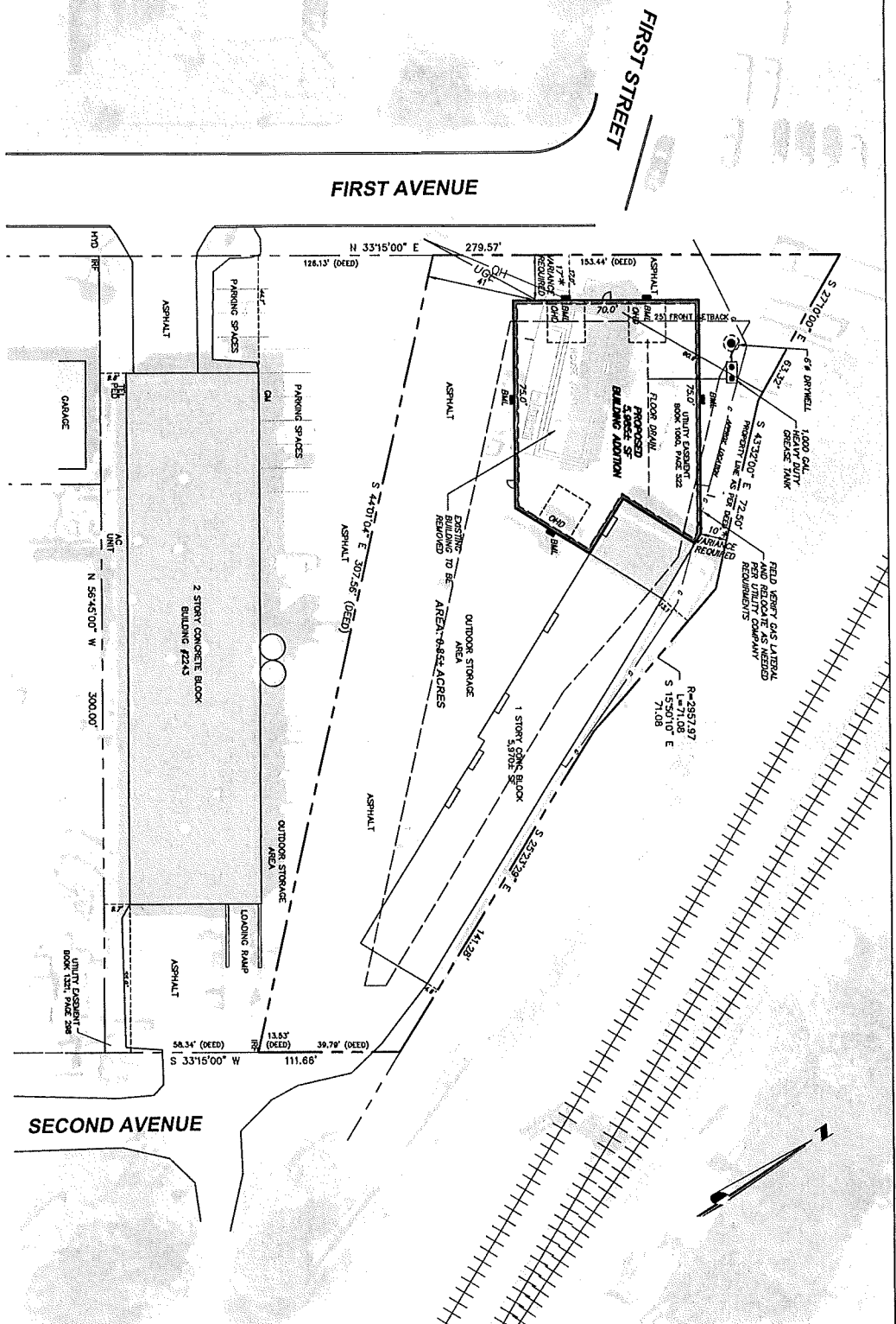
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Stormwater area _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 3, 2025</u> Signature: <u></u> Title: <u>Professional Engineer</u>		

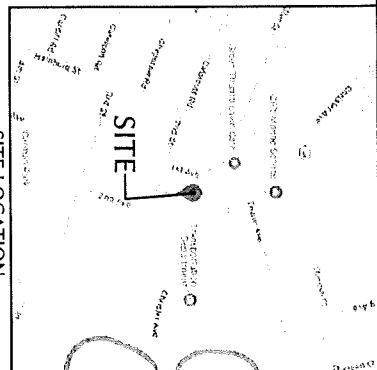
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



COVERAGE STATISTICS	PROPOSED
BUILDINGS:	11,965 SF 32.3%
PAVEMENT:	24,021 SF 64.9%
GREEN SPACE:	1,090 SF 2.80%
TOTAL	37,076 (0.85 ACRES) 100%



- NOTES:**
1. BASE MAPPING PREPARED FROM MAP REFERENCES.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATIONS OF UTILITIES ARE NOT SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.P.F.O. (1-800-982-7962), TOLL FREE.
 3. KNOWN ALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
 4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
 5. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
 6. ADDRESS TO BE ON BUILDING.

