

**Town of Rotterdam
Planning Commission
July 18, 2023**

Approval of the Summary of Minutes June 20, 2023

Workshop/Waiver(s) (7:00pm)

1. **Sahr's Meat and Seafood – 2068 Curry Road.** The applicant requests a Waiver of Site Plan review to operate Sahr's Meat and Seafood in an existing ±8,192 square foot building on a ±2.75-acre parcel. (Tabled from June 20, 2023)
2. **James Rockstroh – 847 Putnam Road.** The applicant requests a Waiver of Site Plan review for the Seasonal Sale of firewood from July 19, 2023 – November 25, 2023 in designated area as depicted on site plan submitted June 27, 2023.
3. **John Nguyen – 2675 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate PHO, an Asian restaurant, formerly Roosters, in existing ±2,156 square foot existing building on ±22,126 square foot parcel.
4. **Roy J. Fendly & Michael Angelozzi – 3953 Mariaville Road & 4023 Mariaville Road.** The applicants request a Waiver of Subdivision to Boundary Line Adjust two (2) acres from 3953 Mariaville Road (Tax Map No. 36.-3-25.31) to 4023 Mariaville Road (Tax Map No. 36.-3-25.131). Surveyor: Blackstone Land Surveyors.

Agenda (7:30pm):

1. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Sketch Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.
2. **Peek Property Management LLC (Tim Peek) – Westside Avenue/Roma Street (Schenectady).** Sketch Site Plan review for the construction of a 4,000 square foot pole barn for a contractor shop and storage on a ±19,461 square foot parcel. Engineer: ABD Engineers LLP.

WAIVER OF SITE PLAN REVIEW

Date: July 18, 2023

PC2023-W20

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Sahr's Meat and Seafood – c/o Richard Fazzone
ADDRESS: 144 Fasula Boulevard
Schenectady, NY 12303

PROJECT ADDRESS: 2068 Curry Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate Sahr's Meat and Seafood in an existing ±8,192 square foot building on a ±2.75-acre parcel.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

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 Safety Inspector and/or 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 #2 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 18, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission

RECEIVED

JUN 14 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



Town of Rotterdam
Waiver of Site Plan Review Application

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. 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.

PRESENT OWNER(S): Joe Maslesanni

APPLICANT(S)/LESSEE: RICHARD FAZZON

MAILING ADDRESS: 144 FAGULA BLVD

CITY: Rotterdam STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-926-0412 EMAIL ADDRESS: rffazzon@gmail.com

PROJECT ADDRESS: 2068 CURRY RD.

APPLICANT IDENTIFIED AS: Owner ___ Lessee Contract Vendee ___

REQUEST: NAME CHANGE FROM LITTLE LAMB CHOP TO SAKE'S

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Rif Fazzon DATE 6/14/23

- * The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.
- ** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

6/15/23

Jeri's
2068 Curry Rd.
Rochester N.Y. 12303

We are re-opening Jeri's as a
meat and seafood plus etc items.
We are opening as a DBA.

Rita and Debbie Fazzino are the
owners and part time employees will
be Tatasha Fazzino / daughter-in-law
and possibly one son in the future,
Matt Fazzino.

Hours will be 9-5 M-F
9-1 Sat.
Closed Sunday

Rita Fazzino
Debbie Fazzino

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 18, 2023

PC2023-W22

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: James Rockstroh

ADDRESS: 847 Putnam Road
Schenectady, NY 12306

PROJECT LOCATION: 847 Putnam Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the Seasonal Sale of firewood from July 19, 2023 – November 25, 2023 in designated area as depicted on site plan submitted June 27, 2023.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally.

Conditions imposed, if any, are as follows:

1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Removal of all firewood and brush is to be completed by December 1, 2023. If debris is not removed by this date, no future seasonal sales permits will be issued to the applicant and/or associates.
3. Compliance with all NYS Building and Fire Codes.
4. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
5. Ingress/egress onto Putnam Road shall remain free and clear at all times.
6. A Seasonal Sales permit will need to be applied for and issued every year.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 18, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED
JUN 21 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. 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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): James Rockstroh

APPLICANT(S)/LESSEE: _____

MAILING ADDRESS: 847 Putnam Rd

CITY: Schenectady STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 858-858-9614 EMAIL ADDRESS: Jrockstr@nycap.rr.com

PROJECT ADDRESS: 847 Putnam Rd

APPLICANT IDENTIFIED AS: Owner X Lessee ___ Contract Vendee ___

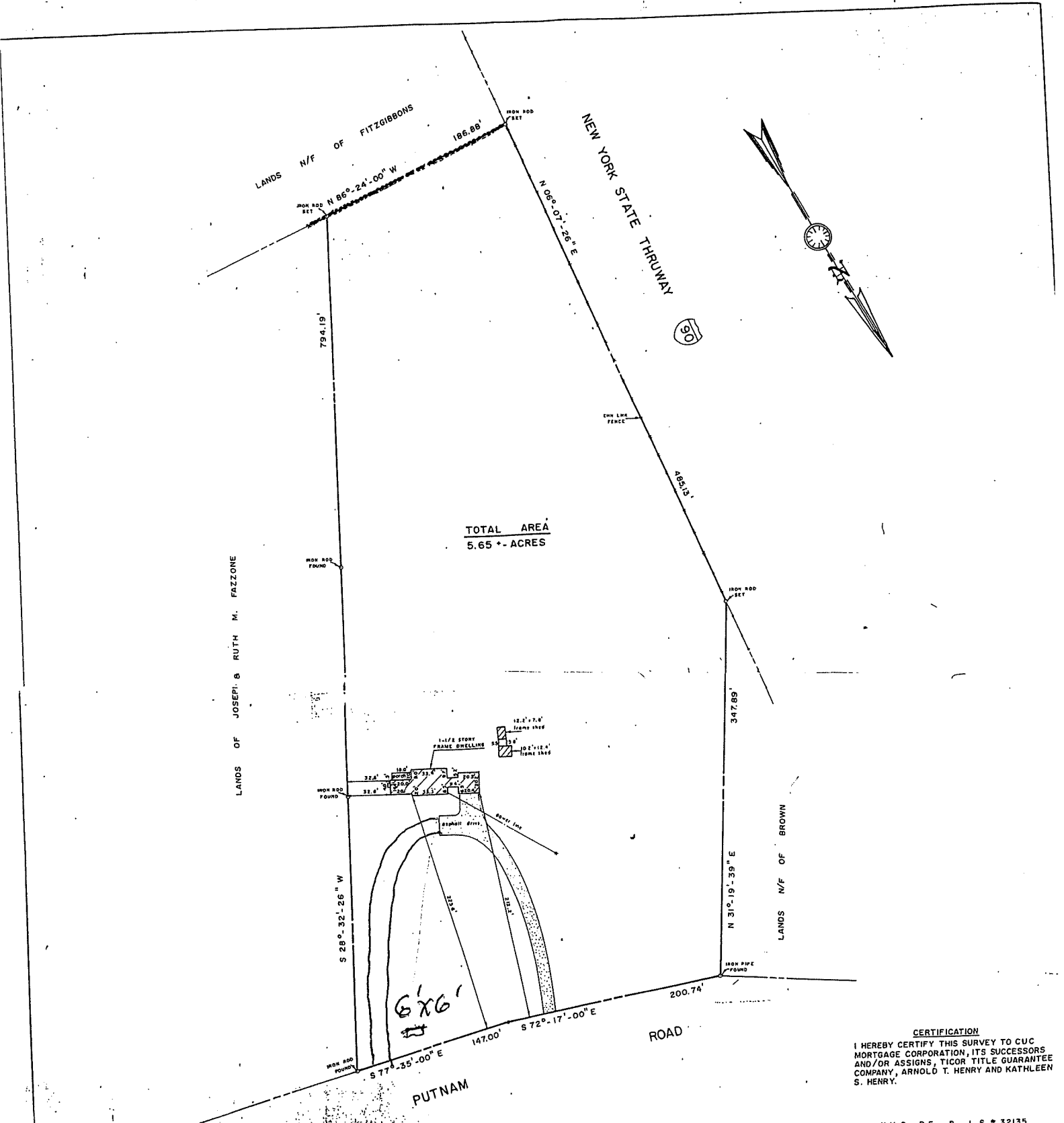
REQUEST: firewood sale

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT James Rockstroh DATE 6/20/23

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.



