

**Town of Rotterdam Planning Commission
Minutes of August 20, 2024 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, August 20, 2024, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell, Chairman	Excused: Joseph Signore
	Lynn Flansburg, Vice Chairman	Peter Comenzo
	Clark Collins	
	Mark D'Alessandro	
	Wayne Calder	
	Joseph Miglucci	
	Stephen Valiquette for Courtney Heinel, Attorney	
	Lisa Gallo for Marlo Carter, Secretary	

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

Attendance was taken and it was determined that there was a quorum.

Waivers:

1. **RCP 17, Inc. – 55 Duanesburg Road (1700 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review to allow a logistics and electronic repair business to occupy Building #17 in the Rotterdam Corporate Park on a ±13.31-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building 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 #6 for specifications.
5. Parking spaces shall be 9' X 18'. Handicapped parking spaces shall be ADA compliant with signage and striping.

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

2. **Wal-Mart Stores Inc – 1320 Altamont Avenue.** The applicant requests a Waiver of Site Plan review for modifications to site plan to allow for an online pick-up and delivery area which includes striping, signage and canopy installation at the existing ±112,173 square foot Wal-Mart.

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

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

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

3. **Eric Chen – 3049 Broadway.** The applicant requests a Waiver of Site Plan review to install a concrete pad and dumpster enclosure at an existing nail salon on a ±0.42-acre parcel.

Motion was made by Mr. D'Alessandro to approve the Waiver conditioned on the following:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Reciprocal easements for parking, access, and maintenance have been executed with the adjoining property owners as part of the Aldi redevelopment project.
4. All previous conditions of approval from January 23, 2024, PC2024-W03 shall remain in effect.

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

4. **Liberty ARC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Liberty ARC on October 19, 2024, in parking lot (Former Macy's side lot) of ViaPort Rotterdam.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam 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. All Federal CDC Guidelines shall be followed. Please visit www.cdc.gov.
5. Applicant shall obtain a Mass Gathering Permit, prior to operation, if the expected customers to the site will exceed 1000 people in a 12-hour period.
6. Applicant and vendors to comply with all applicable state and county permitting/licensing requirements relating to food service, food truck operation, alcohol sales.
7. This waiver of site plan authorizes operation of the fundraising event only between the hours of 12:00 pm and 4:00 pm on October 19, 2024. Any operations outside these hours will require Planning Commission approval.
8. ViaPort Rotterdam Mall shall provide security for this venue.
9. Town staff shall notify the Rotterdam Police Department and Schenectady County Sheriff's office.

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

5. **Crown Castle – Curry Road.** The applicant requests a Waiver of Site Plan review to remove three (3) antennae and associated equipment and replace with three (3) antennae and associated equipment on ±5.96-acre parcel.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. Applicant must apply for Building Permit and receive Certificate of Compliance prior to commencement of operation.
2. Compliance with all NYS Building and Fire Codes.

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

6. **Bethel Full Gospel Church Inc. – 3625 Guilderland Avenue.** The applicant requests a Waiver of Site Plan review to construct a 40' x 70' (±2,800 square foot) pavilion on the south side of the existing church on a ±43.7-acre parcel.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Water for the two (2) newly installed bathrooms shall be configured to pass through the current meter.

Mr. D'Alessandro seconded the motion and vote resulted in unanimous approval of the motion.

7. **Country Farm Fresh – 1502 Curry Road.** The applicant requests a Waiver of Site Plan review to hold a meat sale from Wednesday, August 28, 2024 – Saturday, August 31, 2024, in the parking lot of O'Reilly Auto Parts as depicted on Site plan Dated August 6, 2024.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.
5. All parking for site activity to occur on-site in areas designated on site plan. No parking is to occur on public highway.
6. Ingress/egress onto Curry Road shall remain free and clear at all times.
7. There shall be no sale of non-farm raised meats.

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

8. **Mama Julia's Pupuseria – 1309 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a take-out restaurant, Mama Julia's Pupuseria, in existing tenant space located inside Runway Express on a ±0.52-acre parcel.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. 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.
5. Applicant shall obtain Schenectady County Health Department approval.

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

9. **Sherrilynn Longton – 2621 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a one (1) chair beauty salon in existing ±321 square foot tenant space on a ±0.14-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.

2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. 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. Owner/applicant shall install a water meter. Contact DPW for specifications.
6. Property is in Sewer District #7 and shall be connected to sanitary sewer. Connection to sanitary sewer must be completed and existing septic will need to be properly decommissioned on or before October 31, 2024. A lateral was provided to the property with the reconstruction of Hamburg Street.
7. Applicant shall obtain Schenectady County Health Department approval and/or New York State Department of State licensing if required.

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

10. Turfco Lawn and Landscape – 1874 (1866) Altamont Avenue. The applicant requests a Waiver of Site Plan review for the seasonal sales of Christmas trees from November 18, 2024 – December 25, 2024, in designated area as depicted on application site of the Uptown Beverage parking lot.

