

**Town of Rotterdam Planning Commission  
Minutes of November 6, 2025**

The Rotterdam Planning Commission held a meeting on Thursday, November 6, 2025 at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306.

Present: Kimberly Ricker Scannell, Chairman  
Lynn Flansburg, Vice Chairman  
Clark Collins  
Wayne Calder  
Joseph Signore  
Joseph Miglucci  
Stephen Valiquette, Attorney  
Peter Comenzo, Senior Planner  
Donna Levasseur, Secretary

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

**Waivers:**

None

**Agenda:**

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

**Chairman Ricker-Scannell:** We need a motion to approve the summary minutes of October 21, 2025. Has everyone had an opportunity to review them? Are there any questions, comments, or concerns? If not, I would entertain a motion to accept them.

**Mr. Calder:** I'll make a motion to approve the minutes.

**Chairman Ricker-Scannell:** Thank you, Mr. Calder.

**Mr. Collins:** I'll second.

**Chairman Ricker-Scannell:** Thank you, Mr. Collins. Please remember, if you were not here, you should abstain from voting. Donna, could you please call the roll?

**Ms. Levasseur:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Levasseur:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Levasseur:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Levasseur:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Levasseur:** Mrs. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Levasseur:** Vice Chairman Flansburg?

**Mrs. Flansburg:** Yes.

**Ms. Levasseur:** Chairman Ricker-Scannell?

**Ms. Scannell:** Yes. Very good. Moving right along. First up on our agenda is Bradley and Andrea Strang at 3705 Putnam Road. But I don't see them. So maybe we'll just move our schedule around a little bit. Is Mr. Gazzillo for Ghents Road here? All right, let's jump to that then.

1. **David Gazillo (Contract Vendee) – Ghents Road.** Report and Recommendation to the Town of Rotterdam Change of Zone on a ±4.14 acres parcel from Agriculture (A-1) to Single Family Residences. Engineer: Empire Engineering, PLLC.

**Mr. Longo:** I do have a map. It should be here in a moment as well.

**Chairman Ricker-Scannell:** Okay, super.

**Mr. Longo:** Forgive me a little laryngitis here, but we're good. Christopher Longo, Empire Engineering, representing Dave Gazillo, who is the contract vendee for the property along Ghents Road. The application is for a four (4) lot subdivision, but prior to that we've applied to the Town Board for a Change of Zone to the R-1 District, where it's currently agriculture.

That would allow for about 15,000 square foot minimum lots, but we're proposing just under one (1) acre. So rather than going through a variance for all four (4) lots and having some odd subdivision, we're proposing to Change the Zone. And we did go out to the site and it's four (4) acres total, so as I mentioned...

**Chairman Ricker-Scannell:** I'm going to stop you just for a quick second because you did mention the acreage. I noticed that the deed description references 6.86 acres, so was there something already parceled out?

**Mr. Longo:** Yeah, that description might be for the parcel just towards Helderberg Ave.

**Chairman Ricker-Scannell:** It's what came in the application.

**Mr. Longo:** All right, yeah, that description might have been for a previous larger piece.

**Chairman Ricker-Scannell:** Okay.

**Mr. Longo:** That house came off of this lot some years ago. So, apologies on that description, but it's not six (6) acres, it's only four (4).

**Ms. Richer-Scannell:** Okay.

**Mr. Longo:** So normally it would be pretty close with the acreage. However, the frontages would not meet the 150 feet in the Agriculture District. So, on the south side of this road, the parcels are all similar in nature to these four (4), and then the Netherlands Estates to the north are all similar to this parcel as well for what's being proposed.

**Chairman Ricker-Scannell:** Similar lot sizes as what you're proposing?

**Mr. Longo:** Yes.

**Chairman Ricker-Scannell:** So not agricultural, one acre, 150 foot frontage, 15,000 square feet or more, but closer to the one (1) acre part?

**Mr. Longo:** Netherlands actually I think is even smaller because that is currently zoned R-1.

**Chairman Ricker-Scannell:** Okay, but across the street from where you're looking. So, does that look similar?

**Mr. Longo:** Yes, those look similar to what we're proposing, and they are all less than 150 feet. Yeah, across the street is already less than 150 feet. We would still have about 130 or so depending on where those final lot lines land.

**David Gazzillo (Contract Vendee)  
Ghents Road**

**Chairman Ricker-Scannell:** Okay, I know that this is just a little bit of a rough draft here of what we'd be looking at. One (1) of the things I noticed when I ventured down Ghents Road tonight was just how really forested, I mean, you kind of feel like that you're out in the country even though you're not out in the country. What is the plan as far as maintaining the green space that exists on that parcel?

**Mr. Longo:** So certainly, we would like to disturb the minimum necessary to get a house. There is water along that road, so there'd be a water service connection in the driveway, but you could probably be selective in how many trees you take out in the front yards, and then in the backyard behind the house we would need to install a septic system. But beyond that septic, I would imagine all the future landowners and homeowners here would want to keep as many trees as possible. You just need to have enough for a septic.

**Chairman Ricker-Scannell:** Right, I mean, so that would be, at least from my perspective, I can't speak for all the Members on the Planning Commission, but having that moving forward would, for me, be a deal breaker one (1) way or another. I noticed that that whole area has mature trees. I mean, you can see that map is great. Thank you for bringing that. You can really see all the mature trees across the street from this parcel, behind it and surrounding it, so I would hate to see just these big flat open spaces. I also will note that there was a lot of wildlife. Four (4) deer walked in, like, it was like a family of deer went walking nicely across the road in front of my car. So that, I'm sure, is something that I would like to see moving forward.

**Chairman Ricker-Scannell:** Mr. Collins, questions, comments, concerns?

**Mr. Collins:** No, I mean, I understand what you're saying with the area, but I agree with Kim, we hate to just clear-cut trees and make it barren when you have a chance to make a nice lot with, pristine trees so far. So, I mean, I would look at it going forward, but I hope that you wouldn't just clear cut everything and just desolate it and put up some big houses. That's all I have, but I agree with you, Kim.

**Chairman Ricker-Scannell:** Thank you. Yeah, and I also think that if this project were to move forward, or really any project in front of us, I think, , we're definitely learning as we go that more and more of the time, things will be going on the record, things are going to be going on Site Plans. I recently visited, I was invited to a little gathering over on Anna Court and, frankly, I was really surprised how many trees had been taken down after this Planning Commission had heard about how selective things were going to be. So, , I, again, would want to just see moving forward if this were to, if the Change of Zone does occur and if this Board gives a positive recommendation, at least from my perspective, it would be contingent on saving as much green space and mature trees as possible. Mr. Calder, questions, comments, concerns?

**Mr. Calder:** No, I'm just wondering, I know that the DPW comments mentioned about a PERC test and you're getting ready to do that soon because we're going to get some weather change here pretty soon.

**Mr. Longo:** Yes, so what we did is we did go out and did a preliminary test pit. We're waiting until we know how many number of lots to do the official test with the health department, but we did go and do a test pit and PERC test today with the owner and excavator and we did find 48 inches, 42 inches on the southern side down, there was a little, maybe six (6) to 12 inches of some flattening, not quite the whole four (4) foot, but I was actually a little surprised to see that the groundwater table was quite low. The sand, the sand is percolated at two (2) to three (3) minutes so that the sand where the leach fields will go is suitable and the groundwater, , seasonal groundwater was low enough that they could be conventional systems.

**Mr. Calder:** Okay, that's all I have, thank you.

**Mr. Signore:** I'm sorry, what do you consider?

**Mr. Longo:** Low compared to where you're trying to develop lots these days in that there's 12 inches down, you have to do a raised mound system. We didn't see that.

**Mr. Signore:** What about basements for the homes?

**Mr. Longo:** The homes will need to be set at the footing level will need to be set at that elevation. If you look across the street, those houses are kind of set up that same way, raised ranch kind of split levels, so we would set those footings at a similar elevation to make sure that that foundation stays dry. And when I say water, groundwater. I mean the seasonal, seasonal groundwater table where the septic system couldn't be. We didn't find an actual water table down to about seven feet (7'). It started to get a little bit moist, but we didn't find a water table where the water was settling out at that level either.

**Mr. Calder:** In septic systems? I was surprised that if you go farther down, you get in the back of Masullo and stuff, that water table you could about trip and get water. So that's good, I guess.

**Mr. Longo:** Yes, and actually in some comments from the excavator, I guess there was some, maybe some recent work in that area, drainage work, and from a little bit of canvassing with that street, they said that that really did improve the conditions on this road, on Ghents Road.

**Mr. Calder:** There's a big pond back there to use a retention pond in the back. And there's a lot of deer back there.

**Chairman Ricker-Scannell:** Yeah. Mrs. Ciampino?

**Mrs. Ciampino:** I agree with Kim. I mean that's a beautiful area over there, so I don't think that the neighbors would want to see a lot of their trees cut down. But other than that, I mean, I have nothing further.

**Chairman Ricker-Scannell:** Thank you. Mrs. Flansburg?

**Mrs. Flansburg:** I think it's a good fit in what's going on across the street. It's, , relatively similar to that. I do agree with Kim on being able to maintain as much of the mature trees as possible around what it is that you're looking to do. So, I'm in favor of it.

**Chairman Ricker-Scannell:** Thank you. Mr. Signore, did you have anything else?

**Mr. Signore:** No. My concern was the water table, of course, septic system. I'm familiar, very familiar with the area because I used to live there.

**Chairman Ricker-Scannell:** Nice. Mr. Miglucchi?

**Mr. Miglucchi:** The three (3), it looks like you got three (3) parcels back there. Are they landlocked?

**Mr. Longo:** That's the neighboring, that's the adjoining property. Okay. They, actually, I think we were in front of, I had represented that owner. We were in front of this Board, I believe, as part of a zoning ZBA application. They're working on that property back there, but they will, hopefully, they'll be able to come up with something. Actually, I can say this. So, our client here, Dave, has been asked

**David Gazzillo (Contract Vendee)  
Ghents Road**

that in his deed they will not provide any easement so that one (1) of these lots couldn't get built on, or doesn't get built and somebody has access to the back.

**Mr. Miglucci:** So, it may stay for a while. It may stay wildlife friendly.

**Mr. Longo:** Yeah, I mean, , kind of separate from this conversation, I have represented those owners. It looks like there's one (1) building lot there that all three (3) of those, the application was for all three (3) of those lots to be consolidated. So maybe one (1) house, but it's extremely large where it wouldn't make sense to clear-cut that area either. But that's the adjoining property.