TOTAL AREA
5.65 +/- ACRES

CERTIFICATION
I HEREBY CERTIFY THIS SURVEY TO CUC MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, TIGOR TITLE GUARANTEE COMPANY, ARNOLD T. HENRY AND KATHLEEN S. HENRY.

N.Y.S. P.E. & L.S. # 32135

MAP
SHOWING SURVEY AND PLOT PLAN OF LANDS TO BE CONVEYED BY
RICHARD K. HAUSWALD AND DOROTHY M. HAUSWALD
TO
ARNOLD T. HENRY AND KATHLEEN S. HENRY
TOWN OF ROTTERDAM
SCHENECTADY COUNTY, N.Y.

← Putnam Road →

Dead End →

847
Putnam Rd
Driveway

847
Putnam Rd
Driveway

929

Site Plan 2023

Descriptive Narrative

Selling firewood from sunrise to sunset

no employees - husband and wife

parking available in driveway

time frame: ASAP

Lisa Gallo

From: Lisa Gallo
Sent: Thursday, June 22, 2023 10:26 AM
To: jrockstr@nycap.rr.com
Cc: Peter Comenzo
Subject: 847 Putnam Road - Seasonal Sales
Attachments: Chapter 228 - Seasonal Sales.pdf

James –

I am in receipt of your application for the above referenced project. Your Site Plan/survey does not indicate where you are placing the wood, parking, number of employees, business hours etc. as indicated on the application. Also, I need to know when you would like to sell the firewood. The Seasonal Sales Code, Chapter 228, of the Rotterdam Town Code allows for four (4) months (120 days).

Please update and submit a site plan with these items, a descriptive narrative, and let me know the time frame so I can place you on the next Planning Commission agenda which is July 18. I have attached the Seasonal Sales code for your use. If you have any questions, please let me know. Have a great day!

Lisa Gallo
Senior Department of Public Works Specialist
Department of Public Works
1100 Sunrise Boulevard
Schenectady, NY 12306
518-355-7575 Ext. 334
lgallo@rotterdamny.org

wed. July 19 - 4 months.

Chapter 228. Seasonal Sales

§ 228-1. Intent.

It is the intent of this chapter to permit and establish regulations and procedures for seasonal outdoor sales of Christmas trees, produce, holiday decorations and certain other seasonal activities conducted for financial gain.

§ 228-2. License required.

- A. It shall be a violation of this chapter for any person to store or sell Christmas trees, holiday decorations, produce and other seasonal sales out-of-doors in the Town of Rotterdam without having a license therefor.
- B. It shall be a violation of this chapter for any owner to allow his property to be used for the storage and sale of Christmas trees, related holiday decorations, produce and other seasonal sales out-of-doors by any person or persons who do not have a license therefor.

§ 228-3. Application; approval.

- A. All applications for a license that allows the outdoor storage and sale of Christmas trees, related holiday decorations, produce and other seasonal sales shall be made to the Town Building Inspector/Code Enforcement Officer on a form prescribed by him.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

- B. The application shall be accompanied by a plan, drawn to 40-scale, identifying the size of the lot, where such storage and sales are to take place and also showing provisions for site access and parking, and buildings or structures thereon.

- C. The Building Inspector/Code Enforcement Officer shall transmit the application and all materials to the Rotterdam Planning Commission, which shall act upon the application as prescribed in Chapter 270, Zoning, Article XVII, Site Plan Approval.^[2]

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

§ 228-4. Fees.

The application shall be subject to fees as prescribed in Chapter 270, Zoning Article XVII, Site Plan Approval.

§ 228-5. Permissible locations.

Any outdoor seasonal sales may be permitted on any lot in the Town of Rotterdam that meets the specifications for issuance of a license.

§ 228-6. Conditions for issuance of license; revocation.

- A. The Planning Commission may approve an application and direct the Building Inspector/Code Enforcement Officer to issue a license if it finds that the lot is suitable for the sale in terms of vehicular access, parking and pedestrian safety, and further provided that such use of the lot will not generate hazardous traffic or fire conditions. All vehicular parking must be off-street, and adequate utilities must be provided for the use. The Planning Commission shall grant only one seasonal business activity per license application.^[1]
[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*
- B. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be, produced from the seasonal sales.
- C. Signs shall not exceed one foot square and must be denoted on the required plan.
- D. The license may be revoked at any time if the licensee deviates from the plan as submitted and/or if the sale is deemed to create a public health or safety hazard. If the license is revoked, all sales shall be terminated until a new license is obtained, subject to the provisions of §§ 228-3 through 228-6.
- E. The Planning Commission may impose any condition upon the application it deems appropriate and necessary to ensure congestion on any public street is avoided.
- F. Only one license for seasonal business activities may be issued for a specific premises per year.

§ 228-7. Term of license; renewals.

All licenses shall be issued for a period not to exceed 120 days and are renewable pursuant to the terms of this chapter. Renewals shall be subject to the Planning Commission review prior to their reissuance.

§ 228-8. Penalties for offenses; enforcement.

[Amended 7-9-2003 by L.L. No. 9-2003; 6-12-2013 by L.L. No. 7-2013]

Enforcement of the provisions of this chapter shall be by the Building Inspector/Code Enforcement Officer of the Town of Rotterdam. Any violation of this chapter by any person, firm or corporation shall constitute a violation and shall be punishable by a fine not less than \$500 and no more than the sum of \$1,000 or imprisonment for a period not to exceed 15 days, or both, for conviction of a first offense. Each subsequent violation will be punishable by a fine of not less than \$1,000 nor more than \$2,000 or imprisonment for a period not to exceed 15 days, or both. Each day of continued violation shall constitute a separate, additional offense.

§ 228-9. Exceptions.

This chapter shall not apply to garden shops or nurseries which are open for business during the other parts of the year or commercial establishments which may be subject to Article XVII of Chapter 270 of the Rotterdam Zoning Code.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 18, 2023

PC2023-W23

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: John Nguyen
ADDRESS: 2 Brisbane Court
Albany, NY 12205

PROJECT LOCATION: 2675 Hamburg Street

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate PHO, an Asian restaurant, formerly Roosters, in existing ±2,156 square foot existing building on ±22,126 square foot parcel.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally.

Conditions imposed, if any, are as follows:

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 Safety Inspector and/or 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 #3 for specifications.
5. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.
6. Property is in Sewer District #7 and shall be connected to sewer prior to the issuance of a Certificate of Occupancy. Existing septic will need to be abandoned and decommissioned.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 18, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. 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.