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

1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Removal of all trees and brush is to be completed by January 2, 2025. 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 Elizabeth Street shall remain free and clear at all times.
6. Location for the sale of the trees is in the parking lot consistent with prior practice.

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

Attendance was taken and a determined there is a quorum.

The Pledge of Allegiance to the Flag was recited.

Ms. Scannell: I would entertain a motion for the approval of the summary minutes of July 16th.

Mrs. Flansburg: I will make that motion.

Mr. Collins: I'll second it.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Yes.

1. Schenectady County Historical Society – 1100 & 110 Main Street. Special Use Permit/Public Hearing to allow seasonal outdoor events at both the Mabee Farm and adjoining lands owned by the Historical Society.

Ms. Scannell: First up is the Schenectady County Historical Society special use permit and a public hearing to allow seasonal outdoor events at both the Mabee Farm and adjoining lands owned by the Historical Society.

Ms. Zawacki: Hello. I'm Mary Zawacki. I'm the executive director of the Historical Society. We own the Mabee Farm also.

So, you have the application for the special use permit. Do you need any other details from me?

Ms. Scannell: So, if you could tell us a little bit about what kind of seasonal outdoor events that you would typically be having at the Mabee Farm and at the adjoining lands and kind of why you are looking for like a blanket type of a thing.

Ms. Zawacki: Well, we're looking for, it's not really a blanket, it's for an event that spans the course of eight weeks, but it's specifically for that event, which is the Lantern Festival.

Ms. Scannell: So, we have you on the agenda for two different things.

Ms. Zawacki: Okay.

Ms. Scannell: So, the first thing that we're going to talk about is a special use permit to have seasonal outdoor events, plural, so that if something like the Lantern Festival comes along again, instead of, my understanding was instead of having to come back and say, hey, we want to have a seasonal outdoor event. We're going to do it just like the lanterns, but it's going to be something else.

Ms. Zawacki: Okay.

Ms. Scannell: So, what kind, in addition to the lanterns, what other activities do you do at the Schenectady County Historical Society, at the Mabee Farm specifically?

Ms. Zawacki: We do a lot, I mean, we do a lot of small-scale programming pretty much every week. We have some kind of program going on. So that includes things like we'll have a concert. We have a Howl at the Moon series that's every month. We do live music in the barn. We do full moon walks. These are like outdoor guided hikes on the property. We do an arts and crafts fair. We do school programs. Gosh, we do all kinds of things.

I'm trying to think what are some of the other big ones. Well, we had the Independence Day event, which the county hosts on our property, as well as the Fall Fest that's also the county. So, we partner with them to put those on.

Mr. Collins: You have the reenactment too. Is that part of you or is that separate?

Ms. Zawacki: We did. We did do a reenactment, gosh, two (2) years ago, last year. We do boat cruises on the river, exhibitions, but the application for this event is very different because all of our programming is pretty much one day or limited to two (2) to three (3) hours. This is obviously very different because it's over the course of eight (8) weeks.

Ms. Scannell: Yeah, we'll jump to that one next. But the first thing, before we get to the Lantern Festival, I'm actually going to just go ahead and open the public hearing on you guys at the Historical Society being allowed to have different events, kind of what you just described to us, just like a blanket kind of a waiver for something like that. So, I'm opening the public hearing. Would anyone like to speak? Mr. Amedore, would you like to pipe in on this? Is that Mr. Amedore, or no?

Ms. Gallo: Yes.

Mr. Miglucci: It's him.

Ms. Scannell: Okay, all right. I'm going to close the public hearing. There is no SEQR requirement on this. So, it looks like I just need a motion to approve the special use permit.

Mr. Collins: I'll make the motion.

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

Mr. Miglucci: Second. Thank you.

Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg:

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes. Motion carried.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number Planning Commission 48-2024

Moved by Mr. Collins seconded by Mr. Miglucci
Applicant: Schenectady County Historical Society

- Applicant:** Schenectady County Historical Society
- Project Location:** 1100 & 1180 Main Street
Rotterdam, New York
- Tax Number or Numbers:** 20.-3-2.1 & 20.-3-2.2
- Proposed Project:** Special Use Permit Public Hearing to allow seasonal outdoor events at both the Mabee Farm and adjoining lands owned by the Historical Society.

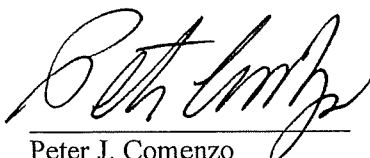
WHEREAS, a public hearing was conducted by the Town of Rotterdam Planning Commission on August 20, 2024, to consider the above referenced Special Use Permit; and,

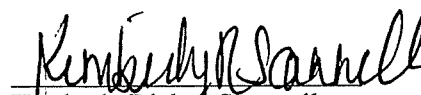
WHEREAS, this matter was discussed and approved, as meeting the standards for a Special Use Permit Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

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

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

1. Final Fees Due: Advertising \$ 38.50
2. Special Use Permit shall be deemed to permit special events on a case-by-case basis. All planned special events shall require review and approval of the Planning Commission and/or other governmental authorities authorized to grant these activities. Length of each event shall be specified in the application and shall in no case shall exceed 14 days in length unless approved by the Planning Commission.
3. Any special events under Planning Commission jurisdiction shall require submittal of a Waiver of Site Plan application for each outdoor event and must be obtained prior to any event. The Planning Commission may condition or deny the issuance of a Waiver of Site Plan review for a special event if deemed necessary to protect the health, safety, and welfare of the public.