**Mr. Miglucci:** The same thing as cutting down trees and that. It's going to stay, . It would be good if it stayed that way.

**Mr. Signore:** Actually, the trees help absorb the water.

**Chairman Ricker-Scannell:** Yeah, I was thinking that too, and maybe that was when you were saying how you were surprised that there wasn't as much water. Well, those trees are sucking up all the water, right?

**Mr. Calder:** That is a dead end back there in the back, right?

**Mr. Longo:** Yes, yes.

**Mr. Calder:** And it's a turnaround just before the dead end. So, he did that for school buses and stuff. I'm kind of familiar with that area. I know that, well, anyway, I'm familiar with it. There were some issues over there a while back.

**Chairman Ricker-Scannell:** With water?

**Mr. Calder:** No.

**Mr. Collins:** I have one (1) more question.

**Chairman Ricker-Scannell:** Yes, Clark?

**Mr. Collins:** You made a comment. You said that you're going to put the water shutoffs in the driveways? Is that what you said?

**Mr. Longo:** The front yard will need a water service and a driveway.

**Mr. Collins:** Okay, I misunderstood what you said. Oh, okay. Some of our houses have the shutoff in the driveway and then they've got to tear up the driveway if they have a problem. So, I must have misheard. No, I'm good.

**Mr. Longo:** Well, yeah, no, that was more so about the clearing. I mean, hopefully we can selectively keep some of those mature trees in the front yard. We'll have to snake around a water service and a driveway for each lot. But, , it would be nice to leave some of the mature growth.

**Chairman Ricker-Scannell:** Clark, I have a question about water.

**Mr. Collins:** Oh, boy. Okay, make it easy. I had a rough day. What's that?

**David Gazillo (Contract Vendee)  
Ghents Road**

**Chairman Ricker-Scannell:** I know. Does it make a difference if you do a perc test now with all the trees there and then you take a bunch of trees down and you do another perc test? Don't look at him, only look at me.

**Mr. Collins:** It's possible if you clear cut something, it would probably make a difference because like I say, the root systems absorb so much water continuously. When they're not there, water can pool and it can, anything is possible. If you clear cut anything, what I mean? Like you say, trees suck up a lot of water.

**Chairman Ricker-Scannell:** Yeah, I just, it seems unusual to me that, I mean, great. It sounds wonderful if we were able to change the infrastructure a little bit over there and drainage is better. So, that might be something we wanted to also keep in the back of our minds. If the Town Board does decide to go ahead and approve the Change of Zone that after the strategic clear cutting is done, if it comes back to us that we would want to have those perc tests may be performed again after that occurs. But I guess that's not what we're here to do tonight. I'm getting a little ahead of myself. I don't know if this Board feels that you have been given enough information to make a report or recommendation. Either way, I would entertain a positive or negative recommendation to the Town Board at this time if anyone would like to make one (1).

**Mrs. Flansburg:** I will make a recommendation to the Town Board for a Change of Zone in a positive way. I think he's presented it well. We're not here for Site Plan review. We're just here for the Change of Zone. I think it fits with the character of the neighborhood that it's in. And the issues that we talked about would come back to us during Site Plan review.

**Chairman Ricker-Scannell:** So, while I accept that motion, I would just add that as part of the report and recommendation, while we're not here for Site Plan review, it would be the report and recommendation of this committee that as many mature trees as could be saved should be saved if this project were to be given. I mean, that's part of my recommendation to the Town Board, that if we're going to just say, sure, go ahead and give a Change of Zone, we're not saying to do that and sacrifice a lot of green space for that. I don't know if we want in other areas when we've given report and recommendations, we kind of have reasons why we think it's good. It goes along with the character of the neighborhood. Obviously, four (4) lucky people would have beautiful homes in the beautiful town of Rotterdam and pay their...

**Mrs. Flansburg:** With mature trees.

**Chairman Ricker-Scannell:** With mature trees and pay their beautiful taxes. So, it's a win-win and I like that. But I would like to include some recommendations for the Town Board to consider because we're talking about it. What do you think about that?

**Mrs. Flansburg:** That would be lovely. I'd be happy to add that.

**Chairman Ricker-Scannell:** Would anyone like to second that?

**Mr. Collins:** I'll second that.

**Chairman Ricker-Scannell:** Thank you. Donna, could you please call the roll?

**Ms. Levasseur:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Levasseur:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Levasseur:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Levasseur:** Mr. Miglucchi?

**Mr. Miglucchi:** Yes.

**Ms. Levasseur:** Mrs. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Levasseur:** Vice Chair Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Levasseur:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. All right.

**Mr. Longo:** Thank you.

**Chairman Ricker-Scannell:** Thank you.

**Mr. Signore:** Yeah, I got one (1) more question. As soon as the groundwater becomes an issue, let's just hypothetically say it. You can still put like raised ranches on there too, right? No basement or not?

**Mr. Longo:** Yes, definitely a raised ranch and minimize the depth of dig for the footing. Yeah, we're definitely thinking that. As far as the septic goes, there's all good sand suitable for the septic, no matter where that lower actual water table is. But the footing, we're going to keep the footing above.

**Mr. Signore:** Worst case scenario would be a raised mound septic?

**Mr. Longo:** No, we don't anticipate a raised mound.

**Mr. Signore:** All right. Because I know the area well. That's why I mentioned that.

**Mr. Longo:** No, you make a good point on the footings in the basements. And that's something we're going to keep an eye on when we make the grading plan. But the septic will be in ground. We're not going to have to import any materials.

**Chairman Ricker-Scannell:** Thank you. Go home and rest your voice.



*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 PC59-2025**

Moved by Mrs. Flansburg seconded by Mr. Collins  
Applicant: David Gazillo (Contract Vendee)

**Applicant:** David Gazillo (Contract Vendee)  
**Project Location:** Ghents Road  
**Tax Number or Numbers:** 70.8-1-14.2  
**Proposed Project:** Report and Recommendation to the Town of Rotterdam on a Change of Zone from Agriculture (A-1) to Single Family Residences (R-1) on a ±4.14-acre parcel for the construction of up to four (4) Single Family Residences.

**Resolution Adopting a Report and Positive Recommendation on  
the Change of Zone Request by the BDC Group**

**WHEREAS**, the Town Board of the Town of Rotterdam ("Town Board") has received an application from the David Gazzillo ("Contract Vendee") for a Change of Zone from Agricultural (A-1) to Single Family Residential (R-1) on ±4.14 acres for the construction of up to four (4) Single Family Residences on Ghents Road (Tax Map Parcel No. 47.-8.13.5); and

**WHEREAS**, the Town Board referred the Change of Zone application to the Planning Commission on November 5, 2025 for a report and recommendation thereon; and

**WHEREAS**, the Applicant, through its consultant, Empire Engineering, PLLC (Christopher Longo) presented the Change of Zone application to the Planning Commission at its regularly scheduled meeting held on November 6, 2025; and

**WHEREAS**, the Planning Commission reviewed the proposed Change of Zone at its regularly scheduled meeting held on November 6, 2025; and

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

**NOW, THEREFORE**, upon motion of Member Flansburg, seconded by Member Collins,

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

**Resolution Number PC59-2025**

Applicant: David Gazillo (Contract Vendee)

Page 2

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

The Change of Zone request concerns one parcel comprising a total of ±4.14 acres. The property is in a rural/suburban area of town and surrounded by single family residential development. This area is very convenient for traveling to and from multiple locations.


The property currently meets the zoning regulations to allow for a three (3) lot residential subdivision. The applicant is requesting a Change of Zone from A-1 to R-1 to allow for the creation of a four (4) lot subdivision as the R-1 designation requires only 100 feet of roadway frontage as compared to 150 feet in the A-1 Zoning District

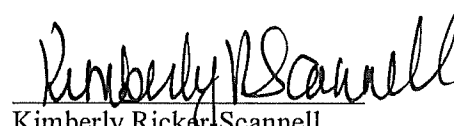
2. Subject to the considerations set forth in Paragraph 3, below, the Planning Commission hereby adopts a **positive recommendation** on the proposed Change of Zone request for the following reasons:

- A. The property is in an area surrounded by similar uses and lot sizes.
- B. The site can be served by municipal water and the soils are conducive to the construction of a conventional septic system which would require less space.

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.

- 1) If approved the applicant will be required to submit application for subdivision approvals which may require restrictions on clearing to preserve as many mature trees as feasible.

  
Peter J. Comenzo  
Senior Planner

  
Kimberly Ricker Scannell  
Planning Commission Chairman

2. **Bradley & Andrea Strang – 3705 Putnam Road.** Final Minor Subdivision Public Hearing to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±13.7 acres & Parcel #2 ±3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.

**Chairman Ricker-Scannell:** All right, we're going to jump back now to number one (1), Mr. Strang. Is Mr. Strang? There he is.

**Mr. Strang:** Sorry I'm late.

**Chairman Ricker-Scannell:** That's ok. Come right on up. Don't be shy. We jumped ahead briefly. But now we're back. We're right back to you. How are you tonight?

**Mr. Strang:** Good. Just got done with a walk at the Mabee Farm.

**Chairman Ricker-Scannell:** Oh, good.

**Mr. Strang:** Saw the moonlight tonight. It was a very nice walk. Had a lot of people, 120 people they had walking.

**Ms. Riker-Scannell:** Oh, how nice. And was the moon cooperative? Could you see it?

**Mr. Strang:** Oh, yes, it was.

**Chairman Ricker-Scannell:** Good. Yeah. Good. I'm glad to hear that. So, you're back here tonight for a final minor subdivision. We're going to have a Public Hearing on your subdivision. And was there anything else that you wanted to present to us tonight since the last time that you were here?

**Mr. Strang:** Nope, really. Just with estate planning, I'm trying to get some properties straightened out before I go through all of this. That's really the main reason for it.

**Chairman Ricker-Scannell:** Sure. Absolutely. Does anybody have any questions that they wanted to ask that we didn't get a chance to ask before? I know that we've got a couple little DPW notes, and they're really not a big deal. It was just adding a couple little things to your maps. New property corners should be pinned and capped prior to chairman signature. And you have to add a little signature block on the final subdivision map. Easy peasy.

**Mr. Strang:** So that's for my surveyor to take care of?

**Chairman Ricker-Scannell:** Yeah. And DPW will be more than happy, and Peter to give them any guidance or whatever. It should be pretty easy.