PRESENT OWNER(S): John Nguyen

APPLICANT(S)/LESSEE: John Nguyen

MAILING ADDRESS: 2 Brisbane Ct Albany NY 12205

CITY: Albany STATE: NY ZIP: 12205

DAYTIME TELEPHONE: 518 258 9523 EMAIL ADDRESS: jvn2797@gmail.com

PROJECT ADDRESS: 2675 Hamburg St. Schenectady NY 12303

APPLICANT IDENTIFIED AS: Owner Lessee ___ Contract Vendee ___

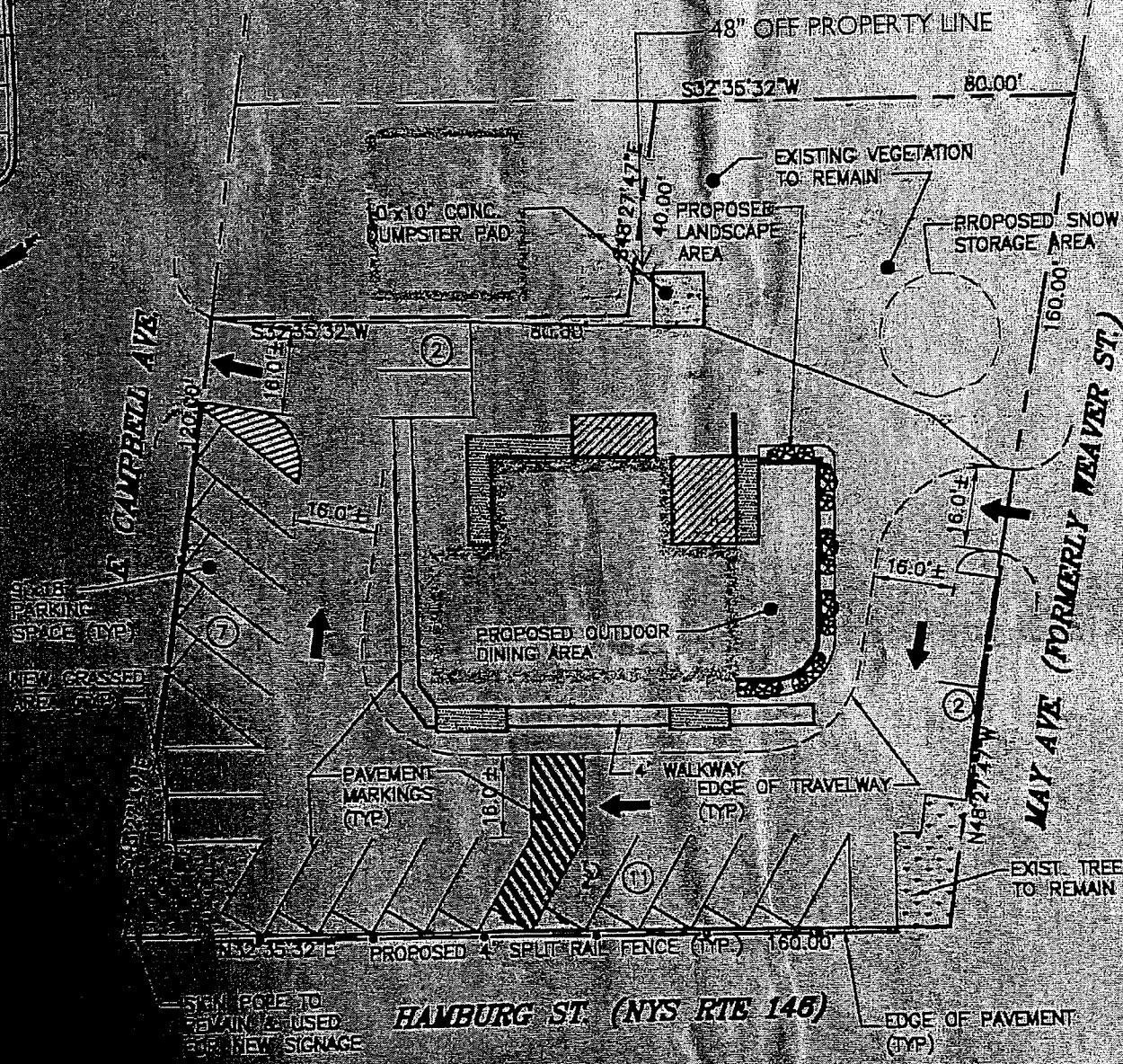
REQUEST: Operate Pho

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT John Nguyen DATE 7/2/23

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.



REVISION: 8-7-2014

P.E.

SITE PLAN

2675 HAMBURG ST.

TOWN OF ROTTERDAM

COUNTY OF SCHENECTADY STATE OF NEW YORK

SURVEYED BY: <u>CKC</u>	CHECKED BY: <u>DEA</u>	DATE: <u>JULY 16, 2014</u>	
DESIGNED BY: <u>RJD</u>	JOB No.: <u>A14-011</u>	DWG No.: <u>A14-011 SITEPLAN</u>	

SCALE 1"=30'

SHEET 2 OF 2

WAIVER OF SUBDIVISION REVIEW

Date: July 18, 2023

PC2023-SW2

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT(S): Roy J. Fendly
3953 Mariaville Road
Schenectady, NY 12306

Michael Angelozzi
4023 Mariaville Road
Schenectady, NY 12306

PROJECT ADDRESS: 3953 & 4023 Mariaville Road

APPLICANT IDENTIFIED AS: Owner(s) Lessee Contract Vendee

REQUEST: The applicants request a Waiver of Subdivision to Boundary Line Adjust two (2) acres from 3953 Mariaville Road (Tax Map No. 36.-3-25.31) to 4023 Mariaville Road (Tax Map No. 36.-3-25.131). Surveyor: Blackstone Land Surveyors.

Action Taken by Commission:

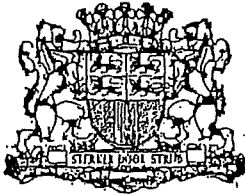
In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 18, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Subdivision.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



RECEIVED

JUL 05 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

TOWN OF ROTTERDAM
WAIVER OF SUBDIVISION APPLICATION

\$75.00 Application Fee.

If the waiver is approved, the applicant(s) will be permitted to file a Boundary Line Adjustment Subdivision with the Schenectady County Clerk's Office. A Boundary Line Adjustment Subdivision must be prepared by a licensed NYS Land Surveyor for filing with the Schenectady County Clerk's Office prior to the Planning Board Chairman's Signature.

Legal Owner's Name (Parcel #1) ROY J. FENDLY
Mailing Address: 3953 MARIVILLE RD.
City: SCHENECTADY State: NY Zip: 12306
Daytime Phone: 518-393-2976 (Work) RETIRED (Fax) NONE

Legal Owner's Name (Parcel #2) Michael Angelozzi
Mailing Address: 4023 Mariaville Road
City: Schenectady State: NY Zip: 12306
Daytime Phone: _____ (Work) _____ (Fax) _____

Project/Proposal Site Area:

Current Parcel #1(Acres or s.f.) 7.14 A Proposed Parcel #1(Acres or s.f.) 5.14 A
Street Address of Parcel #1: 3953 Mariaville Road
Assessor Tax Parcel No. Parcel #1: 36.00 - 3 - 25.31

Current Parcel #2(Acres or s.f.) 2.99 A Proposed Parcel #2(Acres or s.f.) 4.99 A
Street Address of Parcel #2: 4023 Mariaville Road
Assessor Tax Parcel No. Parcel #2: 36.00 - 3 - 25.131

Describe Existing Use(s) on Parcel #1 and Parcel #2: (buildings, well, sewer drainfield, etc.)
EXTEND LAND