Peter J. Comenzo
Senior Planner


Kimberly Ricker-Scannell
Planning Commission Chairman

2. Xiao Tian Falig – 1100 & 1180 Main Street. The applicant requests a Waiver of Site Plan review to hold a Chinese Lantern Festival with shows and vendors from September 5, 2024 to November 5, 2024, at both the Mabee Farm and adjoining lands owned by the Historical Society.

Ms. Scannell: So, while we've still got you here, we're going to move right along to the next exciting event that everybody, really, this is becoming the talk of the town. I keep looking online and seeing it on social media.

Ms. Zawacki: We're out in Rotterdam Junction. We're really on the edge of Rotterdam.

Ms. Scannell: I drive past you all the time. I'm from the western part of our town.

Mr. Miglucci: I can hit the farm from my house with a rock.

Ms. Scannell: We're very excited. So, this is a waiver of site plan review for a Chinese Lantern Festival. It looks like you're going to have shows and vendors, and it's going to go from September 5th to November 5th. So, tell us a little bit about this.

Ms. Zawacki: Yes. Okay. So, the company is, so, a little background. You guys may be aware that there used to be, if you're familiar with the Mabee Farm, you guys are because you drive past it, there used to be a big red house. So, we actually tore that down last year. It was in very bad shape. And so that left us with 2.5 acres that we, I mean, there's only five (5) of us. We can't farm that, and we don't really need it for any other reason. So, Todd from Discover Schenectady put us in connection with this Lantern Festival event. They were really interested in coming to the Capital Region and doing this immersive light event and thought of the Mabee Farm because we have so much acreage out there.

So, they toured the site last spring. They loved it, and we decided to work together on this event. So it will be, like you said, over the course of about eight (8) weeks. It's about 30 individual installations, but it totals, I think, in the hundreds, if not over 1,000 lanterns. These kinds of events are generally popular during the holiday season. You'll see them in the surrounding area.

There's not really anything like it in the Capital Region, and definitely nothing that's fall-themed, which is, you know, kind of the theme of this particular event.

Mr. Miglucci: Is it just like a lighting, or can you sell them?

Ms. Zawacki: No, no. So, they're designed by artists in China, and they're not for sale. I mean, once this event is done, they'll take them, and they will move them to the next location, which I think is in Connecticut.

Mr. Miglucci: So, it's just like something neat to see.

Ms. Zawacki: Exactly. It's just you walk through, and you see the lights. There is, like, a small local art component, and there will be some, I believe, acrobats. They have acrobats that they're bringing to provide entertainment during the evening as well.

Ms. Scannell: But no animals, correct?

Ms. Zawacki: No, no, no. They're not bringing in animals, no.

Ms. Scannell: So how many folks overall are you guys expecting?

Ms. Zawacki: Okay, so that's a great question. They have done this event many times, and it ranges from 20,000 to 70,000. Obviously, this is a totally new market, new location, so we're thinking conservatively like a high of 50,000, but it's probably going to be more like 20,000 to 30,000.

The event is only open Friday, Saturdays, and Sundays, and because it's a lantern event, it can really only be open at night or, you know, at sunset. So, I think it opens at 5 or possibly 6 o'clock and then closes at 9.

Mr. Collins: And there's ticket sales, right? You have to buy tickets to get in?

Ms. Zawacki: There are advanced ticket sales. You can also buy them when you get there, but they discourage that because it's like a timed entry kind of a thing because they don't want it to get overcrowded.

Mr. Collins: That makes sense.

Ms. Zawacki: And also, we don't want it to get overcrowded from a parking perspective.

Mrs. Flansburg: So, I was just going to ask, what's your parking process like?

Ms. Zawacki: Yeah, so the Mabee Farm has, we have a large, paved lot. There's probably maybe 50 spots. We also have a huge grass lot behind that that's off the road. We're hoping not to use that because, frankly, daily traffic on that is not good. But, you know, we're hoping that the 50 paved spots will be able to accommodate this.

Mr. Miglucci: They're usually on the grass where the car shows and all that.

Ms. Zawacki: Yeah, I mean you can park there. You can. It's just if it's rainy, you know, it's a nightmare. But if it's rainy, there won't be people at the event that night.

Ms. Scannell: So, with regard to the advanced ticket sales, if I purchase a ticket, does that give me the right to go there at any time? Or is it more like some of these other immersive experiences where I'm buying a ticket for the 8 o'clock?

Ms. Zawacki: Exactly. You're buying it for a specific day and a specific entry time.

Ms. Scannell: So pretty much you're going to be able to know how many people-ish are coming.

Ms. Zawacki: Correct. Exactly.

Ms. Scannell: And you'll have everything under control.