**Chairman Ricker-Scannell:** Attorney Valiquette, do you have any questions or concerns or things that need to be clarified?

**Attorney Valiquette:** No, I don't think so. I know earlier when we had our prior hearing, I think all the questions were asked, and I'm ready to go.

**Chairman Ricker-Scannell:** Super. Peter, anything I'm missing?

**Mr. Comenzo:** No, the County recommended approval in their the 239M, so that's the only comment we got back from an agency.

**Chairman Ricker-Scannell:** Perfect.

**Mr. Strang:** One thing, Peter, they changed the acreage on that one (1) from 16 to 13.

**Mr. Comenzo:** Yeah, we fixed that on that.

**Mr. Strang:** Okay.

**Chairman Ricker-Scannell:** Perfect. All right, I'm going to go ahead and open the Public Hearing, because legally we have to do that. We'll look out, and we'll see. Would anyone like to come and speak? Nope. All right. The Public Hearing is open. Final call. And the Public Hearing is closed. All right, I would entertain a motion to approve the Draft Neg Dec as prepared by the Senior Planner.

**Mr. Collins:** I'll make that motion.

**Mrs. Ciampino:** I'll second

**Chairman Ricker-Scannell:** Thank you, Mr. Collins. Thank you, Mrs. Ciampino. Donna, could you please call the roll?

**Ms. Levasseur:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Levasseur:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Levasseur:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Levasseur:** Mr. Miglucchi?

**Mr. Miglucchi:** Yes.

**Ms. Levasseur:** Mrs. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Levasseur:** Vice Chair Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Levasseur:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. All right. Motion carried. And now I would entertain a motion to approve the Minor Subdivision.

**Mrs. Flansburg:** I'll make a motion that we approve the Minor Subdivision subject to all the oral and written comments on the project.

**Mr. Signore:** I'll second.

**Bradley & Andrea Strang  
3705 Putnam Road**

Ms. Chairman Ricker- Scannell: Thank you Mrs. Flansburg, thank you Mr. Signore. Donna, could you please call the roll?

**Ms. Levasseur:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Levasseur:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Levasseur:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Levasseur:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Levasseur:** Mrs. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Levasseur:** Vice Chair Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Levasseur:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. Motion carried. Thank you, Mr. Strang.  
It was very nice to see you again. I'm sorry we had to bring you in from the moonlight.

**Mr. Strang:** No, that's all right.

**Ms. Ricker-Scannell:** Best of luck to you. And please give Andrea our best. Are these going to be family homes?

**Mr. Strang:** Well, they're not sure what they're going to do. It's for estate planning.



*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 PC58-2025**

Moved by Mrs. Flansburg seconded by Mr. Signore  
Applicant: Bradley & Andrea Strang

**Applicant:** Bradley & Andrea Strang

**Project Location:** 3705 Putnam Road, Rotterdam, NY

**Tax Number or Numbers:** 36.3-3-3.111

**Proposed Project:** Final Minor Subdivision to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±13.7 acres & Parcel #2 ± 3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres.

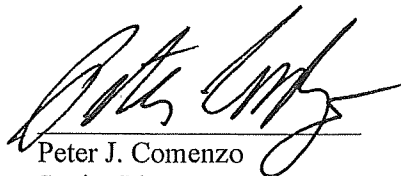
**WHEREAS**, a public meeting was conducted by the Town of Rotterdam Planning Commission on October 7, 2025, and a public hearing on November 6, 2025, to consider the above referenced Two (2) Lot Subdivision; and,

**WHEREAS**, this matter was discussed and approved, as meeting the standards for Subdivision as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND; 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 TWO (2) LOT SUBDIVISION; NOW**

**IT IS HEREBY RESOLVED THAT** this Final Two (2) Lot Subdivision is approved with the following conditions as stipulated by the Planning Commission:

1. Final fees to be paid.
2. New property corners should be pinned and capped prior to Chairman's signature.
3. Add Charman's Signature Block on the final subdivision map.

  
Peter J. Comenzo  
Senior Planner

  
Kimberly Ricker-Scannell  
Planning Commission Chairman

3. **Mark Nardini – Old Mariaville Road.** Sketch Site Plan review for the proposed construction of a ±4,000 square foot contractor storage warehouse on a ±0.8-acre parcel. Engineer: ABD Engineers, LLP.

**Chairman Ricker-Scannell:** All right. I don't see Mr. Nardini.

**Chairman Ricker-Scannell:** Are you here for Mr. Nardini?

**Mr. Palleschi:** I am.

**Chairman Ricker-Scannell:** Wow.

**Chairman Ricker-Scannell:** Buy one, get two free. I bet your clients wish that. Yeah, I'm going to look at yours.

**Mr. Palleschi:** All right. Good evening. Luigi Palleschi with ABD Engineers and Surveyors, representing Mark Nardini for his property here on Old Mariaville Road. I think most of Mark Nardini. We were here a few months ago for another project down the street. And he also owns across the street from this parcel, where he currently operates his construction business. He's outgrowing that construction business and looking to build this new 4,000 square foot warehouse building with a little office for him and his staff. Access from Old Mariaville Road similar to what already exists out on Old Mariaville Road with four (4) or five (5) parking spaces up front. He's got a couple employees. He's got a lot of construction equipment. A lot of the equipment will be stored inside and behind the building. The project doesn't have any water or sewer, so there's a private well that we're proposing along the side here. Septic is at the rear. We do know there's a stream that runs through the property. We do have a 100' buffer from that to our septic system. Test pits were done with Schenectady County Department of Health. So, it's a conventional system. And we looked at stormwater. Most of the stormwater will be graded and drained into stormwater management areas. It's all good sand there and, , the water will just infiltrate right back in and recharge to groundwater. We did have the opportunity to review the DPW comments, so I'll go through those.

So, comment number one (1), , curb cuts extremely large and located on a curve. Driveway should be narrowed. So, I talked to Mark about this and because of his construction equipment with trailers, he does need more maneuverability to turn those vehicles in with trailers. , it's really no different than, what he has across the street and what was approved down the street. What we did to sort of mitigate the larger curb cut, is we will do some trees on either side of that driveway or asphalt area, which I think will help soften the view of Mariaville Road. There is an existing gravel turnaround that DOT uses right up front. And we can't eliminate that unless DOT allows us to, but I think that would be difficult to do. But, , adding the landscaping, I think, helps soften, , the width of that curb cut. As it, , according to Mark, it is necessary for his trailers.

Number two (2), the applicant should consider adding landscaping in or incorporating a decorative wall with proposed signage to enhance the aesthetics and make an attractive entryway to Old Mariaville Road. So, I think, , we sort of complemented with the landscaping as I discussed on both sides of the driveway.

Number three (3), the proposed wall should be protected from vehicular damage and tampering given its location. I did take a second look at where we propose the well. It is close to the gravel, so what we can do is we can shift it further away from the gravel. We do have plenty of distance. We need 100' from the well to the septic system. So, what we can do is just move the well further away from the gravel so that, it'll be protected, from any vehicles hitting it.

Number four (4), discuss proposed number of tenants for the special use permit. This is just one (1) tenant. I think we provided a narrative on this one (1), but yeah, like I was saying, he's outgrowing his

**Mark Nardini  
Old Mariaville Road**

other space across the street. He wants to build this for his construction company, and he's going to be the only tenant in there.

**Chairman Ricker-Scannell:** And it will definitely be owner-occupied.

**Mr. Palleschi:** It will be owner-occupied. yes.

**Ms. Riker-Scannell:** I mean, , there's, as , there's a lot of flex space popping up everywhere.

**Mr. Palleschi:** So yeah, so those are the comments from DPW. I'll turn it over to the Board for further discussion.

**Chairman Ricker-Scannell:** Okay, Mr. Miglucci, let's start with you.

**Mr. Miglucci:** Luigi, the Poentic Kill doesn't go on this new parcel at all, right?

**Mr. Palleschi:** I don't. Well, it might be split. I think that property line is split down the middle of the Poentic Kill.

**Mr. Miglucci:** Okay, but it's, , is it at least 50, 100' away from you?

**Mr. Palleschi:** Oh yeah, yeah, we're 100'.

**Mr. Miglucci:** And my other question is, all the stuff, all the Mack trucks and that across the street is going to be in this new parcel?

**Mr. Palleschi:** Yes.

**Mr. Miglucci:** So, it's going to be cleaned up over there?

**Mr. Palleschi:** Oh yeah.

**Mr. Miglucci:** That's all I have.

**Chairman Ricker-Scannell:** Thank you. Mrs. Ciampino.

**Mrs. Ciampino:** Again, as usual, thank you for addressing the DPW comments. So, you're not going to add the sign for the entrance? You just want to...

**Mr. Palleschi:** Yeah, I think we'd rather work on landscaping. I don't know. I feel like a sign for, , this area may not be the right answer here. I think landscaping is better.

**Mrs. Ciampino:** That's all I had. Thank you.

**Chairman Ricker-Scannell:** Mr. Calder.

**Mr. Calder:** No, Luigi, you explained everything, as far as I'm concerned, all the things correctly. And you understand them. We understand them now. I have nothing. I think it's good.

**Chairman Ricker-Scannell:** Thank you. Mr. Collins.

**Mark Nardini  
Old Mariaville Road**

**Mr. Collins:** Yeah, I got a question. In the back here, where you want to do all this outdoor equipment storage, what are you going to put down?

**Mr. Palleschi:** I think he's just going to put it on the grass area, .

**Mr. Collins:** He's not going to put gravel or anything?

**Mr. Palleschi:** I don't think so.

**Mr. Collins:** What's he going to do with the stuff that may be leaking and so forth? Because you've got that, , I mean, older equipment does have a tendency to leak.

**Mr. Palleschi:** I would agree, yeah. But a backhoe or something back there doesn't need to be on gravel to sit back there.

**Mr. Collins:** Right, but I'm just concerned, , if you just put it on dirt, if there's a leak, these are probably, ....

**Mr. Palleschi:** Yeah, yeah, I can clarify that on the next round.

**Mr. Collins:** Okay, that's all. I'd like to know what he's going to actually put down as a protection, That's all I have. It's a great project. I was just concerned about the storage area.

**Mr. Palleschi:** Yeah, if we got to put a tarp down or something, if it's leaky, right. Yeah, I think he'll be, , I mean, he's going to own this property, so I don't think he wants to do any harm to the property and wants to protect it. So, if we pass that along to him, then, , he'll be well aware of it if something is leaking, I would think. So, I'll pass it along.