MAP REFERENCES:

1. SURVEY MAP OF LANDS TO BE CONVERTED TO 1ST AVENUE PROPERTIES, LLC & FRANK TRALONGO, PREPARED BY ALBERTO & WALTER P. LAND SURVEYORS, LLP AND DATED DECEMBER 9, 2011.

ZONING:	1-1 LIGHT INDUSTRIAL	PROVIDED:
LOT SIZE:	20,000 SF MIN.	37,028 SF
LOT AREA:	27,712 SF MIN.	27,712 SF
BUILDING HEIGHT:	75' MAX.	28.2'
SETBACKS:	FRONT: 25'	17'*
	SIDE: 25'	10'*
	REAR: 25'	N/A

*VARIANCE REQUIRED

OWNER/APPLICANT:
 TRALONGO REALTY, LLC
 312 TRINACRIA COURT
 SCHEENECTADY, NY 12303
 TAX MAP # 557-7-1.2

ATTENTION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLLEGAL.

LUIG A. PALUSCINI, P.E.
 N.Y.S. LICENSE NO. 34675

NO.	REVISION	BY	DATE

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE: _____

SITE PLAN

WAREHOUSE ADDITION

TRALONGO BUILDERS

2241 FIRST AVENUE

TOWN OF ROTTERDAM COUNTY OF SCHEENECTADY
 STATE OF NEW YORK

DATE: FEBRUARY 4, 2025

SCALE: 1" = 30'

DWG: 5839A-S1

SHEET 1 OF 3

ENGINEERS
SURVEYORS

417 Union Street
 Schenectady, NY 12305
 518-377-0315 Fax: 518-377-0375
 www.daddeng.com

DPW Comments
February 18, 2025

- 3. CNZ, LLC (Contract Vendee) - Fort Hunter Road & Terminus of Valentine Drive.** Sketch Minor Subdivision to create three (3) lots from a ±1.82-acre parcel. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.58-acres (proposed Single Family Residence), and Lot #3 ±0.42-acres (proposed Single Family Residence). Engineer: ABD Engineers LLC.
1. The Town Board approved a Change of Zone from Agricultural (A-1) to Two-Family Residential (R-2) for this property on January 22, 2025.
 2. Property was partially cleared and some limited grading work has occurred in 2024. Existing contour lines are no longer accurate.
 3. Provide grading plan and proposed elevations for finished floor. Are basements proposed?
 4. Terminus of Valentine Drive has only 60 feet of right of way, Town Code requires 100 feet. Highway Superintendent does not recommend two (2) additional driveways be added to the terminus of roadway. Variances will be required for a building lot(s) on Valentine Drive.
 5. Perc and deep hole tests are required prior to advancing subdivision application.
 6. Duplex will require site plan approval. Provide building elevation for proposed duplex. Are garages proposed? Detail proposed driveway dimensions.
 7. A highway work permit will be required from Schenectady County and should be submitted now with copies provided to the Town.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on January 22, 2025.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Fire District #3 (Carman)

RECEIVED
FEB 05 2025



Town of Rotterdam
Office of the Planning Commission

All requested information shall be provided and must be filled out in black ink or typed for photocopying purposes.

**TOWN OF ROTTERDAM
SUBDIVISION APPLICATION**

Initial Sketch Plan \$150
Final Major Subdivision \$200 per lot
Final Minor Subdivision \$160 per lot
Parkland Fees \$1,000 per additional lot created or \$600 per unit (MULTI-FAMILY)
Advertising Fee = Actual cost of legal notices

**PART II
GENERAL INFORMATION**

Legal Owner's Name: CNZ, LLC (Ziggy Viscusi)
Mailing Address: 2794 West Lydius Street
City: Schenectady State: NY Zip: 12303
Daytime Phone: 518-857-1000 E-mail: soccer12349@hotmail.com

If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP
Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

If you do not hold title to property, what is your interest in it? _____

Street Address of Proposed Site (if any): Fort Hunter Road

Project/Proposal Site Area: (Acres or sq. ft.) 1.82± acres

Assessor Tax Parcel No.(s) of Proposal Site: 71.6-4-3

Describe Existing Use(s) on Proposed Site: (buildings, well, sewer drainfield, etc.) _____
The existing site is vacant.