Ms. Zawacki: Right. The only exception would be if people decide to not buy online and to come in person. But, again, like the website really makes it clear that you should buy. With all the press we're sending out, we're really saying, like, you should buy in advance to ensure you get to see it.

Ms. Scannell: Right.

Ms. Zawacki: Yeah, and we don't want it to be overcrowded, right? That will ruin the experience for people.

Ms. Scannell: Now, if it's dark and I'm driving by, I'm going to be able to see all these, like, beautiful lanterns?

Ms. Zawacki: Yes.

Ms. Scannell: Okay. But that's just something to take into consideration. So, one of the things that you're going to definitely need to do is to get a mass gathering permit, and you're going to bring that to the town clerk. But probably the police department, you're going to have to make sure that in addition to whatever kind of security that you're going to be having, Rotterdam Junction is not used to having 50,000 people. All right. That Dollar General is going to be very happy that it's out there. So are a couple of the businesses. Mr. Calder, questions, comments, concerns?

Mr. Calder: No. You just covered it, the last portion of your book.

Ms. Scannell: Mr. Miglucci?

Mr. Miglucci: Nope. I can sit on my deck with binoculars and watch the whole damn thing for free.

Ms. Scannell: There you go. Mr. D'Alessandro?

Mr. D'Alessandro: My question was about the parking and that's all.

Ms. Scannell: Mrs. Flansburg?

Mrs. Flansburg: No further questions.

Ms. Scannell: Mr. Collins?

Mr. Collins: Nope, I'm good.

Ms. Scannell: Very good. Well, we're excited. We're excited for you. We're excited for Rotterdam. I really, you know, this type of thing is great. This is really wonderful.

Ms. Zawacki: We're really excited.

Ms. Scannell: So, congratulations. That's great.

I would entertain a motion on the waiver.

Mr. Miglucci: I'll make a motion.

Mr. Calder: I'll second.?

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Rickers-Scannell?

Ms. Scannell: Yes.

Very good. Thank you so much.

Ms. Zawacki: Thank you.

Ms. Scannell: Any more questions or concerns, you can just reach out to Peter or Lisa or let any of us know. We're happy to help.

Ms. Zawacki: Thank you guys so much. Really appreciate your time tonight.

Ms. Scannell: Congratulations. This is a great opportunity.

Ms. Zawacki: I hope I'll see you guys there.

Ms. Scannell: Yeah. Well, everybody but Mr. Miglucci.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC49-2024
Moved by Mr. Miglucci seconded by Mr. Calder
Applicant: Xiao Tian Falig

WAIVER OF SITE PLAN REVIEW

Date: August 20, 2024

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: Xiao Tian Falig
ADDRESS: 3 Gallagher Court
Great Neck, NY 11021

PROJECT ADDRESS: 1100 & 1180 Main Street

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to hold a Chinese Lantern Festival with shows and vendors from September 5, 2024 to November 5, 2024, at both the Mabee Farm and adjoining lands owned by the Historical Society.

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. Compliance with all NYS Building and Fire Codes.
2. Compliance with all applicable inspection/approval requirements and Department of Health inspection/approval requirements.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Applicant shall receive a Mass Gathering permit from the Town of Rotterdam Town Clerk prior to operation.
5. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
6. All applicable NYS and CDC Guidelines shall be followed. Please visit forward.ny.gov and ww.cdc.gov.

The Commission action on the Waiver application took place at the Planning Commission meeting of August 20, 2024 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

Kimberly Ricker-Scannell
Planning Commission Chairman

3. Titan Valley Development Inc. – Arlene Street. Report and Recommendation to the Town Board on a Change of Zone from Single Family Residential (R-1) to Retail Business (B-1) on a portion of a ±0.47-acre parcel to create up to an additional 46 parking spaces for a restaurant located at 2780 Hamburg Street. Engineer: Hershberg and Hershberg.

Ms. Scannell: Titan Valley Development on Arlene Street. You sat through it all.

And so, this is in front of us for a report and recommendation.

Mr. Citone: May I speak?

Ms. Scannell: You're on.

Mr. Citone: Great. Thank you. Good evening and thank you for taking the time to possibly allow me to use the parcel on Arlene Street across the street from Stewart's to convert that parcel into an additional parking lot or an overflow for the Old Joe's Pizza, which is now the Palazzo restaurant.

The overflow would hold an additional 45 to 47 more parking spots. The lot, the Palazzo currently has over 80 spots. And in these past two (2) months of our soft opening, maybe because we are new or maybe because we make good food, we have exceeded the parking capacity.

I made arrangements with next door, with Quality Inn, to utilize his side of the lot. And that worked out, it's working out really well. No issues. But with summer almost at an end, kids going back to school, and I haven't done any advertising other than Facebook. I think, I truly believe that the restaurant is here to stay and that the additional parking lot is needed.

Ms. Scannell: Well, if for some odd reason the restaurant doesn't work out, you could be a social media guru because I think on Saturday, I must have seen your face three (3) or four (4) different times.

Mr. Citone: Promoting the restaurant, promoting the food, promoting.

