

**Town of Rotterdam
Planning Commission
March 7, 2023**

Approval of the Summary of Minutes February 21, 2023

Workshop (7:00pm)

Waiver(s)

1. **BD Motorsports Media LLC (dba Fonda Speedway) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan to hold a car show throughout the ViaPort Rotterdam Mall from March 23, 2023 – March 26, 2023.
2. **Mariaville Petroleum LLC – 378 Duanesburg Road.** The applicant requests a Waiver of Site Plan to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal. Upgrades include a new overhead canopy, dispensers, underground storage tanks, and interior/exterior building renovations.

Agenda (7:30pm):

1. **George A. Amedore – 743 Burdeck Street.** Final Site Plan review to construct a ±15,000 square foot office and storage facility on a ±1.43 acres. Engineer: Brett L. Steenburgh, P.E. PLLC.
2. **The BDC Group – 676 Mariaville Road.** Report and Recommendation to the Town Board on a Change of Zone of ±15.17 acres of a ±65.8-acre parcel from Multi-Family Residential (R-3) to Light Industrial (I-1) to facilitate the potential construction of six (6) 12,000 square foot and four (4) 6,000 square foot buildings/warehouses. Engineers: Advanced Engineering & Surveying, PLLC.
3. **Michael & Catherine McGuire – 2917 Hamburg Street.** Sketch Subdivision review Lot 1 = ±15,068 square feet with existing two-family residence, Lot 2 = ±14,434 square feet with existing single-family residence. Land Surveyor: Koch Land Surveyors.
4. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Conceptual Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.

DPW Comments
March 7, 2023

Workshop (7:00pm)

Waiver(s)

1. **BD Motorsports Media LLC (dba Fonda Speedway) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan to hold a car show throughout the ViaPort Rotterdam Mall from March 23, 2023 – March 26, 2023.
 1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
 3. Automobiles shall be removed by March 27, 2023.

2. **Mariaville Petroleum LLC – 378 Duaneburg Road.** The applicant requests a Waiver of Site Plan to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal. Upgrades include a new overhead canopy, dispensers, underground storage tanks, and interior/exterior building renovations.
 1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
 3. Prior to the issuance of a certificate of occupancy, the applicant shall replace the water meter located behind the cigarette display with a new water meter with outside reader installed on the service connection. Final type and location to be approved by DPW.
 4. Prior to the issuance of a certificate of occupancy, owner/applicant shall install Knox Box for emergency personnel.” Check with Fire District #6 for specifications.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: March 7, 2023

PC2023-W09

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

APPLICANT: BD Motorsports Media LLC d/b/a Fonda Speedway
ADDRESS: 26781 Curlew Way
Millsboro, DE 19966

PROJECT LOCATION: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan to hold a car show throughout the ViaPort Rotterdam Mall from March 23, 2023 – March 26, 2023.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Automobiles shall be removed by March 27, 2023.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 7, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



**Town of Rotterdam
Waiver of Site Plan Review Application
93 W. Campbell Road**

RECEIVED

FEB 21 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$75.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): BD Motorsports Media LLC (dba Fonda Speedway)

ADDRESS: 26781 Curlew Way Millsboro, DE 19966 (Fonda 21 Bridge St, Fonda NY 12068)

DAYTIME TELEPHONE: Jamie Page 607-760-0671 (FAX) 607-967-2235

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: Use Via Port Rotterdam mall com. areas for our annual Fonda Speedway Car Show

LICENSE AGREEMENT DATE: March 23-26 AREA: Mall Common Areas

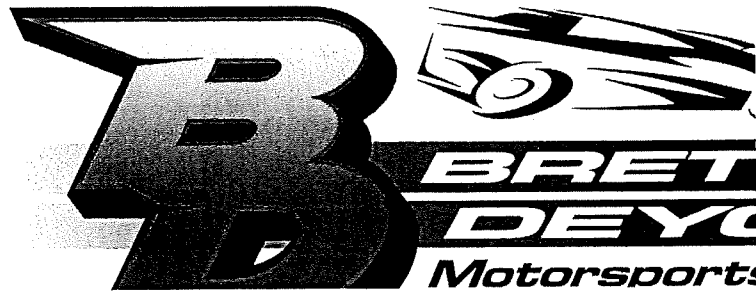
TERM: FROM March 23 TO March 26 KIOSK OR TENANT SPACE #: NA

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

SIGNATURE OF APPLICANT *Brad Page* DATE 2/9/23

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

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.
10.12.18



Car Show info for Via Port Mall

As in years past we would like to use common areas for our annual car show at the Via Port Rotterdam mall.

Approximately 5 associates representing the Fonda Speedway will be in attendance for organization and monitoring.

The purpose of this event is to draw traffic into the mall as well as give exposure to the race track the competitors and sponsors.

The planned event will be as in the past with car load in on March 23rd after closing at 7:00pm and car exit on March 26th after closing time of 5:00pm. The show will run during normal mall hours on March 24-26.

Thank you for your consideration.

Jamie Page
General Manager

BD Motorsports Media
26781 Curlew Way
Millsboro, DE 19966

Fonda Speedway
21 Bridge Street
Fonda, NY 12068

Utica Rome Speedway
5591 NY-5
Vernon, NY 13476

Thank you for your support of BD Motorsports Media!

WAIVER OF SITE PLAN REVIEW

Date Reviewed: March 7, 2023

PC2023-W10

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

APPLICANT: Mariaville Petroleum, LLC
ADDRESS: 36 Johnson Road
Latham, NY 12110

PROJECT LOCATION: 378 Duanesburg Road

APPLICANT IDENTIFIED AS: XXX Owner _ Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal. Upgrades include a new overhead canopy, dispensers, underground storage tanks, and interior/exterior building renovations.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Prior to the issuance of a certificate of occupancy, the applicant shall replace the water meter located behind the cigarette display with a new water meter with outside reader installed on the service connection. Final type and location to be approved by DPW.
4. Prior to the issuance of a certificate of occupancy, owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 7, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



**Town of Rotterdam
Waiver of Site Plan Review Application**

RECEIVED

MAR 02 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Mariaville Petroleum, LLC

APPLICANT(S)/LESSEE: Mariaville Petroleum, LLC

MAILING ADDRESS: 36 Johnson Road

CITY: Latham **STATE:** NY **ZIP:** 12110

DAYTIME TELEPHONE: 413-884-2293 **EMAIL ADDRESS** unitedfuels378@gmail.com

PROJECT ADDRESS: 378 Duanesburg Road

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ____ Contract Vendee ____

REQUEST: Waiver for Site Plan approval per existing Zoning Board approval.