**Mr. Collins:** All right, thank you. That's all I have. Thank you.

**Chairman Ricker-Scannell:** Mr. Signore.

**Mr. Signore:** I'm good.

**Chairman Ricker-Scannell:** Mrs. Flansburg.

**Mrs. Flansburg:** The other project that was very recent is the one (1) that's on the far left.

**Mr. Palleschi:** Correct.

**Mrs. Flansburg:** Where it says lands of Mark Nardini?

**Mr. Palleschi:** Yes.

**Mrs. Flansburg:** Okay, that's the other one (1) that's not going to be occupied by him.?

**Mr. Palleschi:** Right, that has the flex space, yes.

**Mrs. Flansburg:** And it's divided by kind of the wetland.

**Mr. Palleschi:** Yeah, this sits on its own one (1) acre parcel.

**Mark Nardini  
Old Mariaville Road**

**Mrs. Flansburg:** No, I am fine with it. The only thing, actually, Clark kind of made me do it by asking what you're going to have back there. Do you mind just labeling the next one what the ground cover is so we know what's going to have gravel? And I see the proposed gravel part, but if you could clearly state on here that it's going to be grass or what it's going to be so we know what to expect.

**Mr. Palleschi:** Okay.

**Mrs. Flansburg:** Please. That's all I have.

**Chairman Ricker-Scannell:** Thank you. I like this project. The thing I like the best about this project is it is cleaning up something I don't like looking at. It's kind of a mess over there. And so, from that perspective, I understand what you're saying with regard to DPW comment number two (2). From our perspective, if this was simply Mr. Nardini using Nardini Manor over there and Old Mariaville Road for only exclusive owner purposes, I could maybe get on board with just we're just going to throw up a couple of little landscaping. But because, as Mrs. Flansburg pointed out, we've got some flex space down the road, so this isn't just, hey, I'm a guy and, hey, I'm going to throw up this for my own personal use. I think that this is an opportunity presenting itself here to make things look really very nice over there. We have new development on the other side of the Thruway bridge. That Stack N' Store is looking gorgeous. There is industrial flex space, my understanding, coming there as well. We are working on improving our corridors, and I would like to see the next time you're here something that's going to wow us a little bit more than just a little more landscaping. That's just one girl's perspective. Peter, do you have anything?

**Mr. Comenzo:** No, I don't have any comments, thanks.

**Chairman Ricker-Scannell:** Mr. Valiquette

**Mr. Valiquette:** Yeah, I think the only comment I have kind of goes back toward Clark's comment, which is any storage that I've seen, we definitely want to make sure that there's no hazardous materials that are being stored on site. I mean, we try not to create brownfields, and we love when they're gone, when people fix them up. So that would be my only comment.

**Chairman Ricker-Scannell:** And us well enough to know us, Luigi, that we're going to want to know what the building looks like. We're going to want to know. Renditions. , we're going to want to see what it looks like. We're going to want, is there going to be a little decorative awning somewhere and a little man door that's looking lovely? Things like that, that we like to see. But yeah, I think it's a great project, and I think I'm very happy for Mr. Nardini. That business is booming, and he needs a place to put everything. I hope it continues to grow for him.

**Mr. Palleschi:** Great, thank you.

**Chairman Ricker-Scannell:** All right, so let's see. The Town Board conducted a coordinated review and issued a Neg Dec for this on January 22nd of 2025. I don't need any motions tonight, but it looks like a 239m should be sent to County Planning, and the applicant should coordinate with the Fire District No.6 and the Highway Superintendent. Sound good?

**Mr. Palleschi:** Yeah, is that so we would submit the plans to them, or will Peter, you get them plans and then we'll follow up? I'm happy to do either/or.

**Mr. Comenzo:** We'll send the plans to the Schenectady County if you could get a hold of District 6 and explain to them the project. Questions or comments? There's obviously no town water there, so they'd have to supply water to the site. So given the nature of the site and the large curb cut you're

**Mark Nardini**  
**Old Mariaville Road**

Proposing. I don't foresee there being any issues, but probably we'd want to see some type of comment from the Fire District.

**Mr. Palleschi:** Okay.

**Chairman Ricker-Scannell:** All right, sounds good. Great. Well, thank you. I feel we should, when you have to do things three (3) times, you should wear like a different hat or maybe a different jacket.

**4. CNZ, LLC (Contract Vendee) – Fort Hunter Road & Terminus of Valentine Drive.**

Preliminary Minor Subdivision and Boundary Line Adjustment to create three (3) lots from a ±1.82-acre parcel and obtain a ±0.22-acre parcel from an adjoining landowner. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.78-acres (proposed Single-Family Residence), and Lot #3 ±0.44-acres (proposed Single-Family Residence). Engineer: ABD Engineers LLC.

**Mr. Palleschi:** All right, do I need to repeat myself? Luigi Peleschi with ABD Engineers and Surveyors. Here up for a project on Fort Hunter Road and the terminus of Valentine Drive. I think you've seen this several times now. Last time we were here, we discussed how we received the variances from the Zoning Board. We came back before this Board and presented the new layout with the shared driveway, the single families in the back. We have the duplex up front fronting on Fort Hunter Road. We've gone through the soil testing with Schenectady County Department of Health and also witnessed by the Town of Rotterdam Building Department. I believe at our last meeting here, we discussed how to sort of massage those two (2) single family homes and what I did was I rotated them a little bit so that they have better backyards. The one (1) lot here, lot number three (3) it is, we will need a small retaining wall. That wall is roughly four (4) feet or so in height and what that does is there's a knob here with the adjoining property, a cluster of trees and that retaining wall will help keep some of those trees. The layout with the septic and there is water at the end of Valentine Drive where we'll have two (2) separate water service laterals to each of the single-family homes. We did put grading on this so there's a drywall up front to take on the drainage from the driveway. It's all good sand there, no high groundwater. I know one (1) of the comments and I'll go over those, was, will these have basements and that's really up to the homeowner, the buyer. I would expect yes, a lot of these homes do have basements. If you look at the elevation and where we did test pits, we didn't find any groundwater down six (6) feet and these houses will be elevated a little bit. Where, we'll maintain a two (2) foot separation to the bottom of our test pit and we didn't find any water six (6) feet deep. So, water in the area I believe is greater than six (6) feet, probably closer to eight (8). Over on the Fort Hunter side, we've updated the footprint. So, this is a more realistic duplex with the driveway curb cut onto Fort Hunter Road. I know back there was a comment in regards to show other curb cuts. I have an aerial up here but there's nothing directly across the street from where we're proposing our curb cut. I think the closest curb cut to Browns Farms is more across from Valentine Drive. So, there won't be any complexity there. Water is on the other side of Fort Hunter Road. So, we'll have to work with the County on the curb cut permit and water crossing and obviously Town of Rotterdam Water Department for the water connection on that duplex.

And yeah, so I'll switch over to the comments here from DPW. So yeah, response letter was submitted to the Town. So, you should have that. That was number one (1). Number two (2), draft maintenance agreement for review. So, my understanding is the attorneys are working on that and they'll be submitting that directly. I will follow up with them and make sure they get that to you. Provide draft snow storage easement to the Town for review as well. And again, both of those will be coming from the applicant's attorney. Added detail for the new proposed asphalt in the Town right of way. So, as we agreed before with the cul-de-sac at the end of Valentine Drive, we offered to extend that as much as we can. Obviously, that has to be constructed per Town specs. I can certainly add that detail to the final plans. Number five (5), change note under the zoning table. Since we've got the variance, I'll certainly update the final plan with that note. Number six (6), are basements proposed? I touched on that a little bit. Yes, I would assume they are. But again, that's up to the buyer. I don't see any groundwater issues. So that shouldn't be a problem. And, I can certainly add an elevation of the basement floor elevation on our site plan as well. And then number seven (7), the water line and proposed shutoff valve for lot two (2) should be relocated out and not under the proposed driveway, which I can certainly do. The only thing I got to be careful of is, when we make that water line connection, I got to stay within the property lines, the right of way in our property. It gets a little tight here, but I think we can sneak it in just to the side of the proposed driveway. So, we'll update that on the final plans. So, other than that, I don't know if I'm on for a final minor subdivision or if you're looking for these comments, but I think these comments are minor. And if you have any other comments, we can certainly discuss that. So, I'll turn it back over to you.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Chairman Ricker-Scannell:** Thank you. We do not have you on for a final tonight. Who'd you bring with you? Are you here in what capacity? Are you one of the landowners? Do you work with Luigi? Are you his? Oh, you're Luigi's son?

**Dylan:** Hi, my name is Dylan.

**Chairman Ricker-Scannell:** Hi Dylan, how are you?

**Dylan:** I'm doing well, how are you?

**Chairman Ricker-Scannell:** I'm well, thank you.

**Chairman Ricker-Scannell:** Oh, you work with him. I just wasn't sure. And who are you, sir?

**Mr. Nichols:** I'm the owner of the next project, Fort Hunter Philomena.

**Chairman Ricker-Scannell:** The ones up on top of this project. Same map, right. It is.

**Mr. Palleschi:** I thought I'd bring the neighbors together, yeah?

**Chairman Ricker-Scannell:** I see that's good. Well, right, I see. I see that. This particular project makes me anxious. And it's not really being alleviated by all of your modifications. Let's talk a little bit about the retaining wall that you talked about. I know when we've talked in the past, and again, I've visited there, and every time I go, I feel like, there's less trees than there used to be. And that just really seems steep to me to not have a retaining wall. So, of course, now that I see that we're going to put apartments on top of that thing, that's really, really steep. That doesn't have a retaining wall. Those apartments, I just want to be clear, are they going to be kind of right up there?

**Mr. Palleschi:** No, we'll discuss that on the next project.

**Chairman Ricker-Scannell:** Well, I understand, but it kind of looks like it. How far are they? I mean...

**Mr. Palleschi:** If you look at, not to jump forward, but if you look at the apartment complex, we proposed where the future houses would be. So, if you look at that plan, you'll see exactly how I was proposing these houses to the new apartment.

**Chairman Ricker-Scannell:** And they look like they're right up on top.

**Mr. Palleschi:** It does sit higher in elevation.

**Chairman Ricker-Scannell:** Right, on top of the cliffs.

**Mr. Palleschi:** Right, but it's further away than right there on top of the cliff. Okay. There's a knob right there that we can go over that on.