Ms. Scannell: It looks great. It looks wonderful. Congratulations.

We really are so happy that you are making this kind of investment in Rotterdam. And we look forward to your continued success.

Mr. Citone: Thank you.

Ms. Scannell: Mr. Collins?

Mr. Collins: No, I'm happy for you. And like you say, additional parking. And it's a great exit for Arlene Street because, I mean, there's some traffic there, but you can go up and get out either way. And congratulations on your success, I think, with this addition, because you plan on sometimes maybe doing little banquets and so forth, right?

Mr. Citone: Yes. We actually have conducted them now on Sundays. So, Sundays, Saturdays during the daytime. So, the dining room or the old, if you can remember, Joe, in the back, he had that big banquet room converted into a nice formal dining room, but it doesn't open until 4 o'clock. So, we've already been approached by several businesses to utilize that space during the daytime, which is a win-win for me. And also, these past several Sundays, we've had baptisms, we had a small wedding of 80 people in the back. So,

it's working out very well. Mondays, if you're not aware, I usually host a happy hour. The restaurant's closed but from 4:30 to 8:00 and we will have entertainment there.

So additional parking is definitely needed.

Mr. Collins: I enjoy Pizza Tuesdays.

Mr. Citone: Two (2) for Tuesday. Yes. My guys are like, where are you going? I said, I have a meeting. He said, no. I said, you can do it.

Mr. Collins: No, I think it's a great project and we're really happy for you. It really spruced up that place. So, congratulations.

Mr. Citone: Thank you. Thank you.

Ms. Scannell: Mrs. Flansburg?

Mrs. Flansburg: From my personal experience, I couldn't wait for you to open. I have been there twice and not been able to come in because there's no parking. So, I will absolutely be in favor of this so that we could maybe get into your place.

Mr. Citone: Thank you. I'm sorry.

Mrs. Flansburg: As we're circling around, like, can't somebody leave here so we can pull in their spot?

Mr. Citone: It's tough. It's definitely been a challenge.

Mrs. Flansburg: Can you handle the traffic in your place?

Mr. Citone: Yes. At first, no. When we first opened up the first several weeks, no reservations. It was first-come, first-served, basically. And that was okay, great, blah, blah, blah. And then we got to a point where the kitchen wasn't working in unison. The staff wasn't, front of the house wasn't working. So now we're, I think we're ready to rock and roll. We're good.

Mr. Collins: All I know is they say you have the best Manaste in the County, so that's a good sign for all the Italians in Rotterdam.

Mr. Citone: Thank you.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: I mean, you've done an absolutely beautiful job on that building. I mean, a really, really nice job. I think that's a great idea with the parking in the back. Especially going out Arlene Street and then going out to Hamburg Street. So, it's going to make a lot easier flow for you. So, yeah, I'm 100 percent behind this. That's all that I have.

Ms. Scannell: Thank you. Mr. Calder?

Mr. Calder: Just curious. How many seatings do you have inside compared to the 80 parking spots outside?

Mr. Citone: The dining room, well, the dining room, we had the party for 80 people in the dining room. And the lounge slash bar area, you have another 70. And the patio holds easy 200 people. So, now the capacity that the town has given me was, I believe, almost 250 or 260, something like that.

Mr. Calder: You got an exit from the backyard parking lot right to Arlene Street?

Mr. Citone: Yes.

Mr. Calder: You purchased that off of Peter for the restaurant?

Mr. Citone: That's correct. Yes.

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

Ms. Scannell: Mr. Miglucci?

Mr. Miglucci: Looks good to me. What kind of ovens are you using?

Mr. Citone: Pizza ovens? No. It's a trade secret.

I'm going to put you on blodgett, right?

Mr. Citone: So, blodgett are good.

Mr. Miglucci: There you go.

Mr. Citone: Bakery prods are also as well. They're good as well.

Mr. Miglucci: Using bricks?

Mr. Citone: You have to come in the kitchen and take a look. It would be my pleasure.

Mr. Miglucci: That's all I got.

Ms. Scannell: Thank you, Mr. Miglucci.

Mr. Miglucci: Just a little pizza humor.

Ms. Scannell: There's a little pizza chat going on.

You know, any time we're making a report and recommendation for a Change of Zone, you know, we have to look very carefully at what we're doing, right? To let the Town Board know. And from my perspective, going from a Single Family Residential to a B-1 for this particular use, because you know what they say, right? Once you have a zone change, you kind of can't go back. So, I think the fact that this business has

taken off so well and you're so committed to keeping the excellence here and that we're giving up a residential dwelling for 46 parking spots, it's just going to bring every time somebody parks on one of those spots, they're going to want to buy a house in Rotterdam to be closer to your food. So, I would definitely entertain a motion for a positive recommendation.

Mrs. Flansburg: I'll make that motion.

Ms. Scannell: Thank you.

Mr. Miglucci: I'll second.

Ms. Scannell: Thank you.

Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes.

Very good.

Mr. Citone: Thank you all.

Ms. Scannell: We'll go ahead and give that positive recommendation.