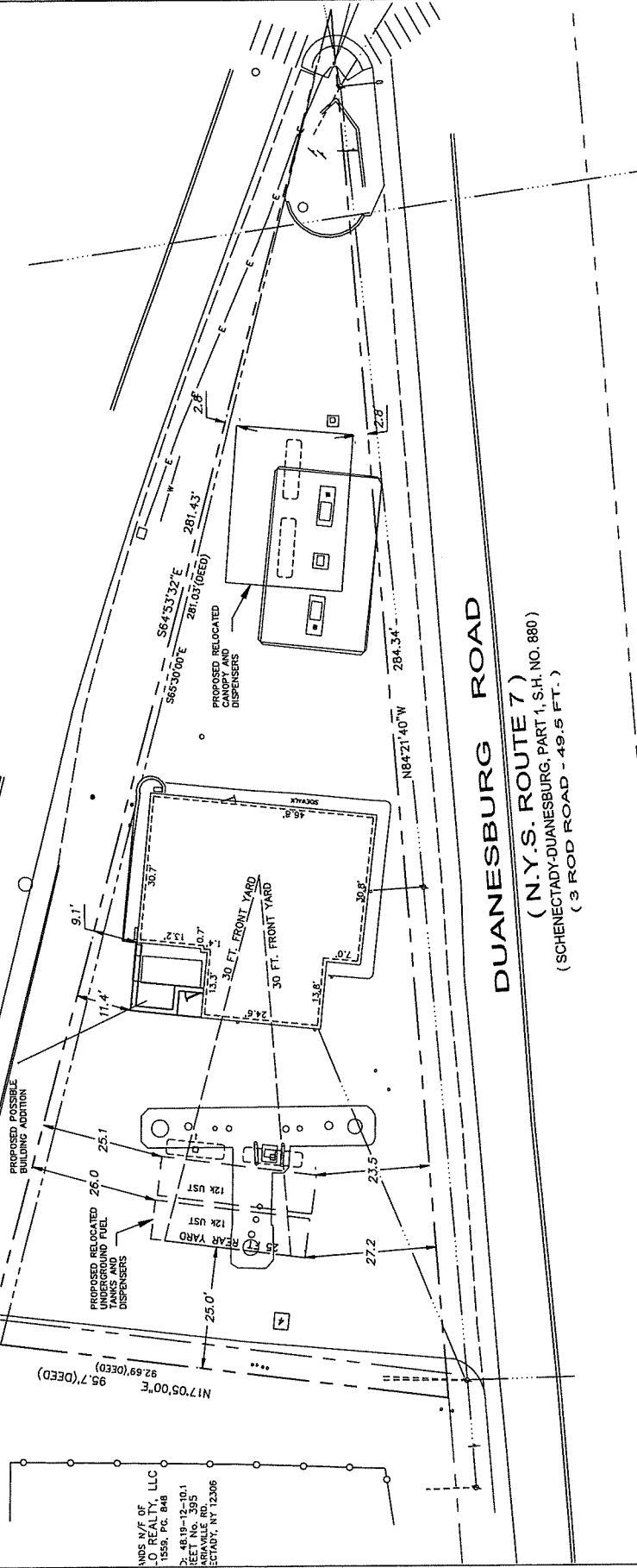
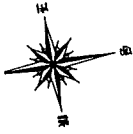
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT *Neef* **DATE** 3/2/23

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

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

MARIAVILLE ROAD
(N.Y.S. ROUTE 159)



PROPOSED SITE PLAN

SCALE: 1"=10'± 0 10 20 30 40



HENNESSY
Engineering &
Consulting

ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
COMMERCIAL AND RESIDENTIAL
CONSTRUCTION, LANDSCAPE ARCHITECTURE
DATE: OCT. 28, 2022 SCALE: 1" = 20'

SITE PLAN

ST. NO. 378 DUANEBSBURG ROAD

COUNTY OF SARATOGA TOWN OF ROTTERDAM

DATE: OCT. 28, 2022 SCALE: 1" = 20'

ANDS N/F OF
-O REALTY, LLC
1559, Pg. 848
DEED NO. 395
SARATOGA COUNTY, NY 12306

DPW Comments
March 7, 2023

Agenda (7:30pm):

1. **George A. Amedore – 743 Burdeck Street.** Final Site Plan review to construct a ±15,000 square foot office and storage facility on a ±1.43 acres. Engineer: Brett L. Steenburgh, P.E. PLLC.

1. Final Fees Due: Final Site Plan \$350
2. The applicant must receive Highway Work Permits from the NYSDOT and Schenectady County DPW for grading, utility, and entryway work onto Burdeck Street. Copies of all correspondence with the NYSDOT and Schenectady County shall be provided to the Town.
3. Prior to issuance of building permits, clearing and/or grading, the Town Stormwater Management Officer shall review and approve the Erosion and Sediment Control Plan.
4. Limits of disturbance are identified as ±0.94 acres. This should be field verified and certified by the project engineer prior to the issuance of a building permit. If it is determined that the limits of clearing have exceeded 1 acre, all work must cease and the preparation of a SWPPP will be required and MS4 coverage obtained prior to building construction.
5. Add note to plan: “To the extent practicable, the existing trees along Burdeck Street and Princetown Road shall be identified on the site plan map and retained. Limits of clearing shall be clearly delineated in the field prior to commencement of work and verified by the Town Stormwater Management Officer prior to any activities.”
6. Add note to plan: “One water meter shall be installed on the service connection. Final type and location to be approved by DPW.”
7. Add note to plan: “Owner/applicant shall install Knox Box for emergency personnel.” Check with Fire District #6 for specifications.
8. Add note to plan: “Sign permits shall be obtained for the proposed project identification, signage including any proposed pylon, monument and/or building mounted signage.”
9. Add note to plan: “Building design shall be in substantial conformance to the proposed Exterior Elevations dated October 24, 2022 and prepared by Brett L. Steenburgh, P.E. entitled Details (Sheet 6 of 6) and presented to the Planning Commission on March 7, 2022.”
10. Add note to Plan: “Landscaped area shall contain a sprinkler system.” Remove note concerning the use of a private well.
11. Add note to Plan: “Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind.”

12. Change proposed note to the plan to read: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
13. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
14. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
15. Prior to issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments November 1, 2022

1. Property was originally approved for the location of a 10,000 square foot office in 1997.
2. Property is in proposed Sewer District #2, Extension #17. Septic systems should be designed so it can easily be abandoned and connected to municipal sewers once they become available.
3. At a minimum, a 12' wide gravel access road should be provided along the south side of the building for fire/emergency access.
4. To the extent practicable, the existing trees along Burdeck Street and Princetown Road should be identified on the site plan map and retained. Limits of clearing should be clearly delineated.
5. Add note to plan: "Property is in the Retail Business (B-1) Zoning District. Outdoor storage of equipment and materials is prohibited."
6. Provide lighting plan and any proposed signage.
7. Provide building elevations.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on November 1, 2022. Planning Commission should consider adoption of the Draft Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation - Region #4
New York State Department of Transportation
Fire District #6

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: March 7, 2023

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department
(Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status:	Type I	<input type="checkbox"/>
	Type II	<input type="checkbox"/>
	Unlisted	<input checked="" type="checkbox"/>

Conditioned Negative Declaration:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>

Owner:	George A. Amedore 1900 Western Avenue Albany, NY 12203
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Tax Map Number(s):	#47.00-8-1.2
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Project Location:	743 Burdeck Street Schenectady, NY 12306
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Zoning:	Retail Business (B-1) Zoning District
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Action:	Final Site Plan review to construct a ±15,000 square foot office and storage facility on a ±1.43 acres.
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Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on November 2, 2023. All comments and concerns have been addressed.

