

**Town of Rotterdam  
Planning Commission  
Summary for April 7, 2026, Meeting**

**Workshop**

1. **Roots & Razors – 1266 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a barbershop in an existing ±264 square foot tenant space (Suite #112) on a ±3.4-acre parcel.
  - Motion to approve the Waiver of Site Plan was made by Mrs. Ciampino and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.

**Agenda**

1. **David Leon – 1259 Gordon Road.** Special Use Permit Public Hearing for the location of a private recreational facility. Applicant wishes to construct a ±3,250 square foot garage/gym, greenhouse, and pickle ball court on a ±9.2-acre parcel. Engineer: EP Land Services, LLC.
  - Motion for the Planning Commission to grant a Special Use Permit to allow construction of a ±3,250 square foot garage/gym, greenhouse, and pickle ball court as a private recreational use at 1259 Gordon Road, subject to all comments and conditions stated on the record was made by Mr. Miglucci and seconded by Mr. Signore and the vote resulted in unanimous approval of the motion.
2. **The BDC Group – 676 Mariaville Road.** Sketch Site Plan review to construct eight (8) flex warehouse buildings: two (2) ±7,500 square feet, four (4) ±10,000 square feet and two (2) ±15,000 square feet on ±16.19 acres of ±65.8-acre parcel. Engineer: Advanced Engineering & Surveying PLLC.
  - No Action was taken.
3. **Shereen Court & Central Avenue - David Del Zotto.** Final Nine (9) Lot Major Subdivision Public Hearing: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. (PC Approved November 17, 2020).

- Motion for the Planning Commission to grant final approval of the nine-lot major subdivision for David Del Zotto at Shereen Court and Central Avenue, subject to all comments and conditions stated on the record was made by Mrs. Ciampino and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.

**4. Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Sketch Site Plan to construct 32 additional apartment units (4 - 8 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter on a 10.85-acre parcel.  
Engineer: ABD Engineers, LLP.

- No Action was taken.