Mr. Citone: We haven't had the grand opening yet, and we plan on the end of September. At that time, we'll have the full entrees. I would love for the town...

Ms. Scannell: If you have a ribbon cutting or a grand opening, please invite us. We'd love to come.

Mr. Citone: I'll reach out to you and Lisa.

Ms. Gallo: Sure.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC 50-2024

Moved by Mrs. Flansburg seconded by Mr. Miglucchi
Applicant: Titan Valley Development, Inc.

**Resolution Adopting a Report and Positive Recommendation on
the Change of Zone Request by Titan Valley Development, Inc.**

WHEREAS, the Town Board of the Town of Rotterdam ("Town Board") has received an application from Titan Valley Development, Inc. ("Applicant") for Change of Zone request on a portion of a ±0.47 acre parcel from Single Family Residential (R-1) to Retail Business (B-1) to facilitate the construction of up to an additional 46 parking spaces for a restaurant located at 2780 Hamburg Street. Currently, the parcel is known as Arlene Street, Tax Map No. 59.15-1-10.11; and

WHEREAS, the Town Board referred the Change of Zone application to the Planning Commission on July 10, 2024 for a report and recommendation thereon; and

WHEREAS, the Change of Zone application was presented to the Planning Commission at its regularly scheduled meeting held on August 20, 2024; and

WHEREAS, the Planning Commission reviewed the proposed Change of Zone at its regularly scheduled meeting held on August 20, 2024; and

WHEREAS, the Planning Commission has deliberated on the proposed Change of Zone;

NOW, THEREFORE, upon motion of Member Flansburg, seconded by Member Miglucchi,

BE IT RESOLVED, by the Planning Commission of the Town of Rotterdam as follows:

1. The Planning Commission hereby adopts the following as its report on the proposed Change of Zone:

The Change of Zone request is on a portion of a ±0.47 acre parcel from Single Family Residential (R-1) to Retail Business (B-1) to facilitate the construction of up to an additional 46 parking spaces for a restaurant located at 2780 Hamburg Street. The property has roadway frontage on Arlene Street. The western portion of the parcel to be rezoned is currently zoned R-1. The eastern portion is currently zoned B-1 and this proposed Change of Zone would extend this zoning classification to the entire parcel. The property is surrounded by a mixed use of commercial and residential development. Hamburg Street was recently reconstructed and there is a Stewarts Shop located directly to the south on Arlene Street.

If rezoned to B-1, the following uses would be permissible:

Permitted uses.

- All uses permitted as of right in the R-1 and R-2 Districts, subject to the regulations specified in such residential districts.
- Personal service shops, including but not limited to barbershops, shoeshine shops, beauty parlors, dry-cleaning and laundry-pickup and -delivery shops and card shops.
- Banks, offices, restaurants, cafes, tearooms, grocery and meat stores, flower shops and similar retail establishments, except businesses primarily engaged in the sale of used goods, merchandise or machinery.
- Banking, confectionary, dressmaking, laundromats, printing, tailoring and upholstering, subject to the following provisions:
 - All such processing or manufacturing shall be done on the premises. Not more than five persons shall be employed at any one time.
- Indoor theaters, assembly halls, game rooms, billiard and pool parlors and bowling alleys.
- Funeral homes.
- Operations involving the repair, reconstruction, analysis or inspection of computers, electronic and communication equipment and similar components, provided that no manufacturing is performed and all operations are conducted within a completely enclosed building.
- Automobile parking lots with at least 10 parking spaces for private vehicles and a driveway for entrance and exit from such spaces. Such vehicles must be in running condition, able to be driven at any time under their own power. Lots for the sale or lease of motor vehicles are specifically prohibited.
- Antique sales and secondhand stores, provided that such establishments shall conduct all activities and storage entirely within an enclosed building.

Special uses.

- Drive-in establishment accessory to a permitted use.
- Public utility or communications installations.
- Convenience store.
- Car wash.
- Fence companies, retail and wholesale.
- Disturbance on a wetland or watercourse area of any class or in a wetland or watercourse buffer area as defined in this chapter.
- Hotels and Motels.
- Hospitals.
- Care homes.

The primary effect of a change of zone would be to make the zoning consistent for the entire lot. Although it may be possible to develop this property for commercial or residential use, the applicants have indicated that they would like to develop for a parking lot to support the

recently reopened restaurant which had been vacant for approximately 10 years. The property is currently vacant and cleared.

2. Subject to the considerations set forth in Paragraph 3, below, the Planning Commission hereby adopts a **positive recommendation** on the Titan Valley Development Inc. Change of Zone request for the following reasons:

A. The property is in an area surrounded by similar uses, including residential single family, two family, and retail business.

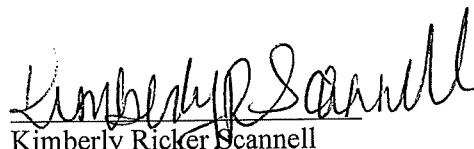
B. The lot is currently split zoned and the Change of Zone would make the entire lot Retail Business which is consistent with the Comprehensive Plan.