The project consists of a Site Plan to construct a ±15,000 square foot office and storage facility on a ±1.43 acres. The existing parcel is currently vacant and is located along Burdeck Street and Princetown Roads.

Municipal water is available along Princetown Road but municipal sanitary sewer is not currently available and an on-site subsurface wastewater system will be developed. It is anticipated that sanitary sewer will be available in the future and the wastewater system will be designed in such a manner to be able to connect to the system at a future date.

A Basic Stormwater Pollution Prevention Plan (SWPPP) was prepared by Brett Steenburgh, P.E. and submitted to the Town of Rotterdam. These stormwater related items were reviewed by the Town Stormwater Manager. The Stormwater Manager will be responsible to make sure that the project remains in compliance with this plan.

The proposed project will not have noise impacts since it will be similar to other uses that already exist at the site or nearby. The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system. The proposed development will require a water supply that will connect to the existing municipal water system that is located along the Princetown Road frontage. The soils are very consistent and consist of deep sand deposits. They are conducive to an on-site septic system and the stormwater retention basin.

After a review of the modified application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.

- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public meeting held on March 7, 2023. Adoption of this negative declaration was moved by XXXXXXXXXXXXXXX, seconded by XXXXXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

RECEIVED

OCT 27 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

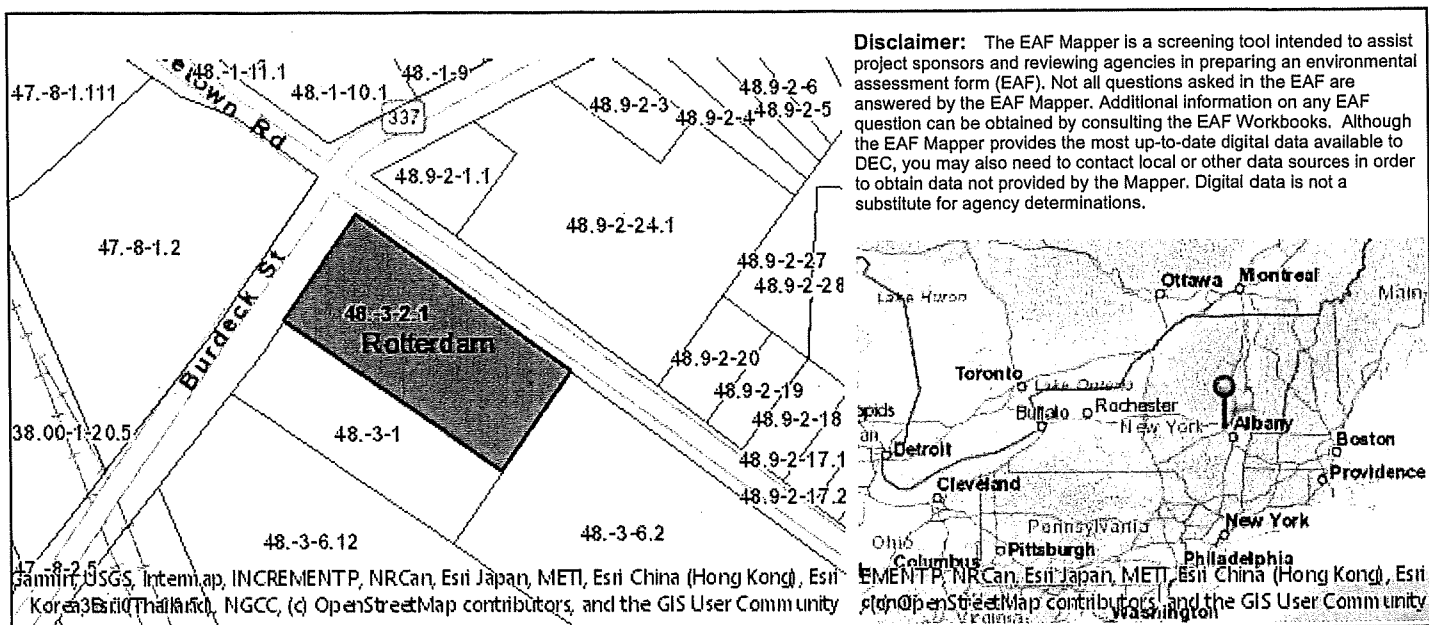
Part 1 – Project and Sponsor Information			
Name of Action or Project: Amedore Garage			
Project Location (describe, and attach a location map): Southeast Corner of Burdeck Street and Princetown Road			
Brief Description of Proposed Action: Construct an Amedore Land Development satellite office (2,000 s.f.) within a 15,000 s.f. prefabricated steel structure.			
Name of Applicant or Sponsor: Amedore Land Development		Telephone: 518-456-1010	
		E-Mail:	
Address: 1900 Western Avenue			
City/PO: Albany		State: NY	Zip Code: 1223
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.43 acres	
b. Total acreage to be physically disturbed?		0.94 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.43 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brett L. Steenburgh</u> Date: <u>10/24/22</u> Signature: <u>Brett Steenburgh PE</u> <small><div style="display: inline-block; vertical-align: middle; font-size: 0.8em;">Digitally signed by Brett Steenburgh PE DN: cn=Brett Steenburgh PE, o=Steenburgh PE LLC, email=bs@steenburghpe.com, c=US</div></small> Title: <u>Engineer for Applicant</u>		

EAF Mapper Summary Report

Monday, October 24, 2022 12:28 PM



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

Project: Amedore Office Storage 743 Burdeck

Date: March 7, 2023

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

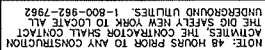
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

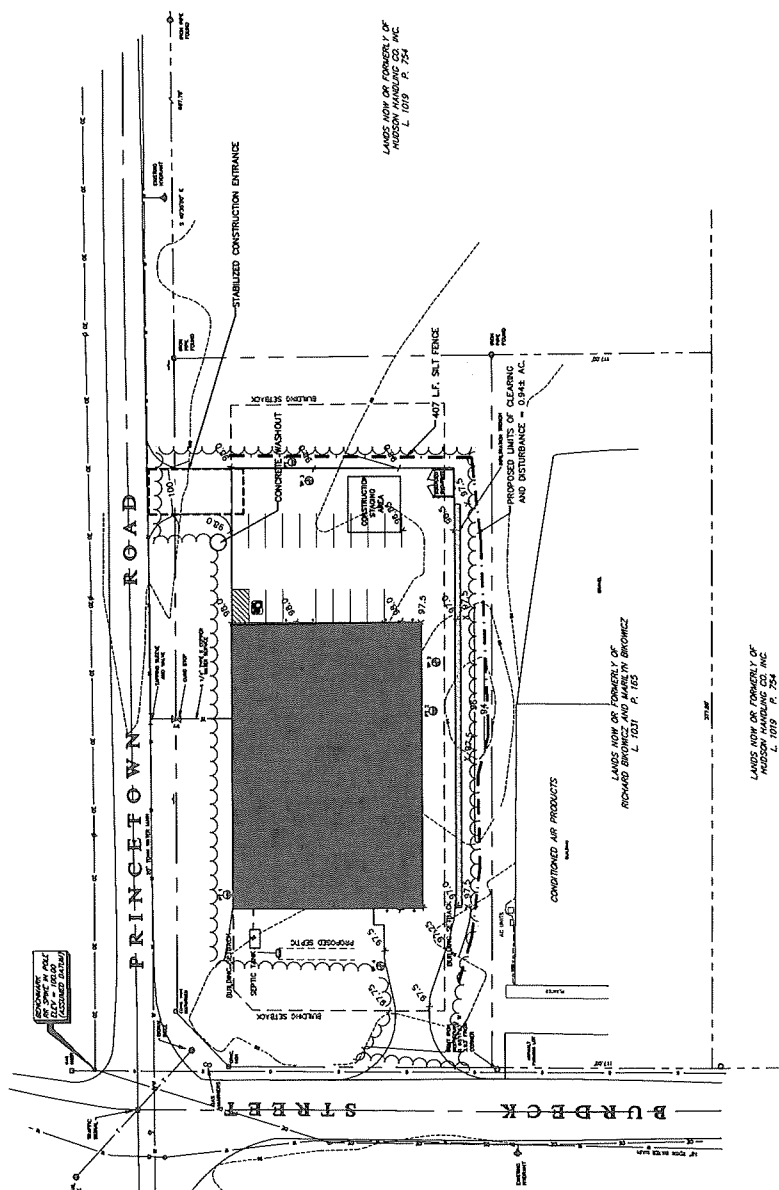
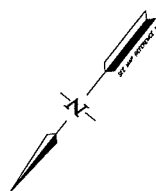
Short Environmental Assessment Form