Existing Zoning Classification: R-2

LEGAL INFORMATION

Location of Proposal Site: (General description by which direction and how far from roads and intersections and other community features)
The site is 150 feet north of Valentine Drive.

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Width of Property Fronting on Public Road in Linear Feet: 183± feet

I have attached a legal description of the proposed site: Yes () No
(All applications must contain an attached legal description stamped by the Land Surveyor. Include the legal description for the entire area to be subdivided on a preliminary subdivision map.)

I have included a copy of the deed(s) of the proposed site: Yes () No
(All applications must contain a current deed of the proposed site)

I have attached a vicinity map of the proposed site: Yes () No
(All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)

What impact will the proposed subdivision have on the adjacent properties? _____
None. Proposed uses will be residential.

What factors support this subdivision? _____
The site is near multifamily projects, duplexes, and single family homes. This will provide space for additional homes in the area.

What measures do you propose to mitigate your proposal's impact upon or otherwise to make appropriate provision for open spaces, drainage waste, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools, and school grounds, and impacts which relate to the public health, safety and general welfare?
Proposed uses are residential, which will be consistent with the surrounding area. Each lot will hva a private septic system, connect to municipal water, and provide adequate drainage not to impact neighbors.

SUBDIVISION INFORMATION

Number of Lots: 3
Typical Lot Size: <1 acre
Smallest Lot Size: 0.36± acres

Gross Area: 1.82± acres
Proposed Net Density: 0.61
Minimum Frontage: 30 feet

Proposed Source of Water: () Public System () Private Community System () Individual Wells
() Other, please describe _____

Proposed Means of Sewage Disposal: () Public Sewer () Community System () Dry Sewer
() Septic Tank & Drain field () Other, please describe _____

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?
() Yes () No If yes, please explain: _____

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:
() Public Roads
() Arterial Roads

Describe Any Combination of Above: N/A

Estimated Time Period Expected for Complete Development of Subdivision: 12 months

Is phasing of the finalization of the subdivision proposed?
() Yes. If yes, show phasing on subdivision map.
() No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)
() Yes. If yes, please explain below:
() No.

INCLUDE WITH PART II

SURVEYOR/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Name: Luigi A. Palleschi, P.E. License No 94676
Address: 411 Union Street, Schenectady, NY 12305
Telephone No. 518-377-0315
E-mail or Fax: luigi@abdeng.com

INCLUDE WITH PART II

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

#1 Name: CNZ, LLC (Ziggy Viscusi) Date:
Address: 2794 West Lydius Street Phone: 518-857-1000
Schenectady, NY Zip: 12303
Signature of Applicant or Representative Date

#2 Name: Date:
Address: Phone:
Zip:
Signature of Applicant or Representative Date

Short Environmental Assessment Form
Part 1 - Project Information

FEB 05 2025

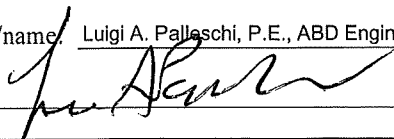
Instructions for Completing

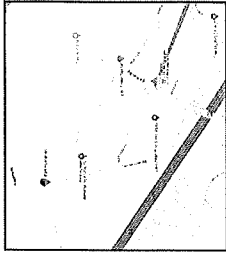
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Fort Hunter Road Subdivision			
Project Location (describe, and attach a location map): Fort Hunter Road and Valentine Drive, Schenectady, NY 12303			
Brief Description of Proposed Action: The Applicant is requesting a three lot subdivision to allow construction of one duplex and two single family houses. Public water and individual septic systems will serve the new homes.			
Name of Applicant or Sponsor: Ziggy Viscusi		Telephone: 518-858-3504 E-Mail: soccer12349@hotmail.com	
Address: 2794 West Lydius Street			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Zoning Board of Appeals		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.82± acres	
b. Total acreage to be physically disturbed?		1.3± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.82± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ Private Septic and leachfield		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Karner Blue	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Pallaschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 6, 2025</u> Signature: <u></u> Title: <u>Professional Engineer</u>		