**Chairman Ricker-Scannell:** All right. Again, the cliff is what I have concerns with.

**Mr. Palleschi:** Well, that cliff's going to go away with a retaining wall.

**Chairman Ricker-Scannell:** Okay. So, talk to me a little more about the retaining wall.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mr. Palleschi:** So, I don't know how much about retaining walls.

**Chairman Ricker-Scannell:** Well, I know that it's better to have a retaining wall on a cliff than to just have a cliff that's going to fall. And I think, and I'm not quoting you, and I'm really not trying to be a jerk. But again, a lot of vegetation has been cleared without permission or blessing. I believe at one (1) point that was before my time. And it just seems like there's this big, giant wall. And when I expressed some concern in the past, the overall consensus was like, well, that's going to be on the homeowner. Well, we come before the homeowner. And so again, I'm one (1) of seven (7) votes. But I would like to know more about how the retaining wall is going to work to eliminate any fears that I might have that something's going to collapse onto the new homeowner.

**Mr. Palleschi:** So, retaining walls are designed to hold back dirt. That's exactly what we're doing here. If you read our grading plan, the grade, the elevations are all on there. Without the retaining wall, I'd have to move the house a little further from that cliff that you call it that we wouldn't be able to leave as a cliff because we'd have to regrade that to like a one (1) on three (3) or one (1) on two (2) slope and get grass vegetation. But because of the angle of my proposal, we still have a backyard. And on the side of the house, we've proposed this retaining wall to preserve some of the trees right along that property line. If that wall wasn't there, then I'd have to go closer to the property line and take some more trees down.

**Chairman Ricker-Scannell:** And originally, there was not a retaining wall, right?

**Mr. Palleschi:** No, because they came in and they clear cut some of the trees here. And that's why you see the grade that's left. So that's not the final grade. That's just the grade the contractor left when they walked out of there.

**Chairman Ricker-Scannell:** But when you came to us originally, there was no retaining wall. And now there is a retaining wall.

**Mr. Palleschi:** Well, because we didn't have a grading plan. You asked for a grading plan. And this is my best way of presenting how we're going to build this wall.

**Chairman Ricker-Scannell:** So, if we didn't ask for a grading plan, again, I'm not trying to be argumentative. But if we didn't ask for a grading plan, we wouldn't be getting a retaining wall?

**Mr. Palleschi:** No, because when you go for a building permit, you place the house with the exact footprint. And we would decide then if there would be a retaining wall.

**Chairman Ricker-Scannell:** So, all right. Again, it makes me anxious. If I'm a person, I'm not an engineer. Obviously, I do not read a grading plan nearly as well as you do. But if I could go look at a piece of property and say, oh, my God, that really looks like it needs a retaining wall. And the original plans that were shown here have no retaining wall. And then we have concerns from this Planning Commission. We have more vegetation and more trees being removed. And now, all of a sudden, we're having a retaining wall. Unfortunately, I like the retaining wall. I love it. I'm still anxious. So, Mr. Collins.

**Mr. Collins:** No, I think if you do the retaining wall, it'll be fine. I mean, I've been around Rotterdam a long time. There's been a lot of retaining walls. And if they're constructed right, they do work. I don't really have any reservations about it. I'm okay with it.

**Chairman Ricker-Scannell:** Sounds good. Any other questions, comments, or concerns?

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mr. Collins:** No, that's it.

**Chairman Ricker-Scannell:** Mrs. Ciampino?

**Mrs. Ciampino:** I'm good.

**Chairman Ricker-Scannell:** Mr. Calder?

**Mr. Calder:** I think we'd have to kind of wait to see what the final outcome of this is.

**Mr. Palleschi:** I thought we were there, but...

**Mr. Calder:** Well, when you go to finish the project totally, and people start to... You're looking for permits to get in and stuff. At that time, would the retaining wall issue come up again?

**Mr. Palleschi:** No, I mean, if we propose the retaining wall, and you're happy with the retaining wall, then you don't need to build the retaining wall. That was my proposal, right? I'm one (1) engineer. If they hire somebody else to go forward with a plot plan, and they decide to change the footprint, they can make a skinnier house and get rid of the retaining wall because they can grade it to a one (1) on three (3), right? Then we can't make them put a retaining wall. That's just what I see here with the footprint that I'm proposing, right? So, a lot of times, we're here with a subdivision plan, and we don't know who the customer or the homeowner is, and the footprints have to change. What we're showing here right now is actually like a ranch. So, ranches are spread out wider, right? So, we're trying to go worst-case scenario. If they build a colonial two (2) story, that footprint could get smaller and have more room to the side. We don't know at this time. So, I'm doing the best I can as an engineer to make sure it's going to work. If they come up with a footprint or want to put the house that close to the property line, then I know it works. I feel comfortable with my layout, my grading, moving forward, getting subdivision approval. I hope the homeowner comes back to us so we can be involved in the plot plan and do the stakeout, the survey work, right? A lot of times, we do get involved on the second phase of this after approvals. So, we can ensure a lot of things. But there's other times where they hire a different person. So right now, this is the best we can do.

**Mr. Calder:** But you say you're comfortable?

**Mr. Palleschi:** Absolutely.

**Mr. Calder:** Yeah. I have nothing else.

**Chairman Ricker-Scannell:** Thank you. Mrs. Flansburg.

**Mrs. Flansburg:** I like this project.

**Chairman Ricker-Scannell:** You can like it!

**Mrs. Flansburg:** Only because, well, because I like the use of this long, narrow property that pieces together and ends something over here and kind of maximizes the use for the owner of all the area that's available with road frontage, right? So, the duplex, I think, fits in well right along that particular stretch of Fort Hunter Road. And so interesting about your wall is it's there for the plan. But the plan is, for us, it's the subdivision and boundary line adjustment, right?

**Mr. Palleschi:** That's correct.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mrs. Flansburg:** We have nothing to do with where they put it and if they put a wall up.

**Mr. Palleschi:** Right.

**Mrs. Flansburg:** This is just a scenario.

**Mr. Palleschi:** Correct.

**Mrs. Flansburg:** To get you beyond subdivision and boundary line adjustment. Right. I like it. Explain to me about retaining walls. Are they concrete?

**Mr. Palleschi:** Yes. So, you're familiar with Dagostino Block? Right? Right here in town? They make these Versa Lock retaining wall blocks. They're six inches (6") tall, eight inches (8"), or 16 inches long and 12 inches deep. And they're like Legos. You build a base, you lay the first row of these big blocks, they're 80 pound blocks. And then they stack up. You can go as tall as you want. I mean, we've designed walls, 25 feet in the air with the same system.

**Mrs. Flansburg:** Are you familiar with the bottom of Broadway hill, Mobile that had the landslide?

**Mr. Palleschi:** Yeah.

**Mrs. Flansburg:** And then they built the wall after the slide.

**Mr. Palleschi:** Yes.

**Mrs. Flansburg:** So, its job is to stop it.

**Mr. Palleschi:** Yes. Hold back the dirt.

**Mrs. Flansburg:** Hold back, right.

**Mr. Palleschi:** Exactly. But this is only four (4) feet tall.

**Mrs. Flansburg:** It doesn't even exist. It's just a line on a map.

**Mr. Palleschi:** Right. But if you can visualize a four (4) foot wall, right, and they have like a split face block, you can pick different colors. They're really pretty. Like I have one (1) in my backyard. It's a landscaping element. So, there's a lot you can do with retaining walls. This one's very small. And just to give you an example, anything less than a four (4) foot wall doesn't even need to be engineered? Like this homeowner can go to Dagostino Block, order however many blocks they need, and they can start building this tomorrow. It's very simple. You don't need, a big contractor to build a small wall like this.

**Mr. Collins:** They really support each other, the blocks.

**Mr. Palleschi:** Yes.

**Mr. Collins:** Yeah, more support the other one.

**Mr. Palleschi:** It does, yes.

**Mr. Collins:** As you go, it gets sturdier and sturdier.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mr. Palleschi:** Correct.

**Mrs. Flansburg:** I'll go one (1) more dumb question. How does it go into the ground?

**Mr. Palleschi:** Yes, so you usually embed it in the ground by six inches (6") or so.

**Mrs. Flansburg:** Okay. That's enough education for me. All right. Thank you.

**Chairman Ricker-Scannell:** Thank you. Mr. Signore.

**Mr. Signore:** I looked at that today, and I kind of want to echo Kim's comments. Now, I see the big mound of dirt, okay, and then you've got some scrub pines there, and you've got a lot of sand. And are those pines going to remain there? Are those trees going to stay there? Because, I mean, with any kind of erosion, wouldn't you lose those trees?

**Mr. Palleschi:** Well, the wall, if we build the wall up four (4) feet, it will add dirt on the back side of the wall so that it preserves the land above it, so that it's not so steep as you see today.

**Mr. Signore:** The mound is quite a bit higher than four (4) feet, right?

**Mr. Palleschi:** Yeah, from this elevation here, our goal here is to flatten that area down.

**Mr. Signore:** Are you going to take anything off that mound, or is that going to remain that high?

**Mr. Palleschi:** We can't go beyond this property line, so we're going to start at that property line, and we need to grade it down to a one (1) on three (3) to prevent erosion. It'll be seeded.

**Mr. Signore:** So it's going to look like this kind of thing?

**Mr. Palleschi:** Yes, but then, as we get further back, right, we get a little like a pinch point, and that's why I proposed the retaining wall.

**Mr. Signore:** See, I'm just wondering, in the future, will those trees come down on a house? I mean, the way, I know you don't have a...

**Mr. Palleschi:** Yeah, it's hard to answer.

**Mr. Signore:** But the way it looks right now, it almost seems like they're just kind of on that little bit of dirt, and those types of pines don't really have a big root system.

**Mr. Palleschi:** Right, you're right.

**Mr. Signore:** They blow over really easy. I'm trying to be somewhat proactive as opposed to reactive, putting on a new roof or whatever. But it just seems like it's... It just seems that it could have some trees come down.

**Mr. Palleschi:** Yeah, anything is possible. I think that's something the customer analyzes.

**Mr. Signore:** Because if you get erosion, you're going to lose those trees.

**Mr. Palleschi:** Right. So yeah, the goal is to, not create erosion by grading this properly. And then you're going to see the edge. And getting it topsoil and seeded.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Chairman Ricker-Scannell:** Now, I just have a question. I know we're not supposed to be jumping ahead. In the event an adjoining parcel to this parcel lost any significant amount of green space, what impact, if any, would it have on drainage and water runoff?