Part 3 Determination of Significance

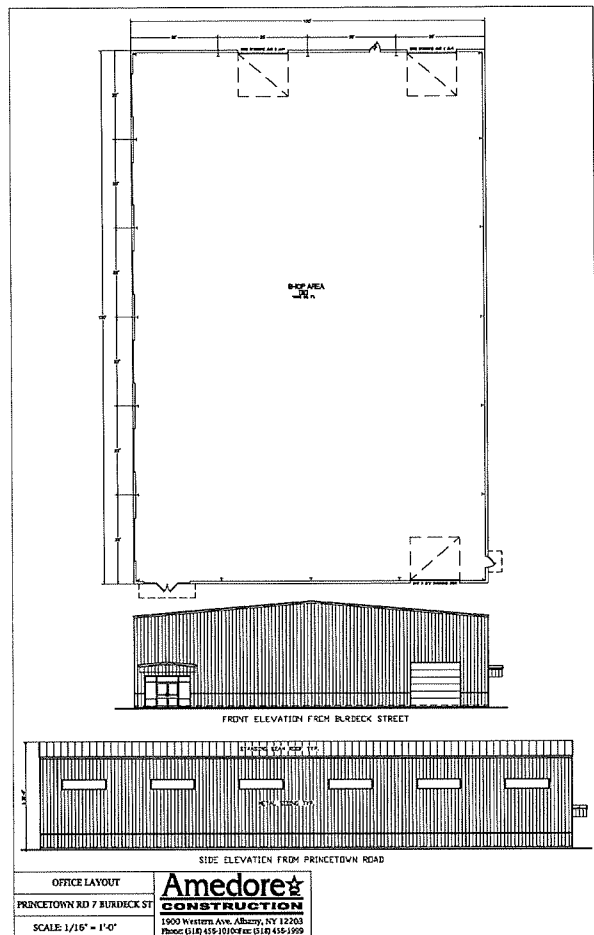
For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission <div style="text-align: center;">Name of Lead Agency</div>	March 7, 2023 <div style="text-align: center;">Date</div>
Thomas P. Yuille <div style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</div>	Chairman <div style="text-align: center;">Title of Responsible Officer</div>
<div style="text-align: center;">Signature of Responsible Officer in Lead Agency</div>	<div style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</div>






- [illegible]



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

DETAILS AMEDORE HOMES PRINCETOWN ROAD AND BURDECK STREET TOWN OF ROTTERDAM STATE OF NEW YORK		BRETT L. STEENBURGH, P.E. PLLC  2632 ROSENDALE ROAD HISKATON, NY 12309 PHONE -- (518) 565-0976 FAX -- (518) 565-0520 bsteenb@roscorp-ny.com		Do not scale drawings - use dimensions shown, verify all dimensions on site. Unauthorized alterations or additions to this document is a violation of Sec. 7209 Sub. 2 of the NYS Education Law. Copyright 2012 Brett L. Steenburgh, P.E. PLLC. All right reserved. No use or reproduction of this material is permitted without the express written consent of Brett L. Steenburgh, P.E., PLLC.		1. 10/25/2012, REVISED AT NEW YORK AND ORALLY DOCUMENTED NO. 1 DATE: 1 REVISIONS BY:	
COUNTY OF SCHENECTADY DRAWN BY: BLS CADD FILED BY:	CHECKED BY: BLS 200 HOS. AMEDORE PRINCETOWN	SCALE: 1"=30' SHEET 6 OF 6					
DATE: OCTOBER 24, 2012							

County of Schenectady

Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306-1126



Paul J. Sheldon, P.E.
Director of Public Works
Phone (518) 356-5340, ext. 3226
Fax (518) 357-9547

RECEIVED

NOV 15 2022

November 14, 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam
Office of the Planning Commission
John F. Kirvin Government Center
1100 Sunrise Boulevard
Schenectady, NY 12306

Attn: Mr. Peter Comenzo, Senior Planner

Re: SEQR Lead Agency
George Amedore – Burdeck Street & Princetown Road
(T) Rotterdam, Schenectady County

Dear Mr. Comenzo:

We are in receipt of the above referenced application located at Burdeck Street and Princetown Road for a proposed storage/office building. This office has reviewed the application and have the following comments:

- The applicant must obtain a County Highway Work Permit for any work that will be performed in the Schenectady County right-of-way including driveways and all utility work.
- The proposed driveways do not have sufficient spacing in between per DOT Policy and Standards for the Design of Entrances. Also for the desirable safety sight distance from the intersection especially with backup traffic from railroad crossing. This office recommends the proposed driveways to be consolidated to one and away from the intersection.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,

Yi Mei Han, CPESC
Environmental Programs Manager

Cc: File

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 11-10-22
Case No. R-23-22
Returned 11-16-22

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review
☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

NOV 10 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: December 6, 2022

SUBJECT: George A. Amedore – Burdeck Street & Princetown Road. Sketch Site Plan review to construct a ±2,000 square foot Amedore Land Development satellite office within a ±15,000 square foot prefabricated steel structure on a ±1.43-acre parcel. Engineer: Brett L. Steenburgh, P.E. PLLC.

RECEIVED

NOV 22 2022

REQUIRED 1. Public hearing notice & copy of the application.
ENCLOSURES: 2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

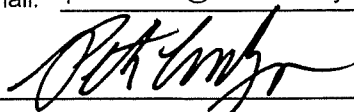
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Signature

Date: 11 2 22



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-23-22

Applicant George Amedore

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Site plan review to construct a 15,000 SF prefabricated steel storage/office building. Located on the southwesterly corner of the Princetown Road (CR 83) and Burdeck Street intersection. Access is proposed via two curb cuts on CR 83. Municipal water is available. Individual septic is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on November 10, 2022. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

☐ *Approve of the proposal.