B. The applicant is proposing a potential parking area with up to 46 vehicles to be constructed on the existing lot.

3. Neither a positive recommendation by the Planning Commission, nor any rezoning action taken by the Town Board, should be construed as an approval or other favorable position concerning any proposed conceptual development plan. Any proposed development shall remain subject to full review by the Planning Commission and, as necessary, by the Zoning Board of Appeals.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>
Kimberly Ricker Scannell	X	
Mark D'Alessandro	X	
Wayne Calder	X	
Clark Collins	X	
Joseph Signore (absent)		
Lynn Flansburg	X	
Joseph Miglucchi	X	


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman

4. **GAA Property Holdings, LLC – 743 Gifford Church Road. Sketch Two (2) Lot Subdivision: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.**

Ms. Scannell: And last but not least, we've got GAA Property Holdings, 743 Gifford Church Road, a two-lot subdivision with a proposed single-family residence and on lot two, another proposed single-family residence. Mr. Amedore, you are up.

Mr. Amedore: Well, thank you. I'm glad we packed the house out tonight. I am proposing a minor subdivision application for a two-lot subdivision. As you know, this is on Gifford Church Road. This was the old John Keesburg farm that had some issues in recent years and the county condemned one of the structures because of neglect. We purchased, I purchased this structure, it took a little time, but we've cleaned it up quite a bit and we will continue to make improvements on that parcel of land. Right now, I'm using it basically as agriculture and became a beekeeper because in one of the structures there were honeybees, and I did not want to destroy them, so I learned how to raise them. And I have about 10 hives on the property right now that are producing honey.

Ms. Scannell: That's fantastic.

Mr. Amedore: Yes. You can follow Amedore Apiary. It's all-over social media and my kids are loving the little venture that they created.

But this application is just to take one of the acres, one acre from the 23 point something acres of the continuous farm that is there to construct a single-family residence on it.

Ms. Scannell: Did you have an opportunity to take a look at the DPW comments?

Mr. Amedore: I have not. I know Chris Longo from Empire Engineering put together the plan. He apologizes he couldn't be here because of prior commitments, and I told him I'll pitch in for you.

Ms. Scannell: We can, we can go over a couple things. Lisa can give you a copy.

You guys, I think, I have some notes that you had your perc test done and the perc tests were okay.

Mr. Amedore: Yes.

Ms. Scannell: It's not located in a water district, it appears that there was an existing well, but it is the recommendation of DPW that connection to the municipal system should happen for both of those lots.

Mr. Amedore: Correct. And it will.

Ms. Scannell: Perfect.

Mr. Amedore: There's actually a water service out there now. The house that was condemned or the structure that was condemned that I took down had a water service in it. We actually kind of restored that a little bit because it was in disarray and we're hoping that on this lot number two (2) will be granted a tap or permit to tap the main out on Gifford Church Road.

Ms. Scannell: Moving forward, we would really like to see, like to make it easy for us to see maybe like with some crosshatch, there's a lot of water out there so we need to be able to kind of see where all of the flood plains and the flood ways and where water is on the map so that it's not like a where's water, where's Waldo water kind of event when we're looking at it. Because my understanding is that it's pretty extensive, pretty wet around there.

Mr. Amedore: It's not necessarily wet. The Normanskill does abut part of the property and where the proposed lot is located is outside of any flood plain zone, 500- and 100-year FEMA maps that were overlaid. There is a pretty dark hatch indicating on the plans where that FEMA line is and where the more critical wet areas are, which we are quite a bit away from that area. I do know that the grading though and the elevations from Gifford Church Road to some of the where the proposed home would go, we would be elevating that area up to ensure any type of water issue in the ground.

Ms. Scannell: So, any of the finished first floor areas really are going to be elevated?

Mr. Amedore: Yes.

Ms. Scannell: That's good. I think that we would highly encourage that from conversations with Peter and other folks at DPW. I've even seen some photographs of other places in the area. It was really wet during Irene. And that is one of those once in a whatever type of things. But we definitely need to kind of take that into consideration.

Mr. Amedore: Yes. And on the proposed plot plan, you will see contours indicating an elevation change of approximately five (5) to six (6) feet from existing elevation, current grade that is there.

So, during Irene and Lee, there was that storm event. Some of this area, though this lot that we are, that I'm highlighting a lot number two (2), was not wet and did not suffer any type of water damage. It was more of the front section of lot number one (1) where the original structure was. That got flooded out. But that was because of the lower part of the property. This lot number two (2) is actually the higher section of the property. And we're going to raise up the home even higher than the existing.

When we did the test pits for the percolation test for the septic and the absorption fields, we dug down quite a bit with the county inspector and we hit no groundwater within the length of that was required and even beyond. I was curious to see and there was no groundwater that we reached. And that was plenty deep enough to put a foundation in the ground.

Ms. Scannell: Are basements being proposed?

Mr. Amedore: Yes, basement will be, this home will have a full basement, yes.

Mr. Collins: Did you run into a lot of shale and stuff when you did the test pits?