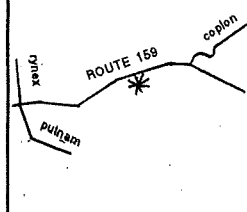
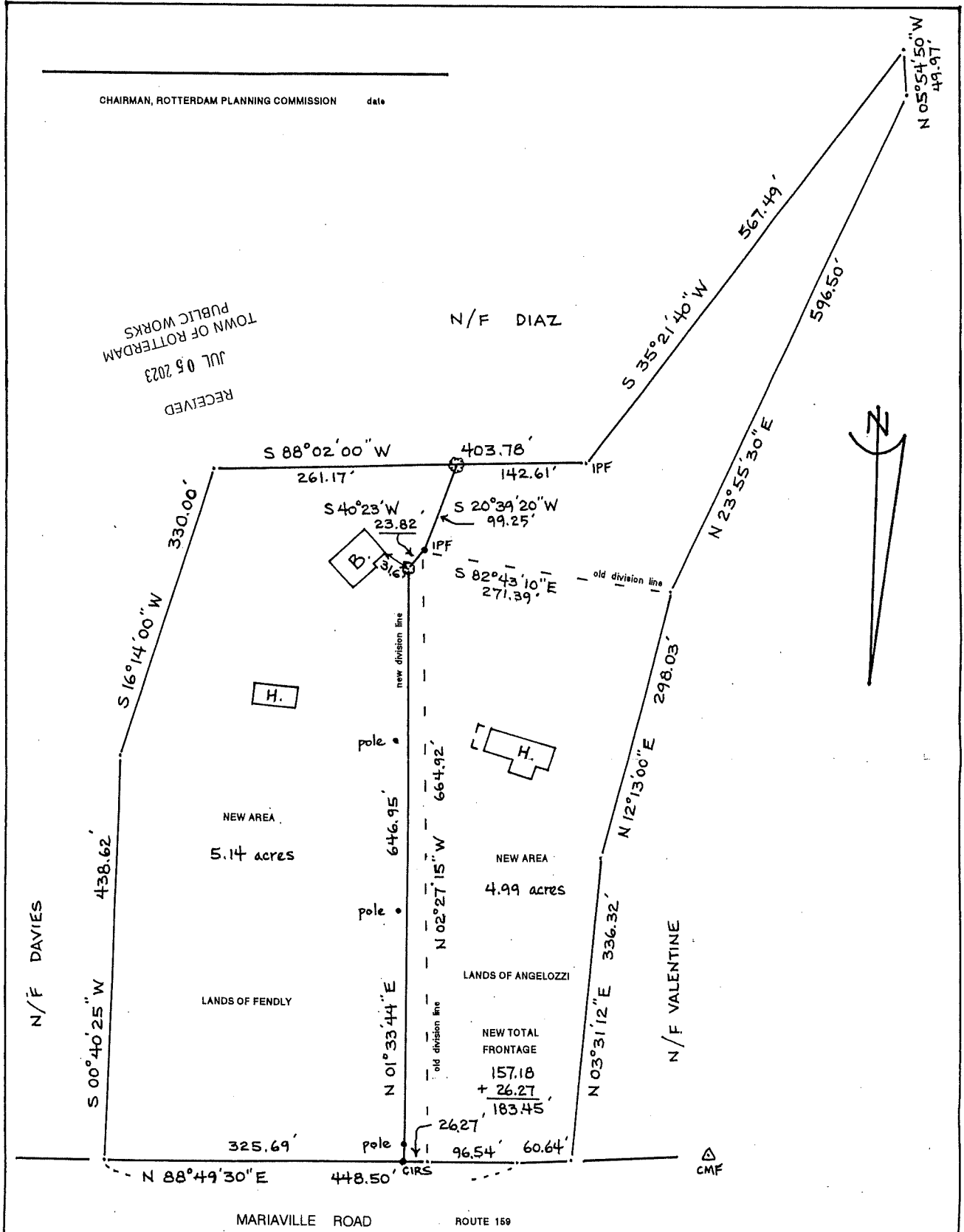
Zoning Classification: A-1

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits:

SIGNATURE OF APPLICANT PARCEL #1 Roy J. Fendly DATE 07.03.23

SIGNATURE OF APPLICANT PARCEL #2 Michael Angelozzi DATE 07.03.23

RECEIVED
JUL 05 2023
TOWN OF ROTTERDAM
PUBLIC WORKS



MAP SHOWING BOUNDARY LINE ADJUSTMENT SUBDIVISION
 LANDS OF FENDLY & LANDS OF ANGELOZZI

TOWN OF ROTTERDAM
 SCHENECTADY COUNTY, N.Y.

SCALE 1" = 100'
 JUNE 28, 2023

BLACKSTONE LAND SURVEYORS
 1152 FORT HUNTER RD. SCH'DY, NY 12303

**DPW Comments
July 18, 2023**

Agenda (7:30pm):

1. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Sketch Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.
 1. See attached minutes from the March 7, 2023 meeting.
 2. Since initial concept meeting the applicant's engineer has worked with the TDE and developed more refined sketch plans which were submitted on June 14, 2023. See comment letter from CT Male dated July 5, 2023 on the June 14, 2023 submittal.
 3. Provide phasing plan for construction.
 4. Confirm that parking is adequate for the proposed use.
 5. Confirm that fire truck access is adequate to accommodate the South Schenectady FD #6 aerial ladder truck.
 6. Add spot elevations for pavement and concrete areas.
 7. Add stop signs at all new intersections and provide detail.
 8. A sprinkler system needs to be added for proposed landscaping around the building and parking areas.
 9. Planning Commission may wish to consider fencing for the stormwater management areas.
 10. Provide status of the Tower easement relocation.
 11. Applicant needs to provide a traffic study and site distance analysis and include full build-out conditions. This traffic study will need to be transmitted to NYSDOT and confirmation received from the agency that access is conceptually approved for the proposed use.
 12. Proposed hydrant at entrance should be reviewed by Fire District #6. As the driveway is shared, it should be in a location that can be utilized for both this project and the adjoining warehouse/manufacturing facility.
 13. Curbing should be provided for sidewalk and parking areas. Provide detail.
 14. A water report should be prepared to confirm that there is adequate water supply and pressure for the proposed full build-out of the project.

DPW Comments March 7, 2023

1. Site Plan was previously approved on June 14, 2022 for Carejon Realty LLC to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility. Carejon Realty has decided it will not be moving forward with this project.
2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to assist in the review of this project.
3. Limits of clearing should be clearly delineated. Applicant should consider preservation of wooded area located at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on March 7, 2023. Site plan has been further developed and can now be circulated to involved/interested agencies for comment.

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
New York State Department of Transportation
Metropolplex Development Authority
Schenectady County Industrial Development Agency
Fire District #6

4. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road. Conceptual Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.**

Chairman Yuille: Can you give us a description of your project? Just so the members on the Board understand, this was the forklift place that we looked at. “Inaudible...”

Mr. Longo: Thank you, Mr. Chairman. Christopher Longo, Empire Engineering and I’m here with the applicant, Pat Orr from DAIM Logistics. So, yes, the application is for a warehouse structure, as the Chairman mentioned with the little bit of history, it was recently approved. I think it was 21,000 square feet but they also had other outside parking for trailers and maybe some light manufacturing or light fabrication in that structure.

This proposal is for a warehouse, predominantly freight and inventory for DAIM Logistics themselves and/or a tenant or two. So out of the 120,00 square foot building, it is set up to kind of like three (3) flex spaces at 40,000 square feet each if you see the jog in the building there. The ultimate tenant, whether it is themselves or someone else as well, could take one, two or all of the portions of the building. Three (3) separate areas for loading docks. As I mentioned they could be three (3) independent or they could just be loading from several sides of the building. Access would be from that common driveway with that technical fiber products which was the original owner had owned this whole parcel and subdivided this land off. So, there is some legal ease first for access over that existing driveway and then also, the attorney is looking into and maybe some stormwater interconnections but definitely for the access easement over that. So, there would not be a new access proposed out onto the highway so there will be no DOT activity.

The area of Mariaville Road, NYS Route 159, heads uphill to get over the crossing of the railroad tracks so the driveway would kind of be tucked into the bottom side of that hill. Also, the building and development area would be off of the road a little bit to provide some buffer there with the slope and room for retaining some of the trees but also, maybe some enhancements of what is there with some new plantings.

A looped driveway around the entire building for both fire access and for circulation of the tractor trailers and a municipal water connection onto Mariaville Road. Private septic system. This use right now, I think there was a thought of about 20 employees but they were just a general office type employee. So, 15 gallons a day for each one of those minor septic system needs which is kind of conducive because of the lack of sewer.

Other than that, there is, as I mentioned, the multiple loading docks. There would be stormwater on each side of the site. We have been kind of working with some grading. This is just a concept site plan for the Board’s review but yes, we have some grading to do, we have additional test pits, there was a full stormwater design, a full septic system design on this site prior, so we do have that old information for the previous applicant to tap into, but we have some other grading designs, stormwater plan design to do.