☐ Defer to local consideration (No significant county-wide or inter-community impact)

☒ Modify/Conditionally Approve. Conditions:

County Department of Engineering and Public Works approval for highway access.

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

11/13/22
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2460
www.dec.ny.gov

Transmitted electronically to: pcomenzo@rotterdamny.org

December 10, 2022

RECEIVED

JAN 03 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter Comenzo
Senior Planner
Town of Rotterdam Planning Commission
1100 Sunrise Blvd, Rotterdam, NY 12306

Re: Lead Agency Coordination Response
Amedore Garage
Corner of Burdeck Street & Princetown Road
Town of Rotterdam, Schenectady County

Dear Peter Comenzo,

This letter responds to your correspondence of November 2, 2022, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: Amedore Garage- 15,000 sq. ft. Storage/Office Building

DEC Contact Person: Kate Kornak, Regional Permit Administrator

SEQR Classification: ☒ Unlisted

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action. ****The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.***

Possible DEC Permit Requirements:

A review of NYS protected resources near or within the project site was performed using existing GIS data (see enclosed NYS Resources Map). Please note that jurisdictional maps are meant to provide approximate sizes and locations of resources. Actual field conditions may vary from



Department of
Environmental
Conservation

those depicted on the maps. The following provides a summary of potential State permitting requirements for the project based on the results of the protected resources review and project information submitted with your correspondence.

State Pollutant Discharge Elimination System (SPDES) Wastewater Permit – A SPDES permit is required for any facility which has a surface discharge or discharges more than 1,000 gallons per day of sewage-wastewater into ground waters of the state.

SPDES General Permit for Stormwater Discharges from Construction Activity – If this project will disturb one acre of land or more, the applicant must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities.

Additional Comments:

The project appears to be located within an area of potential historical or archeological significance. If approvals/permits are ultimately needed from the DEC, we may need to consult with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in order to better evaluate this project's impact on these resources. You may wish to inform the applicant/project sponsor of this potential requirement. To initiate consultation with OPRHP, please visit their project submission website known as CRIS at <https://cris.parks.ny.gov/>. Please add Kate Kornak at kate.kornak@dec.ny.gov to the list of contacts for your project.

The information available in the New York Natural Heritage Program database regarding known occurrences of rare or state-listed animals and plants, significant communities and other significant habitats has been reviewed. No records of known occurrences were found in the (immediate) vicinity of the project/site. However, the absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

While no specific habitat was identified on the subject parcel, the northern long-eared bat may be found in virtually any county in New York State. Although this project site falls outside of the currently-recognized occupied habitat for this federally-threatened species, the DEC recommends that removal of any trees greater than 3 inches in diameter at breast height (dbh) take place between November 1st and March 31st each year, if possible, in order to avoid a potential threat to bats.

If an extension of any existing public sanitary sewer service is deemed necessary, the DEC may require review/approval before the extension is constructed, particularly if it is intended to convey 2,500 gallons per day or more of residential sewage alone or in combination with stormwater, as required by 6 NYCRR Part 750. Please submit plans for the DEC's review if this situation applies to your project.

Please feel free to contact me by telephone at (518) 357-2459 or by e-mail at kate.kornak@dec.ny.gov if you have any questions.

Sincerely,

Kate Kornak

Kate Kornak
Regional Permit Administrator

Encl: NYS Resources Map

ecc: Brett Steenburgh, PE, bsteenbu@nycap.rr.com



Department of
Environmental
Conservation

DPW Comments
March 7, 2023

2. **The BDC Group – 676 Mariaville Road.** Report and Recommendation to the Town Board on a Change of Zone of ±15.17 acres of a ±65.8-acre parcel from Multi-Family Residential (R-3) to Light Industrial (I-1) to facilitate the potential construction of six (6) 12,000 square foot and four (4) 6,000 square foot buildings/warehouses. Engineers: Advanced Engineering & Surveying, PLLC.
 1. The Town Board forwarded this Change of Zone Request to the Planning Commission for a report and recommendation on February 22, 2023.
 2. See attached application materials.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation - Region #4
New York State Department of Transportation
Rotterdam Police Department
Fire District #6



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

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

Application Fee \$650

Existing Zone Classification: R3 Multiple Family District

Proposed Zone Classification: I-1 Light Industrial District

PART II GENERAL INFORMATION

Legal Owner's Name: The BDC Group
Mailing Address: 11 Herbert Drive-Suite 3
City: Latham State: NY Zip: 12110
Daytime Phone: 914 424 0359 Fax: _____

If applicant is not the owner, include written owner authorization for the below-designated contact to serve as representative.

Owner's Designated Contact: Nicholas Costa - Advance Engineering & Surveying, PLLC

Mailing Address: 11 Herbert Drive
City: Latham State: NY Zip: 12110
Daytime Phone: 518 698 3772 Fax: _____

Project/Proposal Site Area: (Acres or sq. ft.) 65.8+/- Ac. (16.19+/- Acres to be rezoned)
Assessor Tax Parcel No.(s) of Site: 47.-8.13.5

Adjacent Parcels Owned or Controlled: (Acres or sq. ft.) 3.88+/- Ac.
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:
47.-8-13.4 (690 Mariaville Road)

Street Address of Proposed Site (if any): 676 Mariaville Road

Describe Existing Use(s) on Proposed Site: (commercial vacant, residential, buildings, well, sewer drainfield, etc.)

Existing parcel is vacant. The adjacent parcel was subdivided by the applicant and is currently under construction with a 3 story Climate Controlled building. Access and circulation drives have also been constructed

School District: Schalmont

Fire District: Fire District 6

Water Supply CW 500

Proposed Use of Property:

- ☐ A1 One-family dwelling
- ☐ A2 Two-family dwelling
- ☐ B1 Multiple Dwelling (permanent occupancy)
- ☐ B2 Multiple Dwelling (transient occupancy)
- ☐ B3 Multiple Dwelling (senior citizen housing)
- ☐ B4 Multiple Dwelling (adult residential care facility)

- ☐ C1 Business
- ☐ C2 Mercantile
- ☒ C3 Industrial
- ☐ C4 Storage
- ☐ C5 Assembly
- ☐ C6 Institutional
- ☐ C7 Miscellaneous

LEGAL INFORMATION

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

The parcel is located on the north side of Mariaville Road with an address of 676 Mariaville Road.
It also has frontage along Cimino Lane which is located just to the east of the subject parcel.
The NYS Thruway is located just to the West of the site of the subject parcel.

Name of Public Road(s) Providing Access: Mariaville Road (NYS Route) & Cimino Lane

Width of Property Fronting on the Existing Public Road in Linear Feet: 541+/-

Does the Proposal Have Access to an Arterial or Planned Arterial?

☐ Yes

☒ No

Name(s) of Arterial Road(s): Mariaville Road

A legal description of the proposed site must be attached:

☒ Yes

☐ No

A copy of the assessor's map of the proposed site must be attached:

☒ Yes

☐ No

A copy of the most current deed(s) of the proposed site must be attached:

☒ Yes

☐ No

(All applications must contain a legal description that describes the exterior boundaries of the entire area to be rezoned. Please include the legal description for the entire area to be rezoned and also a copy of the assessor's map. A simple copy of the deed is not sufficient to process the change of zone request).