**Mr. Palleschi:** We have this one (1) designed for stormwater runoff. We're putting that dry well in. It's all sand. The water doesn't even leave the site here. There's a natural low point. So, water will stay on site. The water that falls today will fall the same tomorrow. And will fall the same 100 years from now.

**Chairman Ricker-Scannell:** How would an adjoining parcel that had a significant disturbance of trees and grass, and how would that impact the drain off and the stormwater plan that you have now, if other variables around this parcel were to change?

**Mr. Palleschi:** So, this parcel here sits lower than the adjoining parcel. So, this won't affect the parcel to the north.

**Chairman Ricker-Scannell:** No, I'm asking if you disturb things on the parcel to the north, how is it going to disturb this parcel?

**Mr. Palleschi:** I don't know.

**Chairman Ricker-Scannell:** The runoff.

**Mr. Palleschi:** I don't know if you've been to this property.

**Chairman Ricker-Scannell:** I've been to both the properties.

**Mr. Palleschi:** So, these two (2) buildings that we're proposing, there's no trees. In this area here, there's a few scattered trees. The only real trees that we will have are the trees here, where these two (2) buildings are proposed. And those trees are dead. So, what we're proposing here will not impact the drainage.

**Chairman Ricker-Scannell:** Well, there are some trees..

**Mr. Palleschi:** There are.

**Chairman Ricker-Scannell:** Yes.

**Mr. Palleschi:** Absolutely, yes. But not enough to have an impact here because, and we'll talk about that when we go through this site plan. I'm proposing dry wells and infiltration basins to capture the new top and the new pavement in the areas up here.

**Chairman Ricker-Scannell:** We're talking about a flat parcel. I wouldn't really necessarily be as worried about an adjoining parcel, but because it's what I, as you say, as I call it on top of the cliff, I am concerned about what is on top of the cliff and how it will impact this parcel that we're talking about tonight. This parcel right now.

**Mr. Palleschi:** Yeah, it will not. In fact, we took that into consideration.

**Chairman Ricker-Scannell:** Mr. Signore, did you have anything else?

**Mr. Signore.** No.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Chairman Ricker-Scannell:** Mr. Miglucci?

**Mr. Miglucci:** Luigi, the retaining wall, the blocks, do they have, is it the back bottom lips to where they interlock? This way, if there was any type of like ground movement or anything, it would just make the wall more sturdy.

**Mr. Palleschi:** No, so the way we're proposing this wall is a Versa Lock where they're 80-pound blocks and they lock in. They sit on top of each other. There's a batter to it. So, it does tip back. And then they put pins, but then on the back side of it, we put drainage stone. So that you could relieve any water that, , would intercept the back of that wall. You get the water out of there to prevent the wall from tipping.

**Mr. Miglucci:** Well, my theory is correct.

**Mr. Palleschi:** Yes.

**Mr. Miglucci:** Okay. I mean, it won't knock the wall over. It's just going to lock it in even tighter.

**Mr. Palleschi:** It will, yes.

**Chairman Ricker-Scannell:** But again, for the record, that retaining wall, if they decide to build a yurt on parcel number three (3), I think that's what they're calling it, instead of a two (2), you said you were using a ranch because it had the larger footprint. Somebody decides to go with something completely different, a person could choose not to have any retaining wall there.

**Mr. Palleschi:** That's correct.

**Chairman Ricker-Scannell:** So, it's okay. Attorney Valiquette.

**Attorney Valiquette:** One (1) question just about kind of the lifespan. What is the lifespan of a retaining wall with the type of block system that, you have kind of considered here? Are we talking 30 years?

**Mr. Palleschi:** Yeah, I mean, don't quote me on it, right? That's something Versa Lock can quote better. But yeah, you're talking 20, 30 years. Yeah, as long as it's constructed properly, with the drainage stone behind it, because that's usually the number one (1) thing. If, you get drainage behind it and you don't prevent it, then you start seeing the wall tip. But these retaining walls, the Versa Locks actually have it factored in their design. And that's why when you put block above block, you actually have a batter, right? And they say you can, if that block isn't, the bottom block isn't set level, they say they have a safety factor where if that wall is even tipped forward, like constructed with the batter is still okay. So, there are certain tolerances that go above and beyond. And, the reason they do that is so any homeowner can just go buy these blocks and install it.

**Mrs. Flansburg:** I'm just going to throw something in there because I love Google. A properly built Versa Lock retaining wall has an expected lifespan of 30 to 50 plus years and can last longer with proper design and maintenance. Longevity depends significantly on correctly installing it and a proper foundation.

**Mr. Palleschi:** Right. So, you can see I'm conservative. Twenty (20) to 30, it's going to last longer.

**Chairman Ricker-Scannell:** Peter, do you have anything?

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mr. Comenzo:** The only comment to add here, we're talking about different styles of houses. As part of the approval process for the variances, we did restrict the location to pretty much where they're shown on the maps. There was some concern from the Zoning Board about having a front yard in somebody's backyard similar to some type of a keyhole lot. So, if you will notice, there are two (2) things that the Zoning Board did. One (1) of them was, and the applicant had proposed this as well, is to restrict these to single family residential units, whereas duplexes would be allowed under the zoning. The other thing is that the building on lot two (2) can go no further. It must line up no further, I guess it would be to the west. So that's to prevent that building from winding up behind a couple of residences there and having their driveway in somebody's backyard. So, what Luigi's showing on these maps here are pretty much what would have to be built based on the notes from the Zoning Board.

**Mr. Palleschi:** Yeah, and I think I clarified that at the last meeting was, as long as we don't go beyond this property line, that's what I proposed here. So from the last iteration, I rotated just the houses ever so slightly so that they had a better backyard. But this point of the house does not go beyond this property line, as Peter mentioned. That's what we agreed to at the Zoning Board. But, if they decide to shift this house a foot, two (2) feet in this direction, I hope that's still okay. It's going to be up to...

**Chairman Ricker-Scannell:** Well, let's clarify that, Peter. Is that going to be okay? Or is according...

**Mr. Comenzo:** It just can't go any further to the west.

**Mr. Palleschi:** Right, that was my understanding.

**Mr. Comenzo:** And the notes on the subdivision plan, that's also what I think kind of necessitated them picking up the additional property to the east from the adjoining property owner and trying to keep both of these houses in line with the end of the roadway, as opposed to having them pushed into the neighbors. That was their concern at the Public Hearing with the Zoning Board, was that they would have houses in their backyard that basically their backyard would have somebody's driveway with a car sitting right in their backyard. So that was what they came up with when they approved the variances.

**Ms. Ricker-Scannell:** I know that this has been a long time coming, right? I get it. To Lynn's point, I do like the use of the space somewhat. I would like it a whole lot. I think we all know how I would like it a whole lot. Peter, I know that this is not on for a final. What do we need for it to be on for a final? Or can it be a final?

**Mr. Comenzo:** So, comments two (2) and three (3). I think the big thing was to make sure that we were comfortable with the draft maintenance agreement. We don't have a whole lot of shared driveways in the Town. So, I think that was a concern that we know who's responsible for what. And then the additional thing was to get the draft snow storage easement to the Town and make sure that the language is okay for that. That's comment two (2) and three (3). And four (4), and also detail, what they're going to actually be installing in there.

**Chairman Ricker-Scannell:** Okay, so those are attorney things, right? Pretty much in time.

**Mr. Comenzo:** Yeah, so two (2), three (3), and four (4) were really the main concerns.

**Chairman Ricker-Scannell:** And Clark, was there something that you wanted to see?

**Mr. Collins:** No, that's on the next project.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Chairman Ricker-Scannell:** Okay. So, what I'm getting at is, is there a way, as a Planning Commission, are you interested in doing this or not interested in doing this? Do you want to have Luigi come back here one (1) more time with this project? Do you want to make a motion?

**Mr. Comenzo:** You need a Public Hearing.

**Chairman Ricker-Scannell:** Will you tell me? Is that enough time? So, you could do SEQR and hold the Public Hearing tonight? Aren't all projects a Public Hearing? They can't do anything tonight.

**Mr. Palleschi:** So, you could do SEQR and hold a Public Hearing tonight?

**Chairman Ricker-Scannell:** I can't have the Public Hearing.

**Mr. Comenzo:** They can't do anything tonight.

**Mr. Palleschi:** Okay.

**Mr. Comenzo:** You need a Public Hearing.

**Chairman Ricker-Scannell:** Sorry.

**Mr. Palleschi:** Okay, 18th it is.

**Mr. Comenzo:** We need those documents, like, not the day before the meeting. So, before we have time for a Public Hearing, you can read the way it's worded, prior to resubmittal. So those are the things we need sooner rather than later.

**Mr. Palleschi:** I'll light a fire under who.

**Chairman Ricker-Scannell:** So, your homework. All right, so your homework is to get whatever it is that Peter needs. Once we have the documents that we need in hand, then Peter will go ahead and schedule the public meeting.

**Mr. Palleschi:** Okay. I'm confident we can get on the 18th though. I'll make sure to get you the documents. I'm pretty sure they're in the works, so can't be too far behind.

**Chairman Ricker-Scannell:** All right, and like Peter said, they need a little time, and I don't want, it can't be like, oh yeah, yeah, it's coming, and we're not going to publish them until they're in hand. Yeah. So, there's that. All right, well, we tried.

**Mr. Palleschi:** You don't have like a cookie cutter template for something like that?

**Mr. Valiquette:** I do for the easement. I can send that over. For the maintenance agreement, I don't really have anything necessarily right on hand. I might be able to find something that can work, but let's reconvene over email. See what we've got.

**Mr. Palleschi:** Okay, sounds good.

**Chairman Ricker-Scannell:** Who's your attorney?

**Mr. Palleschi:** Gus Gilbert.

**CNZ, LLC (Contract Vendee)  
Fort Hunter Road & Terminus of Valentine Drive**

**Mr. Valiquette:** Oh yeah, I just did a deal with him.

**Mr. Palleschi:** Okay, perfect.

**Mr. Valiquette:** I'll get in contact.

**Chairman Ricker-Scannell:** Gus might have something.

**Mr. Valiquette:** I saw him on Friday.

**Mr. Palleschi:** I'm sure he does.

**Chairman Ricker-Scannell:** He probably does.

**Mr. Palleschi:** I've asked him already. So now I have to notify him.

**Chairman Ricker-Scannell:** Now he's a Rotterdam resident, which is what we like.

**Mr. Palleschi:** Right, yes.

**Chairman Ricker-Scannell:** Excellent. All right, sounds good. We'll get you back here. Well, we'll get you back here for the next thing, too. So, switch your hat again and tell us what you've got now.