Another component that is a little bit different than the plan you saw before is the access to the radio tower. So, if you see, we are kind of in the shadow of that tower. It’s also just barely, there is some fall zone on this property that we would have to respect, and we are respecting with no structures being built on a little bit of a carryover of that fall zone. There is an easement that the radio tower has. The owners of that property have over this parcel. We have been in contact with them through the attorney as well and they are open to an adjustment of that area of that access to instead of being in the center of the site to create a new easement to continue the access to that existing structure.

We did submit an environmental assessment form. We are here really for the initial presentation. As I mentioned, there is some design work to do but we would like to get the SEQR process started and hear out any comments the Board has, if any.

Chairman Yuille: Mrs. Flansburg, any questions?

Mrs. Flansburg: So, DAIM is definitely going to be one of the users of the building, correct? And potentially another user would have one or two of the remaining?

Mr. Orr: So as Chris stated, it's pretty much divides into thirds. We do warehousing now, and we definitely have use for it. It really depends once we get through the process, and we put it out there. If someone said we need 120,000 for their needs, well maybe we don't but it would be the same style of what we are doing.

Mrs. Flansburg: Where else do you do this?

Mr. Orr: We have a location in Fultonville. So, Montgomery County, we have one in Fulton County, and we have one in Herkimer County.

Mrs. Flansburg: That is all that I have.

Chairman Yuille: Mr. Signore?

Mr. Signore: No.

Chairman Yuille: Mr. Miglucci?

Mr. Miglucci: No.

Chairman Yuille: Mr. Calder?

Mr. Calder: "Inaudible..."

Chairman Yuille: No, it was just one building. It was the forklift repair and sales that was before us.

Mr. Calder: So, now it's going to be the same type of operation.

Chairman Yuille: Bigger building but it's a warehouse.

Mr. Calder: That's all. Thank you.

Chairman Yuille: Am I correct in what I said, I was answering the question for you.

Mr. Longo: Yes.

Chairman Yuille: Mr. D'Alessandro?

Mr. D'Alessandro: No comments at this time.

Chairman Yuille: Did you say, and I was thinking about something else when you were halfway through your statement, did you say that you got approval from the tower to relocate the road, conceptually?

Mr. Longo: We do have a conceptual, initial discussion on that. They are open to that. We have to present them the official location and description and what not, but yes they were amenable to the idea.

Chairman Yuille: And you are going to take the water off of Mariaville Road, it's on the other side of Mariaville Road so you are going to bring the water under the road and into the site?

Mr. Longo: Yes, we will connect there.

Chairman Yuille: And it is already zoned for this, correct?

Mr. Longo: I should have started that it is industrial, I-1 zoning district and this is an allowed use. A permitted use and not even a special use permit, just warehousing is permitted.

Chairman Yuille: And you said that you are outside the fall zone on the tower because that tower is like 500...

Mr. Longo: Yes, a portion of the property is, it's tough to see with the coloring here but it's about right here so that even, there was some debate about whether the driveway could be. I think the driveway can be in that fall zone, but it says no structures. Definitely no structures.

Chairman Yuille: That's a big tower and it's not designed like the new ones that come down.

Mrs. Flansburg: It's in your best interest to not have your building be there.

Chairman Yuille: That is all I have. Do you have anything else to add?

Mr. Longo: We just wanted to present it. Obviously, it's a concept plan. We do have, like I mentioned, design work to do and get digging into but we did present the long form SEQR so we would just ask the Board if they would be willing to start the lead agency process and then we can coordinate with other involved agencies.

Chairman Yuille: Ms. Heinel, anything to add?

Ms. Heinel: The only thing that I would add is if you do reach an agreement as to that fall zone area or something like that, it be submitted for legal to review and ensure that is in place. We do not want the Board approving a plan for something closer than what was allowed before with the easements. We would need to see that agreement with them in place before we approve anything within that zone. Other than that, I have no comments at this time.

Chairman Yuille: Mr. Comenzo, any questions?

Mr. Comenzo: If it's going to be a multi-tenant building, you would need to apply for a special use permit for the multiple tenants. The second thing is Chris, when you come back make sure you show where that fall zone is just so the Board is aware of it.

Mr. Longo: I think on the plan that the Board got, the black and white site plan shows it. The fall zone is this line here.

Ms. Heinel: So, it does go into the road.

Ms. Longo: I'm sorry, I did misspeak there, the pavement is within there but the fall zone stipulated no structures.

Chairman Yuille: At this time, I would entertain a motion to declare lead agency on this project.

Mrs. Flansburg: Mr. Chairman, I will make that motion.

Chairman Yuille: Motion made by Mrs. Flansburg. Is there a second?

Mr. Signore: I second the motion.

Chairman Yuille: Motion seconded Mr. Signore. Are there any questions on the motion? Please call the vote.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Mr. Miglucchi?

Mr. Miglucchi: Yes.

Marlo Carter: Chairman Yuille?

Chairman Yuille: Yes.

Motion carried.

The last motion on this, I will entertain a motion to allow the Chairman to execute a contract with the applicant to retain the services of a TDE to assist in the review of this project.

Mr. Signore: I will make that motion.

Chairman Yuille: Motion made by Mr. Signore. Is there a second?

Mr. D'Alessandro: I second the motion.

Chairman Yuille: Motion seconded Mr. D'Alessandro. Are there any questions on the motion? Please call the vote.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Marlo Carter: Chairman Yuille?

Chairman Yuille: Yes.

Motion carried.

We will get the process started.

Mr. Longo: Thank you.

Meeting adjourned at 8:21 p.m.

Motion to adjourn the meeting was made by Mr. D'Alessandro and Mr. Signore seconded the motion.

Next meeting scheduled for March 21, 2023

Respectfully Submitted,
Marlo L. Carter
Planning Commission Secretary

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 ctmale@ctmale.com



July 5, 2023

Mr. Peter Comenzo, Senior Planner
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306

Re: *DAIM Logistics - Site Plan Application - Proposed Warehouse / Office*
681 Mariaville Road, Town of Rotterdam
CTMA Project No. 22.2224

RECEIVED
JUL 05 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo:

On behalf of the Town of Rotterdam, acting as Town Designated Engineer (TDE), C.T. Male Associates (CT Male) has conducted a review of the below items submitted by Empire Engineering, PLLC and the applicant Peters Properties Holdings, LLC:

- Site Plan/Special Use Permit Application dated March 2023 prepared by Empire Engineering, PLLC.
- Full Environmental Assessment Form (FEAF) Part 1 dated February 24, 2023, prepared by Empire Engineering, PLLC.
- Site Plans dated February 6, 2023, and last revised June 14, 2023 consisting of Nine (9) Plan Sheets, prepared by Empire Engineering, PLLC.
- Building Elevations dated November 28, 2022, consisting of One (1) Plan Sheet, prepared by Empire Engineering, PLLC.
- Stormwater Pollution Prevention Plan dated June 14, 2023 prepared by Empire Engineering, PLLC.

The applicant is proposing a warehouse/office use on a vacant 11.097-acre property known as tax parcel 47.00-8-6.14 currently owned by Carejon Realty, LLC. The property located at 681 Mariaville Road and is within the I-1 Light Industrial Zoning District. The proposed project consists of a 120,000 square feet warehouse and office building along with associated parking area, loading areas for trucks, and access drives.

Based upon the above and acting as Town Designated Engineer (TDE) for the project, CT Male offers the following review comments. These comments are intended as a first review of the Site Plan application package.

1. The proposed project appears to be an "Type 1" action pursuant to SEQR, as it is a nonresidential project disturbing more than 10 acres and proposed building greater than 100,000 gross floor area. As such, a Coordinated Review is required. We assume that the

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 2

Town Planning Commission will declare their intent to become Lead Agency from the involved and interested agencies. Once the Lead Agency is identified, then they will complete an environmental review of the project and make a Determination of Environmental Significance. The Planning Commission Attorney should confirm and provide recommendations for completion of the environmental review of the project pertaining to the proposed Site Plan Application.