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

What factors support this rezone? (This may be provided on a separate sheet of paper if necessary)

The Mariaville Road corridor in this section is developed with a mix use of Commercial, Industrial & Residential development and this area is very convenient for traveling to multiple locations. This parcel is located on this corridor and it is very attractive to potential tenants that want to locate where access is facilitated.

UTILITIES

Proposed Source of Water:

- ☒ Public System
☐ Other, please describe _____

- ☐ Individual Wells
☐ Private Community System

Proposed Means of Sewage Disposal:

- ☐ Public Sewer
☒ Septic Tank & Leachfield
☐ Other, please describe _____

PART III

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

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

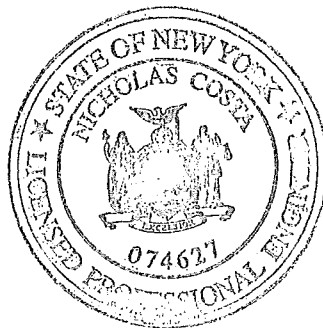
Signed: _____

Date: 02-08-23

Address: 11 Herbert Drive
Latham, NY

Phone: 518 698 3772
Zip: 12110

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



LEGAL OWNER SIGNATURE

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

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

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

Name: Cosmo Marfione

Address: 11 Herbert Drive

Latham NY

Cosmo Marfione
Signature of applicant or representative

Date:

Phone: 914 424 0359

Zip: 12110

2/8/2023

Date

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Westchester

SUBSCRIBED AND SWORN to before me this 8 day of February, 2023

NOTARY SEAL

Erin Daly
Notary Signature

Notary Public in and for the State of New York

Residing at:

My appointment expires: New York, NY
01-28-2027

ERIN DALY

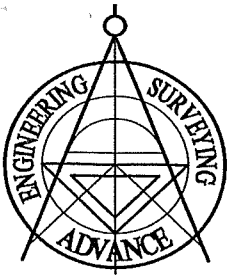
NOTARY PUBLIC-STATE OF NEW YORK

No. 01DA6386531

Qualified in Westchester County

My Commission Expires ~~01-28-2023~~ 01-28-2027

PLEASE AFFIX NOTARY SEAL HERE



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE

DESCRIPTION FOR PROPOSED LOT 3

676 MARIAVILLE ROAD

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of Rotterdam, County of Schenectady, and State of New York, being a portion of Lot No. 2, as shown on a map entitled "676 Mariaville Road Subdivision, LTD., Street No. 676 Mariaville Road, Tax Id's: 47.00-8-13.111 & 13.311, Town of Rotterdam, County of Schenectady, New York", prepared by Advance Engineering & Surveying PLLC, dated August 31, 2020, last revised October 29, 2021 and filed in the Schenectady County Clerk's Office on December 20, 2021 as Map P – 167 and being more particularly bounded and described as follows:

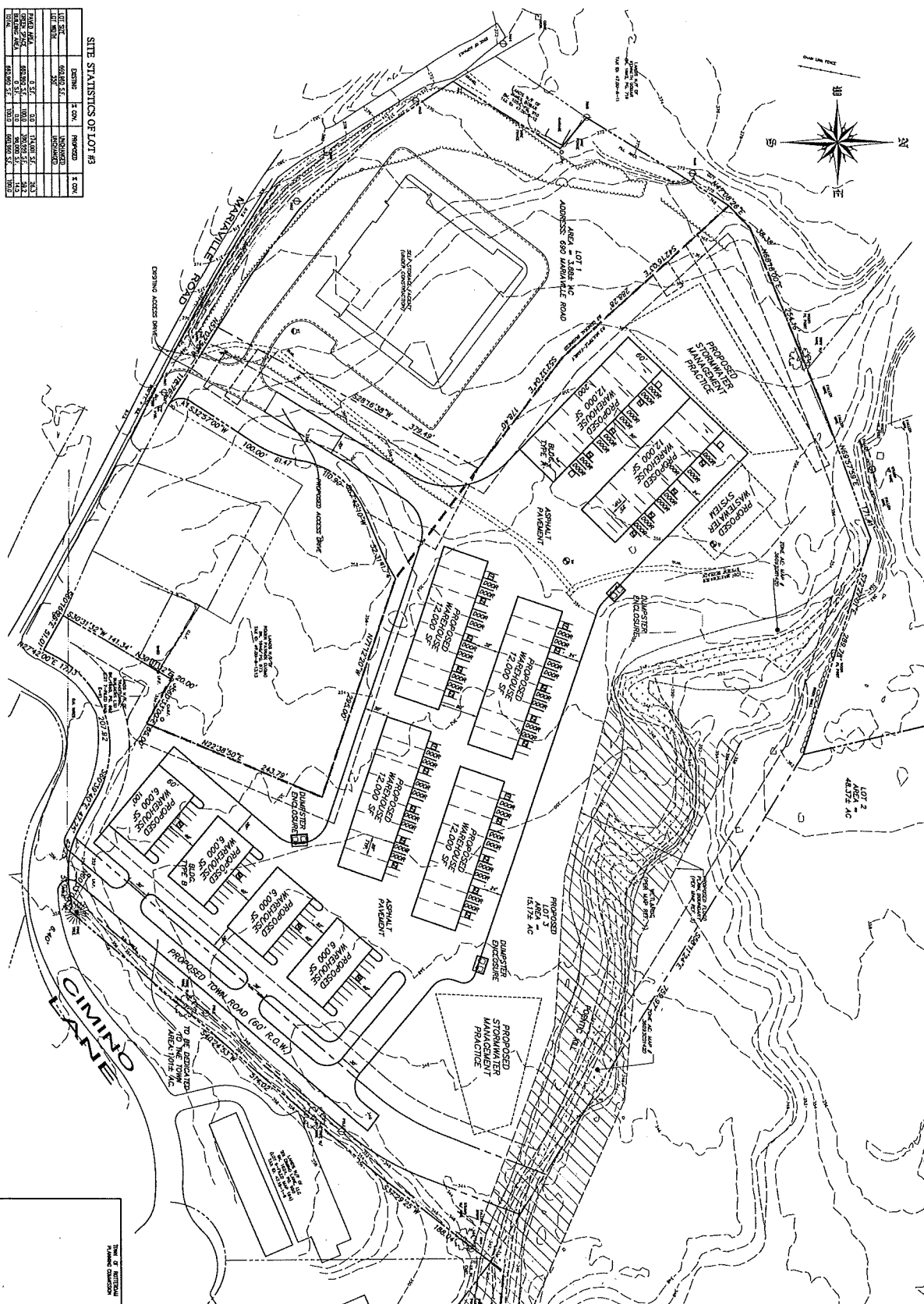
BEGINNING at the point of intersection of the division line the lands, now or formerly, owned by Stack N Stor Rotterdam LLC, as described in liber 2074 page 442, also being Lot No. 1 as shown on aforesaid filed subdivision map, on the west, and the lands, now or formerly, owned by Acorn Milton Self Storage, LLC, as described in liber 2073 page 683, also being Lot No. 2 as shown on aforesaid filed subdivision map, on the east, with the northerly boundary of Mariaville Road. Thence, from said point of beginning and along said division line on a bearing of N 28°16'23" E, a distance of 379.58 feet, to a point. Said point being the northeasterly corner of the aforesaid Lot No. 1. Thence, on a bearing of N 52°32'19" W, a distance of 178.40 feet, to a point. Thence, on a bearing of N 42°16'53" W, a distance of 288.25 feet, to the point of intersection of said division line with the easterly boundary of the lands, now or formerly, owned by Kenneth Bobar, as described in liber 1892 page 719. Said point of intersection also being the northwesterly corner of the aforesaid Lot No. 1. Thence, along said division line of Bobar, on the west and the herein described parcel, on the east, on a bearing of N 47°08'26" E, a distance of 38.38 feet, to a point. Thence, on a bearing of N 68°18'00" E, a distance of 254.16 feet to the point of intersection of the lands of Bobar, on the southwest, and the lands, now or formerly, owned by A. Joseph Fazzone and Susan Ann Gallo, as described in liber 1536 page 232, on the northeast, with the northwesterly boundary of the herein described parcel. Thence, along the boundary of the lands of Fazzone and Gallo, on a bearing of N 69°57'59" E, a distance of 171.41 feet, to a point. Thence, on a bearing of S 72°27'01" E, a distance of 289.78 feet, to a point. Thence, through the lands of Acorn Milton Self Storage, LLC, on a bearing of S 58°11'24" E, a distance of 759.97 feet, to a point being the northwesterly corner of a subdivision entitled "Subdivision of Lands of Frank Santoro, Cimino Lane, Final Subdivision Plan", made by Environmental Design Partnership, dated February 14, 1984 and filed in the Schenectady County Clerk's Office on August 20, 1984 in Drawer 64, Map 184. Said point also being the intersection of the northeasterly corner of the herein described parcel with the northwesterly corner of Lot No. 5 Cimino Lane, as described in liber 1820 page 697 and the northerly corner of Lot No. 6 Cimino Lane, as described in liber 1624 page 950. Thence, along the westerly division line of Lot No. 6, Cimino Lane, on a bearing of S 37°29'25" W, a distance of 188.04 feet, to a point. Thence, S 40°24'53" W, a distance of 514.02 feet to the point of