- 5. Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Concept/Sketch Site Plan to construct 40 additional apartment units (5 - 8 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter Apartment on a 10.85-acre parcel. Engineer: ABD Engineers, LLP.

**Mr. Palleschi:** All right, Luigi Palleschi with ABD Engineers and Surveyors again, representing Paul Nichols. So, he's the owner of this property known as 1175 Fort Hunter Road. It has frontage on Fort Hunter Road and Carman Road. It was formerly known as Philomena Apartments, if you guys all recall Philomena Apartments, but now I believe it's the Residences of Fort Hunter. So, from my map up here, there's one (1), two (2), three (3), four (4), five (5), six (6) existing buildings, totals 108 units. And in front of each building, there's existing parking, drive aisles, utilities, water, sewer. Now I'll get to that. And just this past summer, this had a septic system. Septic system was decommissioned and is now connected to the sewer main. So, if you recall when the Town extended the sewer district down Carman Road, they actually extended the piping and manhole all the way into the property as far as they could go via gravity. So, the manholes in the Town easement come way back here. So, this past summer, we worked with the Town Engineer and came up with a decommissioning plan. So, all these houses, all these buildings were on septic tanks that all drained into a leach field in this open area here. So that's all decommissioned and everything has now been converted to the sewer system. And I think that's huge because all the residents that are in this district are paying a hefty fee. And the more users you can get on that sewer district, it benefits all the residents that are in that sewer district. Supposedly. And that's why we're proposing additional units because it'll make it better.

**Chairman Ricker-Scannell:** That's so sweet of you.

**Mr. Palleschi:** Right. So yeah, so what we looked at on this property, is we picked the areas that we felt wouldn't be detrimental because of trees. So, this area here, that's where the septic system was. It got abandoned. And we're proposing five (5) new eight (8) unit buildings. I know your description says five (5) four (4) unit buildings, but for the record, these are eight-unit buildings. So we're proposing a total of 40 and, we've placed them sporadically and, in most cases, try to utilize the existing parking lot and put the buildings, right across the existing parking lot so that we don't have to build as much pavement. In this area, we're relocating the driveway, but we're utilizing, this large parking lot that's kind of oversized for a project like this. Same thing in this corridor. We are extending the asphalt a little bit and putting in another eight (8) unit building here. And then over on the Fort Hunter side, we couldn't fit one (1) along where the existing parking lot was. So, we've got a T-intersection here and we put one (1) on each side and try to occupy the most efficient parking lot for these two (2) new buildings as well. The drainage for all of these rooftops and the pavement, we've got it graded out here, which normally I don't grade out on a conceptual, but I took it a step further because of looking at everything. We looked at the grading and we've got dry wells, we've got small depressions known as infiltration areas, and then for the rooftops, we've got rain gardens. Very similar to what was designed for these three (3) 18-unit buildings maybe 10 years ago, I forget the date, but those are, very similar stormwater design where, there's rain gardens behind the houses or the buildings for rooftop drainage, and then there's a big infiltration basin behind building, existing building number two (2). That takes care of all the existing pavement buildings and that drains to the north, like this is a natural low point and overflows, I think, to National Grid. So, majority of this site actually goes north and doesn't come south other than, the drainage behind this building, this proposed building, and, I think this parking lot. Again, when we looked at the whole area, we looked at how to pick up the drainage and regrade this property so that, we can get swales into our proposed areas and let it infiltrate into the ground so that it doesn't go off-site. So, we're actually reducing the water from going south. And that's the same, here. You see all our gray areas and then same thing here. We got a larger area over there. All of these buildings will be connected to, the water mains that are within this complex. The sewer, I talked about that each building will have a separate lateral for that as well. And then what I tried to do on this plan is show you where the existing trees are. So, if you look at this plan, all of these existing trees in front of the existing buildings are there so that, if you've driven through, it is a tree community. Like, it looks really nice. And by putting these buildings in there and keeping as many trees around it, it will fit

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

right within what's currently there. I think that's it. I know this is our first time seeing this proposal. But, I'll turn it over to the board for further discussion and we'd like to move this forward.

**Chairman Ricker-Scannell:** Thank you. Because you're going to need your own zip code over there at the Residents at Fort Hunter Apartments. Are you at max capacity now? How many of your, what's your occupancy rate?

**Mr. Nichols:** Almost 100%..... "Inaudible."

**Chairman Ricker-Scannell:** And I've never been to your apartments. How many bedrooms are there, the ones that exist?

**Mr. Nichols:** There is one (1), two (2) and three's.

**Chairman Ricker-Scannell:** And what are we proposing?

**Mr. Palleschi:** The same.

**Mr. Nichols:** Mostly.

**Chairman Ricker-Scannell:** What does mostly mean?

**Mr. Nichols:** Percentage wise, I'd say 30% of the ones, 60% of the twos, and 5% of the threes.

**Chairman Ricker-Scannell:** Did you have an opportunity to look at the DPW comments?

**Mr. Palleschi:** Yes. I have them right here, actually. I can go through those quickly.

**Chairman Ricker-Scannell:** Super.

**Mr. Palleschi:** So, number one (1), provide existing proposed number of bedrooms and add statistics to the Site Plan, which we can certainly do. Area variance is required. I do think so, because Rotterdam has this funny code with, designed over septic systems, but we're on sewer here. We can certainly go through that. We've done, this process on several apartment projects in this Town that especially are on sewer. So, and even on septic actually, but this one (1) makes it better because we're on sewer. So, we'll have to apply for that. Density of the project should be discussed. I think that will go hand in hand with our variance application. We, have it, like, this is a large piece of property and they're scattered throughout. And I think we're just utilizing the areas that may have been needed for septic now, that we're not on septic, we can better utilize these areas. And that's where the density is coming from. But also keeping a lot of the trees, it's a park-like setting. If you drive from Carman Road down this main corridor, you're driving under tree canopies. It's really nice. So as far as density, I think it's important to, have that up for the sewer district. I was talking to whoever did the sewer district extension, Joe Lanaro with LaBella, and he's aware that this is coming online. And he even said to me, this will be great. The more users, the better for the district. So that's why I kind of started with that conversation. So yeah, so this one (1), not to talk about retaining walls, but I do have another retaining wall here. But again, small, one (1) small retaining wall. I feel like we've laid this out as best we could given the property, given the existing layout of the buildings and the parking areas. So yeah, so that's kind of the density, and I'm sure we'll discuss a little bit more. Number two (2), the Planning Commission should consider requiring some type of recreational or clubhouse amenities due to the increased size of the complex. This is a fairly large development with 140 plus units, and the loss of trees and open space should be considered. So, after discussing with the owners, we would be

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

looking at, putting in a gazebo, putting in a picnic area, possibly a pickleball area, some type of amenity that all the residents can use.

**Chairman Ricker-Scannell:** Was there a dog park there? Do you let dogs come?

**Mr. Nichols:** There's not. We do allow pets, and there's not a dog park. Now, before I can add on, that's something we do have. We do have, at our other communities, we do have dog parks.

**Chairman Ricker-Scannell:** What other ones do you have?

**Mr. Nichols:** We have, "inaudible..." at Ballston Spa, for residents that want to go.

**Chairman Ricker-Scannell:** So, this isn't your first rodeo?

**Mr. Nichols:** It is not.

**Chairman Ricker-Scannell:** That's good.

**Mr. Palleschi:** Actually, like the photo that we submitted, that's the Glen Esk Apartments in Glenville right off of Sacandaga Road, next to the Scotia Glenville High School.

**Chairman Ricker-Scannell:** I did see, there was like some gazebo looking thing.

**Mr. Nichols:** "Inaudible..."

**Chairman Ricker-Scannell:** Good. I'm glad to hear it.

**Mr. Palleschi:** So yeah, so they're amenable to adding, some amenities. We can add that to the next plan. And then the third thing the Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist with the review of this project.

**Chairman Ricker-Scannell:** He can explain retaining walls to us.

**Mr. Palleschi:** Yes.

**Chairman Ricker-Scannell:** Okay.

**Mr. Palleschi:** So that fee should be very minimal then. I can't wait to see the escrow amount.

**Chairman Ricker-Scannell:** You already schooled us right on it. That was good. Mrs. Ciampino, questions, comments, concerns?

**Mrs. Ciampino:** So, I'm going to be completely honest, even though this should in theory bring down my debt services for that sewer, I don't like this project. I think the majority of taxpayers in Rotterdam do not want more apartments. I'd like to see no three (3) bedroom apartments at all there. And I think more one (1) bedroom. And then I would like to see less, not like not 40, with more amenities for the current and then whoever else comes in. But I think school wise and taxpayer wise, people aren't going to be happy with this. But that's all I have.

**Chairman Ricker-Scannell:** Thank you. Mr. Collins.

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

**Mr. Collins:** I'm concerned about, you say you're going to do a nice recreation area and so forth, because that's what we've been pushing. We did a Peter Road over here on Helderberg, I'd like to see you just dump one (1) of these buildings and make a real big area like building number three (3). And I know it's all about profit and loss. And I understand that. But as it stands right now, you're getting no income from this land. So, if you get 32 apartments instead of 40 and you make a beautiful recreational area, your profits might be a little less. But like I say right now, you're not making anything because they're not built. So, it's always on if we get this, this is how much money I'm going to make. On the next plan, I mean, I would really like to see that. And that way you'd bring down some of the apartments that you could make. I mean, you've got a nice piece of property over there. It's very picturesque. It is gorgeous. And I think, you would do justice to that and all the people there, if you just maybe dump one (1) building to make a really nice recreation area with like you say, a dog park, a pavilion, whatever else you need to make it more family oriented. I mean, I don't know how much apartments go for. But like I say, I know it's all about making money and I understand that. But right now, you're not making any money because nothing's there. So I'd like to, you consider it or at least have a really good rendering of what this recreational area is going to be for me to really sell me on this. But other than that, I mean, I understand you do a great job. I've never heard any complaints from Code Enforcement about over there or anything else. And I talk to them all the time. So that's my comment. Just, I really like to see a nice, beautiful recreation for all the apartments you have over there. That's what I have.

**Chairman Ricker-Scannell:** Thank you, Mr. Calder?

**Mr. Calder:** Okay, I, right now with the DPW, I'm a little concerned with density. And then we're going to, we got a lot of apartments here. We're going to add recreational areas, whether they be swimming pools, tennis courts, pickleball courts, a building for your mailbox, all these things you want to put in there. Where're we going to put the snow?