2. We offer the following comments regarding the Full Environmental Assessment Form (FEAF), dated February 24, 2023.
 - a) The applicant is listed as Carejon Realty, LLC on the FEAF and in the Application but on the plans Peters Properties Holdings, LLC is listed as the owner and applicant. Please clarify and revise for consistency.
 - b) Item B.g. - states the permits, and approvals required and should also list NYSDOT Utility Work Permit for the water service connection.
 - c) Item D.b - states total acreage to be physically disturbed is 11.00 acres. The NOI in the SWPPP also states 11.0 acres. If the disturbance area exceeds 5.0 acres at any one time a waiver will be required.
 - d) Item E.3.f. - Identified that the site is in an Archaeological Sensitive Area. Therefore, the applicant should provide correspondence/determination from OPRHP.
 - e) Item E.1.b. - Lists the forested area of 1.6 acres after construction. The plans indicate that and as stated above the 11.5 acres site is almost totally disturbed. The design engineer should indicate where this 1.6 acres of forested area will be on the plans.

3. Future Site Plan submissions should include the following items from the Town's Site Plan Checklist, Section A:
 - a) Structures and circulation: ten (10) sets of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures dimensions, square footage, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes. Building elevations provided in the March 2023 submission package but were not included in the most recent package received by CT Male. The applicant should confirm that the elevations have not changed or provide updated elevations.
 - b) Location of existing wetlands and floodplains. The plan does not note if any floodplains exist on the parcel. If none exists, then please note.
 - c) Signs: location, design and size of all signs. The site plans or elevation do not indicate any signs. If any building or freestanding signs are proposed, locations and details should be provided. Additionally, traffic control signs are not shown.
 - d) Lighting, power and communication facilities: location and design of lighting, power, fiber optic, and communication facilities. The site plans do not show a transformer that would typically be required for a building/development of this scale. The applicant should indicate if a pad mounted transformer will be required.

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 3

- e) Soil logs and borings were performed for the septic area and the building area, but minimal are shown in the stormwater practices. Additional soil logs and infiltration testing should be required for these areas. See SWPPP section of this letter for more detail.
 - f) Uses: detailed breakdowns of all proposed floor space by type of use. The narrative list the proposed uses as warehouse and office. The applicant should clarify the specific use of the building and if any manufacturing is proposed on site.
 - g) Other industrial uses: In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process and the proposed method of disposal of such wastes or by-products shall also be shown. The specific use of the building should be noted on the plans and narrative.
4. Future Site Plan submissions should include the following items from the Town's Site Plan Checklist, Section B:
 - a. Show location, dimension, type, and condition of refuse/dumpster area and any existing/proposed screening. The plans do not show a dumpster or refuse area. The applicant should indicate how trash and recycling will be handled.
 - b. Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features. If none exists, then please note.
 - c. Show location, type, and size of existing and proposed fencing and buffer screening. Additional fencing and/or screening may be necessary to provide an effective buffer/screen to the adjacent residential properties. If none exist, then please note.
 - d. Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.
 5. The project site is located entirely within the I-1 Light Industrial Zoning District, where the proposed use of warehouse and office appears to be permitted as of right and conforms to the area and bulk requirements.
 6. We offer the following comments regarding Sheet C101 - Site Layout Plan:
 - a. Delineation of limits of disturbance and/or protection of buffers and sensitive areas should be provided by installation of orange construction fencing and Protected Area Keep Out signage.
 - b. Please clarify where the limits of the parking and access roads are to have curbing versus edge of pavement.
 - c. Consideration should be given to providing guiderail, or bollards along the edge of pavement at the infiltration basin.
 - d. The plan does not show any directional signs or traffic control signs. Consideration should be given to providing stop signs and/or other traffic control signs.

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 4

- e. The design shows a proposed three-legged intersection with the existing TFP driveway that may need reconfiguration to minimize conflicts and maximize safety of the intersection.
 - f. The Project Information lists bulk requirements but does not show the proposed bulk information.
 - g. The plans show 25 parking spaces total and lists them as "Possible Tenant Parking". The applicant should address that 25 spaces will be enough for a 120,000 square foot building. Is the "Possible Tenant Parking" to be constructed with site regardless of a proposed tenant or will this be banked for future construction?
7. We offer the following comments regarding Sheet C102 - Grading Plan:
- a. Reviewing the grades provided, the accessible parking area in the south parking area appears to be greater than the allowable maximum 2% slope. Additional spot grades should be added to ensure this area meets the slope requirement.
 - b. The grades at the front truck loading area on the northeast face of the building appears to be very flat. Additional spot grades should be added to plans.
 - c. The south tenant parking area shows spot grades at $3.5' \pm$ below the first-floor elevation without any stairs or ramps shown from the building to the sidewalk. Please clarify how the access to the building will work in this area.
 - d. There is minimal grading information provided for the north parking area and the accessible parking. Additional spot grades should be added to ensure this area meets the allowable maximum 2% slope requirement.
 - e. The locations of the Stormwater Practice signs should be shown on the plan at the infiltration basin and the dry swales.
 - f. Consideration should be given to providing safety fencing around the infiltration basin.
 - g. Consideration should be given to providing an oil/water separator between the drain at the north loading dock area Infiltration Basin 1 as this area would have trucks sitting for periods of time.
 - h. Elevation differences at the north loading dock retaining wall top and bottom wall are $4' \pm$ and consideration should be given to providing safety fencing and guide rail at the top of the wall.
 - i. The test holes in the vicinity of Dry Swale 2 show shale at a depth of 48", elevation of 353.5. The cut in that area for the dry swale cross section will be about 9.5'. Construction of the dry swale may not be possible in that area.
 - j. The grading at the south end of Infiltration Basin 1 at Dry Swale 2 does not show a berm or elevation and contours of the basin bottom. Please review the grading in this area.
8. We offer the following comments regarding Sheet C03 - Utility Plan:
- a. New York State Design Standards for Intermediate Sized Wastewater Treatment Systems Section B.3 Separation Distances Table B-2 required 50' separation from the absorption

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 5

- field to open drainage. The plans show 32'± separation between the absorption field and the drainage along the access road and the culvert at the front access road.
- b. The design flow is based on 40 employees. The applicant should indicate that 40 employees are sufficient for a 120,000 square foot building.
 - c. The applicant should indicate if a pad mounted transformer will be required.
9. We offer the following comments regarding Sheet C104 – Erosion & Sediment Control Plan:
- a. Construction phasing, sequencing, notes should be identified and listed on the plan.
 - b. Section 6.3.6 Maintenance Required Elements portion of the NYS Stormwater Management Design Manual states *“Infiltration practices shall never serve as a sediment control device during site construction phase. In addition, the Erosion and Sediment Control plan for the site shall clearly indicate how sediment will be prevented from entering an infiltration facility. Normally, the use of diversion berms around the perimeter of the infiltration practice, along with immediate vegetative stabilization and/or mulching can achieve this goal.”* The design engineer shall document that sediment will not be directed to the infiltration basin during construction and will not impact the infiltration practices.
 - c. Rolled erosion control blanket should be considered for temporary stabilization of slopes 3 on 1 or steeper.
 - d. Rip Rap Outlet erosion protection should be provided at all end sections.
 - e. The site potentially will have up to 5 acres of disturbance at any one time. Additional temporary sediment practices should be considered.
10. We offer the following comments regarding Sheet C105 – Lighting & Landscape Plan:
- a. A previous project proposed at the site was required to keep the existing buffer along Mariaville Road and this project proposes to remove more of the existing buffer. Consideration should be given to installing additional planting along Mariaville Road if the existing trees are not viable to remain or do not provide sufficient landscaping screening.
 - b. Zoning section § 270-149, D. *Off-street parking states Landscaping. Parking areas with than 12 spaces shall be landscaped over not less than 10% of the total interior area of the parking lot. Landscaping and planting areas shall be dispersed throughout the parking lot. Required screening and side yards may be considered as a part of the interior landscape requirement if suitably planted and maintained.* The applicant shall document that the proposed design complies with this section.
 - c. The plan shows location and type of the lighting but does not show photometrics that would help evaluate the proposed site lighting and if it is sufficient for the use or if there will be any off-site illumination.
11. We offer the following review comments regarding the Stormwater Pollution Prevention Plan (SWPPP) dated June 14, 2023:
- a. SWPPP, Stormwater Infiltration: Section 6.3.1 Feasibility Required Elements portion of the NYS Stormwater Management Design Manual states *“To be suitable for infiltration,*

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 6

underlying soils shall have an infiltration rate (fc) of at least 0.5 inches per hour, as initially determined from NRCS soil textural classification, and subsequently confirmed by field geotechnical tests (see Appendix D). The minimum geotechnical testing is one test hole per 5000 sf, with a minimum of two borings per facility (taken within the proposed limits of the facility)."