intersection of Lot No. 6, Cimino Lane with the northeasterly corner of Lot No. 7, Cimino Lane, as described in liber 1685 page 892. Thence, along the division line of the herein describe parcel and Lot No. 7, Cimino Lane, on a bearing of N 60°33'00" W, a distance of 51.07 feet to a point. Thence, on a bearing of S 30°27'00" W, a distance of 30 feet, to a point. Thence, on a bearing of N 60°33'00" W, a distance of 205.00 feet, to the point of intersection of the division line of the lands, now of formerly, owned by Roger Patrick Cuomo, as described in liber 1846 page 673, on the west, and the herein described parcel, on the east, with the northerly boundary of Lot No. 7, Cimino Lane. Thence, along said division line, on a bearing of N 22°38'50" E, a distance of 243.79 feet, to a point. Thence, on a bearing of N 71°12'20" W, a distance of 295.00 feet, to a point. Thence, on a curve to the right, having a radius of 250.00 feet, an arc length of 41.74 feet, a chord bearing S 62°55'20" W and a chord length of 41.69 feet, to a point. Thence, on a bearing of S 67°42'10" W, a distance of 52.31 feet, to a point. Thence, on a curve to the left, having a radius of 107.00 feet, an arc length of 110.90 feet, a chord bearing S 38°00'40" W and a chord length of 106.00 feet, to a point. Thence, on a curve to the right, having a radius of 143.00 feet, an arc length of 61.47 feet, a chord bearing S 20° 38'10" W and a chord length of 61.00 feet, to a point. Thence, on a bearing of S 32°57'00" W, a distance of 100.00 feet, to a point. Thence, on a curve to the left, having a radius 20.00 feet, an arc length of 31.42 feet, a chord bearing S 12°03'00" E and a chord length of 28.28 feet, to a point on the northerly boundary of Mariaville Road. Thence, along the northerly boundary of Mariaville Road, on a bearing of N 57°02'58" W, a distance of 118.74 feet, to the place or point of beginning, containing 16.19 acres of land, being more or less.

Being a portion the same premises conveyed to Acorn Milton Self Storage, LLC by Traditional Builders, LTD., by a deed dated December 3, 2021 and filed in the Schenectady County Clerk's Office on December 14, 2021 in liber 2073 page 683.

Subject to all exceptions, reservations, rights-of-ways, easements, covenants, restrictions and rights of record.

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR ZONING APPLICATION	OK	MC	12/06/00

[illegible]

DPW Comments**March 7, 2023**

3. Michael & Catherine McGuire – 2917 Hamburg Street. Sketch Subdivision review Lot 1 = ±15,068 square feet with existing two-family residence, Lot 2 = ±14,434 square feet with existing single-family residence. Land Surveyor: Koch Land Surveyors.

1. This property currently has two single family residences located on the lot. Applicant is proposing to subdivide the residences onto individual lots. Curb cuts for each proposed lot have already been constructed as part of the NYSDOT Hamburg Street reconstruction project.
2. Area Variances will be required from the Zoning Board of Appeals. Request has been filed and is scheduled for the April 19, 2023 meeting.
3. The project is an Unlisted Action under SEQR. A Short EAF will need to be submitted.
4. Properties are in Sewer District #7 and will need to be connected to sanitary sewer prior to Chairman's signature. Existing septic will need to be abandoned and decommissioned.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation - Region #4

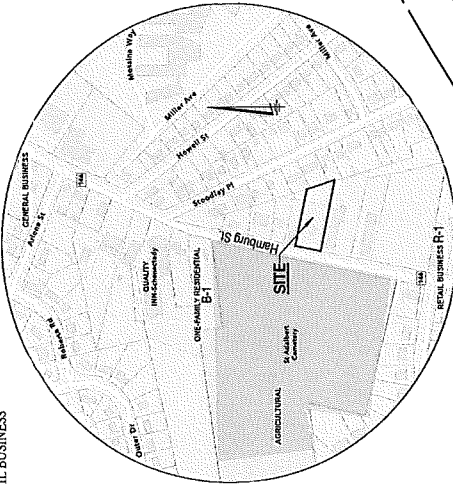
New York State Department of Transportation

Rotterdam Police Department

Carman Fire District

MAP R-1 ONE-FAMILY RESIDENTIAL
B-1 RETAIL BUSINESS

SITE LOCATION MAP
SCALE: 1" = 500'



SITE STATISTICS
OWNER/APPLICANT: Mike & Catherine McGlaine
ADDRESS: 1223 Angles Drive
Schenectady, NY 12309

SUBJECT INFORMATION
TAX PARCEL ID: 99-19-14-1

DEED: Book 148 Page 381
ZONING: Property is located in the R-1 & B-1 Zone,
also in the "County Commercial Overlay
District" in the Town of Rotterdam

OBJECTIVE:
Subdivide the subject parcel into two lots, creating an approved
building lot at the rear or easterly portion of the original parcel.