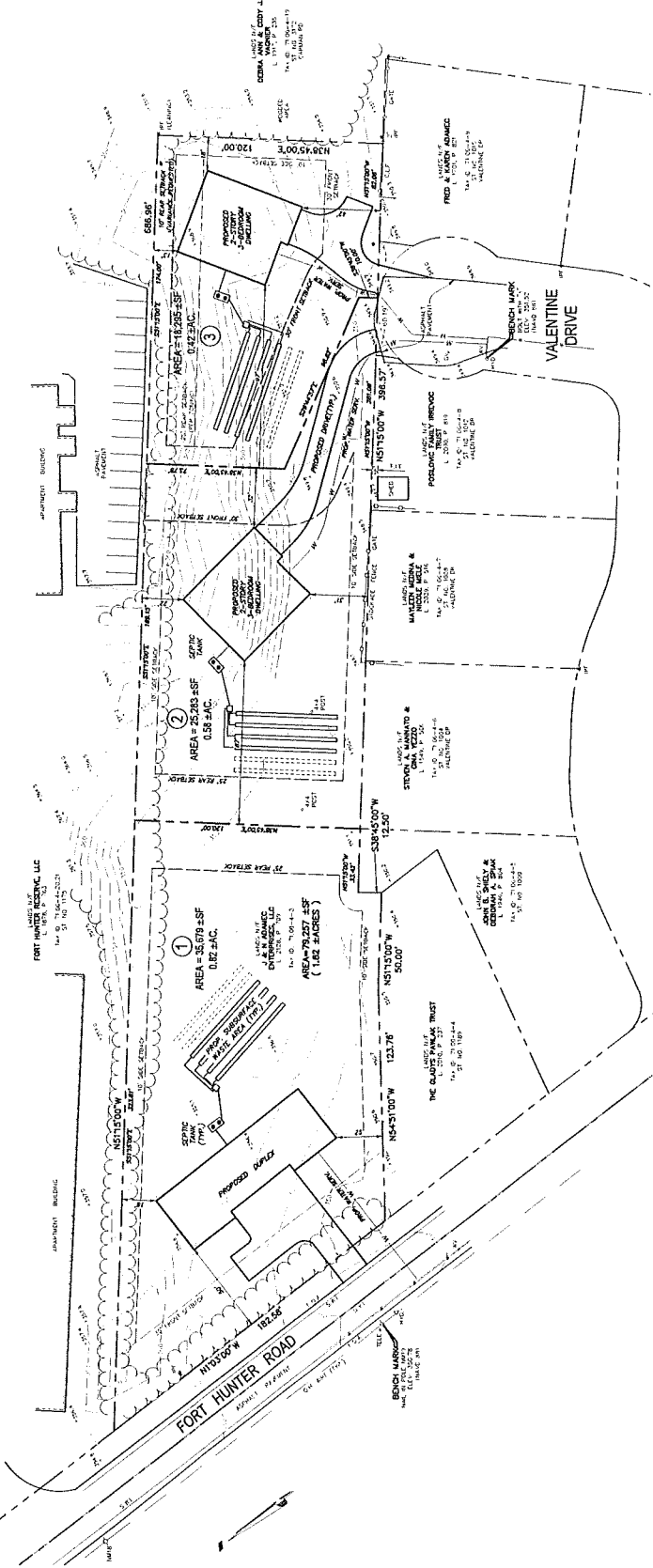


SITE LOCATION MAP
N.T.S.

SURVEY NOTES

1. BOUNDARY CORNER AND PLUMBLINE MEASUREMENTS WERE OBTAINED BY ADJACENT PROPERTY OWNERS AND WERE FOUND TO BE CORRECT BY AN INDEPENDENT SURVEYOR. THE PLUMBLINE WAS FOUND TO BE CORRECT BY AN INDEPENDENT SURVEYOR.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221-223.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221-223.
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9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221-223.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221-223.

ZONE	AREA	PERCENTAGE
1	1.00	100%
2	1.00	100%
3	1.00	100%
4	1.00	100%
5	1.00	100%
6	1.00	100%
7	1.00	100%
8	1.00	100%
9	1.00	100%
10	1.00	100%



SKETCH SUBDIVISION PLAN
LANDS NOW OR FORMERLY OF
J & N ADAMEC ENTERPRISES, LLC
FORT HUNTER ROAD & VALENTINE DRIVE

TOWN OF HUNTERDON COUNTY OF MIDDLESEX

ABD ENGINEERS
SUNBELT
1000 S. STATE ST. SUITE 200
FARMINGDALE, NJ 07004
PHONE: 908.271.1111
FAX: 908.271.1112
WWW.ABDENGINEERS.COM

DATE: MAY 1, 2024 SCALE: 1" = 20' DRAWN: JMC SHEET OF 1