The plans or reports do not show field geotechnical tests were performed at the infiltration basin. The design engineer shall document that the stormwater practice meets the "infiltration rate" requirement in Section 6.3.1 for the infiltration basin.

- b. SWPPP, Stormwater Infiltration: Section 6.3.1 Feasibility Required Elements portion of the NYS Stormwater Management Design Manual states *"The bottom of the infiltration facility shall be separated by at least three feet vertically from the seasonally high water table or bedrock layer, as documented by on-site soil testing. (Four feet in sole source aquifers)"*. The plans or reports do not show that on-site soil testing was performed at the infiltration basin locations. The design engineer shall document that the stormwater practice meets the "4' separation" requirement in Section 6.3.1 as this site appears to be located over a sole source aquifer.
- c. SWPPP, Stormwater Infiltration: Section 6.5.1 Feasibility Required Elements portion of the NYS Stormwater Management Design Manual states *"Provide a 2' separation distance from the groundwater for O-1"*. The plans or reports do not show that sufficient on-site soil testing was performed at the dry swale locations. The design engineer shall document that the stormwater practice meets the "2' separation" requirement in Section 6.5.1.
- d. SWPPP, Stormwater Infiltration: Section 6.3.3 Pretreatment portion of the NYS Stormwater Management Design Manual states *"If the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility"*. The plans or reports do not show a pretreatment for the infiltration basins. The GI worksheets for the infiltration basin shows that 100% pretreatment is provided. The design engineer shall document that the stormwater practice meets the pretreatment requirement in Section 6.3.3.
- e. SWPPP, Open Channel: Section 6.5.2 Conveyance portion of the NYS Stormwater Management Design Manual states *"The peak velocity for the two-year storm must be non-erosive (i.e., 3.5-5.0 fps). (See Appendix L for a table of erosive velocities for grass and soil)*. The design engineer shall document that the stormwater practice meets the requirement in Section 6.5.2.
- f. SWPPP, Open Channel: Section 6.5.3 Pretreatment portion of the NYS Stormwater Management Design Manual states *"Provide 10% of the WQv in pretreatment. This storage is usually obtained by providing checkdams at pipe inlets and/or driveway crossings."* The plans or reports do not show a pretreatment for the dry swales. The design engineer shall document that the stormwater practice meets the pretreatment requirement in Section 6.5.3.
- g. The plans and report show two infiltration basins. The GI worksheets provided only reference one infiltration basin. Please clarify.

C.T. MALE ASSOCIATES

Date: July 5, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam


Page - 7

- h. SWPPP, Draft NOI: Questions 32, 32a, 33a, 34, and 35 have not been answered in the draft NOI. Please provide a revised draft NOI with these questions completed.
 - i. The SWPPP Report shall include hydrologic design calculations to document the sized for the proposed stormwater conveyance pipes.
12. The site relocates the existing access easement for the radio tower on the adjacent parcel. The applicant should provide documentation that the relocated easement is acceptable to the adjacent parcel owner.
13. A NYSDOT Utility Permit will be required for the water service and associated directional drilling within the Mariaville Road NYS road right-of-way.
14. Schenectady County DOH approval will be required for the proposed onsite wastewater treatment system.

Please feel free to call me at 518.786.7400 or o.speulstra@ctmale.com should you have any questions in this matter.

Sincerely,

C.T. MALE ASSOCIATES



Owen Speulstra, P.E.
Senior Site Civil Engineer

cc: Thomas Yuille, Planning Commission Chairman
Lisa Gallo, Town of Rotterdam
Chris Longo, P.E., Empire Engineering, PLLC.

DPW Comments
July 18, 2023

2. **Peek Property Management LLC (Tim Peek) – Westside Avenue/Roma Street (Schenectady).** Sketch Site Plan review for the construction of a 4,000 square foot pole barn for a contractor shop and storage on a ±19,461 square foot parcel. Engineer: ABD Engineers LLP.
 1. A very small portion of the northeast corner of the property is in the City of Schenectady.
 2. Label ground cover.
 3. Fencing and gate should be detailed.
 4. Provide spec sheet for building mounted lighting - BML2.
 5. If multiple tenants are contemplated/proposed, a special use permit will be required and Page 7 of the application filled out.
 6. Unless the Planning Commission determines one is necessary, a Town Designated Engineer should not be needed to review this application.

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
Fire District #2

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: Tim Peek (Peek Property Management)

Mailing Address: 2710 Curry Road

City: Schenectady State: NY Zip: 12303

Daytime Phone: 518-528-1601 E-mail: timpeekand@yahoo.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: Joseph J. Bianchine, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

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

Project/Proposal Site Area (Acres or sq. ft.): 0.44 Ac or 19,200 SF

Assessor Tax Parcel No.(s) of Proposal Site: 49.17-4-4 Rotterdam and 49.78-2-33 Schenectady

Adjacent Area Owned or Controlled (Acres or sq. ft.): 16,000 SF and 4,000 SF

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 49.17-4-7 and 49.12-4-3

Street Address of Proposed Site (if any): Westside Avenue

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Vacant lot

Existing Zoning Classification: I-1

School District: Mohonasen

Fire District: District 2

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):

Northside of Westside Avenue between Wedgewood Heights and Notre Dame Street

Name of public road (s) providing access: Westside Avenue

Width of property fronting on public road: 160 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):

Construction of a 4,000 SF pole barn for contractor shop and storage.

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:

- (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:

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

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

- (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:

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: Peek Property Management (Tim Peek, Jr)

Date: 6/20/23

Address: 2710 Curry Road

Phone: 518-528-1601 Timmy

Schenectady, NY

Zip: 12303

[Handwritten Signature]

Date: 6/20/23

*#1 Signature of Owner #1

Notary (For Signature #1 Above)

SHAELYN A. REAGAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01RE6431304 Qualified in Albany County Commission Expires 04/04/2026

STATE OF NEW YORK) ss: COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 20th day of June, 2023.

NOTARY SEAL

[Handwritten Signature]

Notary Signature

Notary Public in and for the State of New York My appointment expires: 4/4/2026

Name: Lori B Peek Tim A Peek

Date: 6/23/23

Address: 2710 Curry Rd

Phone: 518 528-1607

Sch'dy NY 12303

Zip: 12303

[Handwritten Signature]

Date: 6/23/23

*#2 Signature of Owner #2

Notary (For Signature #2 Above)

SHAELYN A. REAGAN NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01RE6431304 Qualified in Albany County Commission Expires 04/04/2026

STATE OF NEW YORK) ss: COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 23rd day of June, 2023.

NOTARY SEAL

[Handwritten Signature]

Notary Signature

Notary Public in and for the State of New York My appointment expires: 4-4-26

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, Peek Property Management (Tim Peek, Jr.), being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site Plan application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 49.17-4-4 Rotterdam & 49.78-2-33 Schenectady

I hereby grant Joseph J. Bianchine, P.E., ABD Engineers, LLP 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.