**Mr. Palleschi:** Yeah, we'll have to look at those areas. There's, I think almost 50% green space. So, I'm sure we can find a spot to put snow.

**Mr. Calder:** I would hope so. Luigi, I live in a condo now. And I understand the builder, the more buildings you got, the more people you got, the more money you make. And I get that. It's part of being a builder. But when they got through with all the amenities, we have to truck snow out of there at \$200 to \$250 a load. And this has been weak winters for the last few winters. Looking at this, I mean, this is, these are apartments. So HOAs are going to pay for snow. He's going to pay for snow. That's going to cut down your profit. So, I think you might want to consider a little less density. Dog parks. So, you start adding all these things up and you've took up every foot of room you have on the whole project. So, I think you ought to keep that in mind. I'm not sure that's part of what we do exactly, but I think it's worth you paying attention to that. I really do. I know what it costs us and we're paying for it ourselves because it's an HOA.

**Mr. Palleschi:** Yeah, that's a good point. We'll take a second look at snow storage.

**Mr. Calder:** That's my issue. I guess you got to decide if you want to make it that dense and that many buildings and that many units. You want to have all the amenities so everybody's happy. But the builder may not be happy when he gets "inaudible..." ...a ticket. "Inaudible...." That's just me. That's all I have. Thank you.

**Chairman Ricker-Scannell:** Thank you. Mrs. Flansburg.

**Mrs. Flansburg:** I agree with the others about having some amenities, respecting that and taking a look at the density of the project. I feel like initially you were hamstrung by not having sewers. So,

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

you had to build in all this extra space at the start by having all the septic systems. Explain to me what decommissioning a septic system looks like. I feel like residentially, I don't know, you fill it in with sand or whatever it is. So they exist, they're just filled with something.

**Mr. Palleschi:** So, all the septic tanks get pumped out.

**Mrs. Flansburg:** Right, they empty them.

**Mr. Palleschi:** But they empty them and then they actually crush the tank in place and they crush it down to a certain level and then they backfill it with topsoil or stone or seed, depending on the areas that they were removed. So, and then the sewer piping, went through, like after they decommissioned and crushed the tank, they reconnected to the sewer so it all runs by gravity to the manholes. So that's the septic tank component and then there was a pump tank, right? So, all the pumping and that was done in this area here. So those are big tanks with two (2) dual pumps in there. The pumps, obviously you disconnect the power. All the utilities that kind of come on above ground, like all the vent piping and stuff, all that got removed. And again, you take it below the ground, your topsoil, your seed it, and now it's just grass.

**Mrs. Flansburg:** And this will all come on top of that without much going down?

**Mr. Palleschi:** Correct, yes. Yeah, there may be some utilities that need to be relocated for some of these buildings, but that's something we can work around.

**Mrs. Flansburg:** Okay, and getting the, oh my gosh, the sewer to the newer ones would be tapped off of the ones that exist or having to run new?

**Mr. Palleschi:** So there'll be new laterals from each building, and those will tie into the existing sewer system that's there. Yeah, so some soft cutting of like the driveway to get to the manhole or to get to the sewer main, but yeah, each building will be on its own sewer and water per building.

**Mrs. Flansburg:** All right, so we'll come back with something about maybe less dense, a little bit of amenities. I think he's just trying to maximize the property as available. I understand. All right, thank you.

**Chairman Ricker-Scannell:** Thank you. Mr. Signore.

**Mr. Signore:** I like the project. You do a real nice job there. It looks good. And I understand the thought behind it is when you eliminate the septic systems and now you have sewer, it allows you to put more buildings up. And I'm okay with that. But I also feel that Mr. Nichols will probably work with this Board to come up with a happy medium, not just to have some recreation or an amenity and do it in such a way that it lessens any of your loss on your investment. I do like it and I'm confident you'll do something like that and you really have a nice piece of property. You're fortunate to have a development this size and have sewers, because that allows you to put a number of buildings in there. Sewers is a big thing. And this eventually ends up in the city, right?

**Mr. Palleschi:** Yes.

**Mr. Signore:** Yes. This is all part of what they did on Hamburg Street.

**Mr. Palleschi:** Correct, yes.

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

**Mr. Signore:** I like it and I'm very confident with you and good luck with your new investment and project.

**Chairman Ricker-Scannell:** Thank you. Mr. Miglucchi?

**Mr. Miglucchi:** I like the idea of the sewers being there, especially when we're talking retaining walls. The only real water you're going to have over there is what mother nature gives us. You're not going to have any sub-containers or any wastewater. It's all going to a certain location. That's one good point I really like about it. Other than that, I'd like to see some renditions of, like you said, recreational, a little bit of landscaping. See how it's going to look. That's all I have for now.

**Chairman Ricker-Scannell:** Thank you, Mr. Miglucchi. I share pretty much every sentiment that was up here. I understand you're in a position where you can maximize your growth potential with this project. I do believe it is too dense. I think Danielle is right. I think that. I think we are going to all see some backlash from this. I think there's a lot of people in Rotterdam that think that there's still a moratorium on apartments. It's not a surprise that people might not be loving this. But the plus side, your footprint's already there. You're not coming into vacant land somewhere and saying, I want to build this. You're using what you already have. I like that. I think it is too dense personally. I think it should be cut back, scaled back by at least one (1) building. Personally, I love the idea of added amenities. Luigi is very familiar with our Complete Streets program. This is it that we have here. So, we can throw some bike racks and some walking paths and get that going as well. It was nice to drive from Fort Hunter Road and then I came out on Carman Road. I mean, it really was lovely. But it's a lot. That's a lot of apartments. I also share the sentiment that I would like to see smaller, mostly I would really like to see these numbers flipped a little bit; 60% single bedrooms, 30% two bedrooms, and then the 10% at the threes or none. I just think it makes it more palatable to our Town community. So, let's see where we go from here. I look forward to it. You cannot throw the snow over the cliff. I was also going to tell Luigi that. So, we will be having the need for a TDE. I would entertain a motion that I enter into an agreement with the TDE.

**Mr. Calder:** I'll make the motion.

**Chairman Ricker-Scannell:** Thank you, Mr. Calder. Do I have a second?

**Mr. Collins:** I'll second.

**Chairman Ricker-Scannell:** Thank you, Mr. Collins. So, I think before we move forward with too much engineering, we need to get the TDE on board because I want to save you money by doing that. It's an ounce of prevention. So, I would ask Donna to please call the roll on that motion.

**Ms. Levasseur:** Mr. Collins?

**Mr. Collins:** Yes

**Ms. Levasseur:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Levasseur:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Levasseur:** Mr. Miglucchi?

**Fort Hunter Philomena Holdings, LLC**  
**1175 Fort Hunter Road**

**Mr. Miglucci:** Yes.

**Ms. Levasseur:** Mrs. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Levasseur:** Vice Chairman Flansburg?

**Mrs. Flansburg:** Yes.

**Ms. Levasseur:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. Are you going to have to go to the Zoning Board of Appeals for anything for this?

**Mr. Palleschi:** Yes.

**Chairman Ricker-Scannell:** Okay. At this moment, I am going to hold off from declaring lead agency. And that way, the Zoning Board of Appeals can do what, even though we've always done it a different way, trust me on this, I'm not going to declare lead agency tonight. It'll be okay. And that way, you can do what you need to do with zoning. We will do what we need to do to keep this moving along as quickly as we can. And I think that's where the TDE will really come in handy. So, are we good with that, Peter? Did I do the right thing? Peter?

**Mr. Comenzo:** Yes, you did. I was going to chime in if you didn't.

**Chairman Ricker-Scannell:** Okay. All right. Attorney Valiquette, do you need anything?

**Attorney Valiquette:** No, at this moment, I'll work with Peter offline to deal with our kind of street policy moving forward and figure out what's going on with that.

**Chairman Ricker-Scannell:** Okay. Sounds good. Do you need anything else from us tonight?

**Mr. Palleschi:** That's it.

**Chairman Ricker-Scannell:** All right. I appreciate your investment in Rotterdam. And I hope that we can keep this moving along and keep everybody smiling, especially Luigi, because he has to be up here the longest. I think it's really good to package the whole thing like that. I have a feeling that we might get visitors to our Planning Commission meetings, which is we've had pitchforks and torches before, so I'm not worried about it. I think being as transparent as we can be with the community about exactly what your vision is, that you do have a plan, and I enjoy hearing that, that you have this plan that you want to make improvements. I understand that. If we are asking you to add things, in the long run, I think your business will benefit from it as well. It'll be like a step up. It really is a lovely community. Thank you.

**Mr. Palleschi:** Thank you.

**Chairman Ricker-Scannell:** So. All right, kids. Clark probably wants to stay for a little while longer, but I would entertain a motion to adjourn.

**Mr. Collins:** I'll make a motion to adjourn

**Mrs. Caimpino:** I'll second

**Chairman Ricker-Scannell:** All in favor

**All:** Aye

Meeting adjourned at 9:32 p.m.

Next meeting scheduled for November 18, 2025.

Respectfully Submitted,

Donna Levasseur  
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 PC60-2025**

Moved by Mr. Calder seconded by Mr. Collins  
Applicant: Fort Hunter Philomena Holdings, LLC

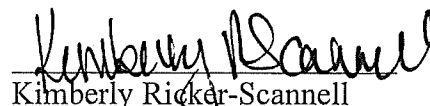
**Applicant:** Fort Hunter Philomena Holdings, LLC.  
**Project Location:** 1175 Fort Hunter Road  
**Tax Number or Numbers:** 71.6-4-20.21  
**Proposed Project:** Site Plan to construct 40 additional apartment units (Five 8 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter Apartment on a 10.85-acre parcel.

**WHEREAS**, the Town of Rotterdam does not employ an Engineer for the review of plans;  
and,

**WHEREAS**, the Rotterdam Town Board approved a list of Town Designated Engineers to be utilized for such plan review at its January 1, 2025 organizational meeting; **NOW:**

**IT IS HEREBY RESOLVED THAT** on this day, Tuesday, May 20, 2025, the Rotterdam Planning Commission hereby authorizes the Planning Commission Chairman to execute a contract with a Town Designated Engineer (TDE) to assist in Site Plan review for the above referenced project.

  
Peter J. Comenzo  
Senior Planner

  
Kimberly Ricker-Scannell  
Planning Commission Chairman