Mr. Amedore: No, actually, it was a very good, it was loamy type of soils.

Mr. Collins: Some of that was kind of "Inaudible." You know what I mean?

Mr. Amedore: Yes, in these areas, and that's one of the reasons why on the proposed maps, you'll see where the test pits were, we really felt that this would be best location soil conditions without having to do possibly and avoid any type of fill systems. And the soil was very good, it perked at a good rate. And it was good, it was high and dry in those areas where the absorption fields will go.

Ms. Scannell: Yeah, and so I'm sure all these comments will be passed along to Mr. Longo. But we've got some notes that need to be added to the map, some of them with regard to future drainage.

Mr. Amedore: Sure.

Ms. Scannell: That we have no control over it and no responsibility for any kind of future drainage. What are your plans with erosion control? Are you, I mean, you don't really need a storm, you're under an acre, right?

Mr. Amedore: Well, this lot would be one acre. But in any building permit that is issued in pretty much in any municipality, we are always under the stormwater prevention type program. So, whether it is silt fence, whether it is berming, it all depends on the municipality. But we are always working around the whole stormwater program.

In this particular lot, everything will sheet drain, of course. There's plenty of gutter along Gifford Church Road and then the natural topography of the lot will shed towards the back and to the front. Proper swales that will be graded into the property will divert that storm water in appropriate areas as well.

Ms. Scannell: Mr. Collins, do you have any questions, comments, concerns?

Mr. Collins: You should get with the county because when I worked out there, a lot of times they don't take care of their drainage ditches out on the road. The county, so we had some problems. But usually if you call them, they come out and they take care of it. That really helps prevent flooding and so forth. Is this going to be for a family member or are you just, I shouldn't ask that maybe, but never mind.

Mr. Amedore: You can, it actually will be, yes. Now this is a parcel of land that I have no intention to utilize as a business venture. It abuts all of the family homestead. My father's property, my property. And we just want to continue to ensure the surrounding areas are nice and clean. And all of our, my parents', grandkids and my kids, my nephews and nieces were growing and they're all looking to live close to family.

Mr. Collins: And we got a little compound on the Amsterdam Avenue, so I'll give it to you.

Mr. Amedore: If I could subdivide this to five lots, I could have them all sold with all family members, but I can't.

Mr. Collins: Like I say, the county, you got to keep out for those drainage ditches because they just kind of ignore them out there.

Mr. Amedore: Yes.

Mr. Collins: That's all I have.

Ms. Scannell: Thank you. Mrs. Flansburg?

Mrs. Flansburg: I have no questions. I think he's addressed the questions that we have or the engineer will at the next meeting.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: No, I have no questions.

Ms. Scannell: Mr. Calder?

Mr. Calder: Knowing George and his family and all the work he's done in the Tri-City area here, I expect the best to be done out there. It sounds like for family; you're going to be twice as good. I'm fine with it.

Mr. Amedore: They're going to have to live up to a pretty good high bar that they better, and they will. The family members who want to build here are looking forward to, they want to stay in Rotterdam, they live in Rotterdam now, they want to stay in Rotterdam. And that's a good thing.

Mr. Calder: That's a good thing.

Ms. Scannell: Thank you. Mr. Miglucci?

Mr. Miglucci: No, I'm good with everything. He builds beautiful homes all over the place. He knows how to hammer a nail, that's for sure.

Ms. Scannell: Thank you.

Ms. Scannell: I think it's a great project no matter what, but I especially, as you know, well, as probably everybody else doesn't know. I went to high school with Mr. Amedore, hard to believe, because he looks that much younger than me. I think it's really nice for those of us that do stay in Rotterdam, and that our families are able to stay and keep Rotterdam a nice place to live, so thank you.

I would go ahead and declare lead agency on this project.

Mr. Collins: I'll make that motion.

Ms. Scannell: Thank you.

Mrs. Flansburg: I'll second.

Ms. Scannell: Thank you.

Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes.

Very good. Well, thank you very much.

Mr. Amedore: Thank you.

Ms. Scannell: We appreciate you being here. Hopefully, everything's okay with Mr. Longo.

Mr. Amedore: Everything's good with Chris, Mr. Longo. He just had prior commitments with his growing business, and I said, I think I can handle this one.

Ms. Scannell: Very good.

Mr. Amedore: Thank you so much for your recommendation, and I look forward to working with you.

Ms. Scannell: Thanks, George.

Mr. Collins: I'll make the motion to adjourn.

Mr. D'Alessandro: I will second.

Ms. Scannell: All in favor.

Planning Commission Members: I.

Meeting adjourned at 8:17 p.m.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC51-2024

Moved by Mr. Collins seconded by Mrs. Flansburg
Applicant: GAA Property Holdings, LLC

Applicant: GAA Property Holdings, LLC

Project Location: 743 Gifford Church Road
Rotterdam, NY

Tax Number or Numbers: 70.-2-3.31

Proposed Project: Two (2) Lot Subdivision: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence.

WHEREAS, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

WHEREAS, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, August 20, 2024, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environmental Quality Review).

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell
Planning Commission Chairman