X Signature (Authorized Representative):
X Date: 6/23/23 Peek Property Management (Tim Peek, Jr)

NOTARY

SHAELYN A. REAGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RE6431304
Qualified in Albany County
Commission Expires 04/04/2026

STATE OF NEW YORK) ss:
COUNTY OF Schenectady
SUBSCRIBED AND SWORN to before me this 23rd day of June, 2023

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
Residing at: 269S Hamburg St. Schenectady, NY 12303
My appointment expires: 4-4-26

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: Westside Avenue			
Project Location (describe, and attach a location map): Westside Avenue			
Brief Description of Proposed Action: To construct a 4,000 SF pole barn for contractor shop and storage.			
<div style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">JUN 28 2023</div> <div style="font-size: 1.1em; font-weight: bold;">TOWN OF ROTTERDAM PUBLIC WORKS</div>			
Name of Applicant or Sponsor: Tim Peek		Telephone: 518-528-1601	
Address: 2710 Curry Road		E-Mail: timpeekand@yahoo.com	
City/PO: Schenectady		State: NY	Zip Code: 12303
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: Schenectady County Department of Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.44 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.0± 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 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			

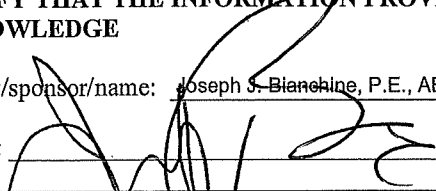
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation 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? 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: _____ Septic System _____	NO	YES	
	<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? 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?	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 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?	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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

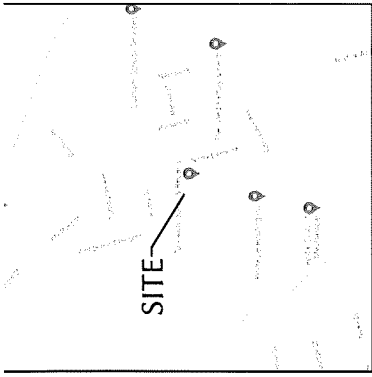
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joseph S. Blanchine, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>June 27, 2023</u>		
Signature:  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]	Yes



SITE LOCATION

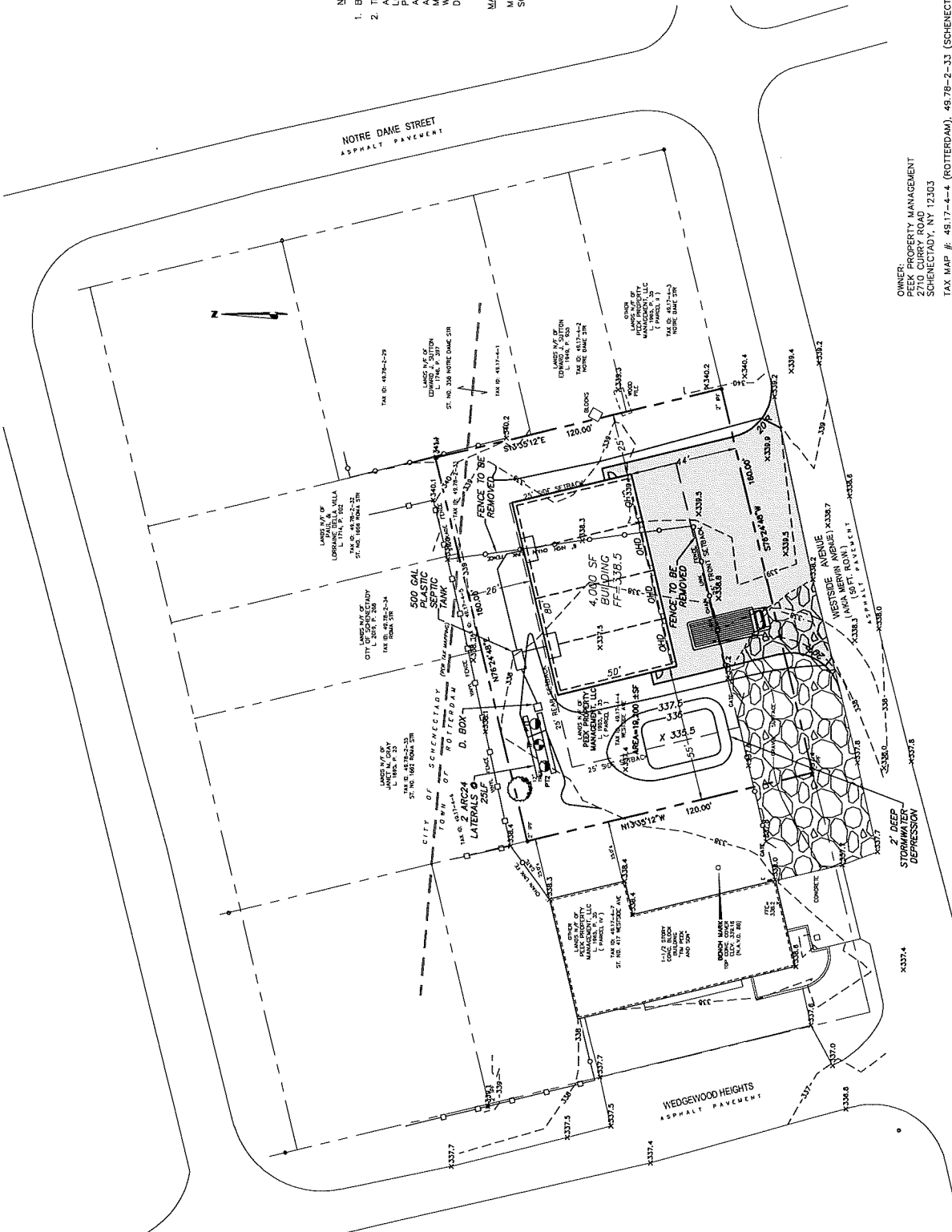
- NOTES:**
1. BASE MAPING PREPARED FROM A MARCH 2023 FIELD SURVEY.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF THESE UTILITIES AND STRUCTURES IS NOT SHOWN. PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT LOCATION OF APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH PRELIMINARY EXCAVATION AND/OR TESTING AT HIS OWN RISK. YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-862-7862), TOLL FREE.

MAP REFERENCE:

MAP OF HONKFIELD MADE BY EMMETT BLESSING, C.E. AND FILED IN THE SHERMANTON COUNTY CLERK'S OFFICE ON JULY 21, 1910.

REQUIRED	PROVIDED
LOT SIZE: 20,000 SF MIN.	19,200 SF (0.44 ACRES)
LOT COVERAGE: 60% MAX.	20.8%
LOT WIDTH: 100' MIN.	80'
BUILDING HEIGHT: 75' MAX.	20'
SETBACKS:	
FRONT: 25'	44'
SIDE: 25'	55' & 25'
REAR: 25'	26'

COVERAGE STATISTICS	
BUILDINGS:	4,000 SF 20.8 %
PAVEMENT:	4,070 SF 21.2 %
GREEN SPACE: 55% MIN.	11,130 SF 58.0 %
TOTAL	19,200 SF (0.44 ACRES) 100%



OWNER:
PEEK PROPERTY MANAGEMENT
1000 WESTSIDE AVENUE
SCHENECTADY, NY 12303

TAX MAP #: 49-17-4-4 (ROTTERDAM), 49-78-2-33 (SCHENECTADY)

ALTERATION OF THIS PLAN BY ANY OTHER LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

JOSEPH J. BLAWIE, P.E.
N.Y.S. LICENSE NO. 13523

NO.	REVISION	BY	DATE

SITE PLAN
CONTRACTOR SHOPS & STORAGE
WESTSIDE AVENUE

TOWN OF ROTTERDAM & CITY OF SCHENECTADY COUNTY OF SCHENECTADY STATE OF NEW YORK

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

DATE: FEBRUARY 24, 2023 SCALE: 1" = 30' DWG. 5983A-S3 SHEET OF 2