NOTES:
1. ZONING LINE location is depicted on this map as it is depicted on a map
provided by the Town of Rotterdam. Said map has no exact dimensions or
values therefore best efforts were used by creating and tracing the image
onto this map.

SURVEYOR'S NOTE: All visible improvements and/or use has been either
physically located and/or shown herein, unless otherwise noted. Any
improvements or use not shown herein are not shown for the purpose of
this map. The survey was conducted on or about the date shown on the
survey map bearing a licensed land surveyor's seal and signature.
The survey was conducted in accordance with the provisions of the
New York State Surveying Law.
DRAWN BY: [Signature]

GRAPHIC SCALE
30 20 10 0 100 200 300 400 500 600 700 800

DATE: JANUARY 5, 2023

SCALE: 1" = 30'

Transferring title or adding to a
survey map bearing a licensed land surveyor's
seal is a violation of Section 2306 of the
New York State Surveying Law.
DRAWN BY: [Signature]

TITLE:
PROPOSED SUBDIVISION AND ZONING CHANGE
OF PREMISES KNOWN AS
STREET No. 2917

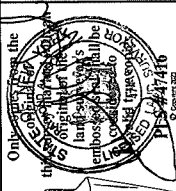
HAMBURG STREET

UPPER CITY
VILLAGE OF

ROTTERDAM

COUNTY OF

STATE OF NEW YORK



RAYMOND A. KOCH P.L.S.
133 MOHAWK AVENUE
SCOTTA, NEW YORK 12302
LAND SURVEYORS
phone: (518) 393-0899 email: kochsurvey@aol.com

Certification indicated herein
signify that this survey was prepared
in accordance with the provisions of the
Code of Practice for Land Surveyors
adopted by the New York State
Association of Professional Land Surveyors
and that the survey was conducted
in accordance with the provisions of the
New York State Surveying Law.
The survey is not to be used for any
purpose other than that for which it
was prepared, and the surveyor assumes
no liability for any use of the survey
for any other purpose. This certification
is not to be construed as a warranty
of the accuracy of the survey or as a
guarantee of the results of the survey.
In testimony whereof, I have hereunto
set my hand and the seal of my office
this 5th day of January, 2023.

NO.	REVISIONS	DESCRIPTION	BY	DATE

APPROVAL

TOWN OF ROTTERDAM

DATE

MAP REFERENCE

- Schenectady/Guilderland Rd. S.H. No. 577H - Map No. 308, Sheet 1 of 2 sheets. Made by the New York State Department of Public Works found in the Schenectady County Clerk's Office in Book 2017 of Deeds at page 988.
- Expanse, Subdivision No. 4, Rotterdam, Scholy Co., N.Y. Made November 16, 1895, filed in the Schenectady County Clerk's Office in Plat Cabinet B as map number 43.
- Hamburg Street Safety Improvements, NYS Route 146, S.H. 577, Sheet 1 of 2 sheets. Made by the New York State Department of Public Works found in the Schenectady County Clerk's Office in Book 2017 of Deeds at page 988.

LEGEND

- SUBJECT PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- BUILDING WALL
- ORIGINAL LOT LINE
- ADJACENT PROPERTY LINE
- OVERHEAD WIRES
- SANITARY SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- CURBING
- AS NOTED
- WIRE FENCE
- ZONING LINE
- UTILITY POLE
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- SUBJECT PROPERTY CORNER

RECEIVED

FEB 27 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



RECEIVED

FEB 7 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam

Office of the Planning Commission

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

**TOWN OF ROTTERDAM
SUBDIVISION APPLICATION**

Initial Sketch Plan \$75
Final Major Subdivision \$75 per lot
Final Minor Subdivision \$80 per lot
Parkland Fees \$750 per additional lot created or \$600 per unit
Advertising Fee = Actual cost of legal notices

Application is hereby made for:
Minor subdivision:

**Major Subdivision (if any utilities are
to be dedicated to the Town or over 4
lots)**

Sketch _____ Sec. 249-23

Sketch _____ Sec. 249-23

Prelim. _____ Sec. 249-25

Prelim. _____ Sec. 249-25

Final _____ Sec. 249-24

Final _____ Sec. 249-26

**PART II
GENERAL INFORMATION**

Legal Owner's Name: Michael & Catherine McGuire
Mailing Address: 1222 Angelo Dr.
City: Schenectady State: Ny Zip: 12303
Phone: 518-421-8429 (Work) _____ (Fax) _____

**If applicant is not the owner, include written owner authorization for the below-designated contact to
serve as representative.**

Owner's Designated Contact: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ (Work) _____ (Fax) _____
If you do not hold title to property, what is your interest in it? _____

Project/Proposal Site Area: (Acres or sq. ft.) 29 502⁰'

Assessor Tax Parcel No.(s) of Proposal Site: 59.19-1-4.1

Adjacent Parcels Owned or Controlled by owner: (Acres or sq. ft.) _____

Adjacent Names and Parcel Numbers of abutting property owners:

Lands N/F Battaglino Group LLC (on Right)
2024 d 855 TAX: 59.19-1-5.1

Lands N/F of D.A. Kerzick (on Left)
1744 d 930, TAX 59.19-1-3.1

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any): 2917 Hamburg St.
Schenectady, NY 12303

Describe Existing Use(s) on Proposed Site: (buildings, well, sewer drainfield, etc.) _____

Currently one Lot with two residential
Buildings on the same Lot -
Front zoned B1 (21024 sq. ft.)
Back zoned R1 (8479 sq. ft.)

Existing Zoning Classification: B1 & R1

School District: Mohonasen

Fire District: _____

Water Purveyor: _____

Sewer Purveyor: _____

Proposed Use of Property:

- | | |
|---|---|
| <input type="checkbox"/> A1 One-family dwelling | <input type="checkbox"/> C1 Business |
| <input type="checkbox"/> A2 Two-family dwelling | <input type="checkbox"/> C2 Mercantile |
| <input type="checkbox"/> B1 Multiple Dwelling (permanent occupancy) | <input type="checkbox"/> C3 Industrial |
| <input type="checkbox"/> B2 Multiple Dwelling (transient occupancy) | <input type="checkbox"/> C4 Storage |
| <input type="checkbox"/> B3 Multiple Dwelling (senior citizen housing) | <input type="checkbox"/> C5 Assembly |
| <input type="checkbox"/> B4 Multiple Dwelling (adult residential care facility) | <input type="checkbox"/> C6 Institutional |
| <input type="checkbox"/> C7 Miscellaneous | |

LEGAL INFORMATION

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

This lot is situated between a large B1 Building housing St. Peters Rehab Center and a residential property that has 56.1 feet of frontage - It is across the St. Adalbert Cemetery - Community in general is comprised of a mix of residential & business.

Name of Public Road(s) Providing Access: Hamburg St.
(Rt 146)

Width of Property Fronting on Public Road in Linear Feet: 106'

Does the Proposal Have Direct Access onto an improved State, County, or Town road(s)? ☒ Yes ☐ No

Name(s) of improved road(s) providing access: Rt 146
Hamburg St.

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

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

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

What impact will the proposed subdivision have on the adjacent properties? _____

Since this property already has
two structures we do not
see any impact.

What factors support this subdivision? _____

Separate the two entities
into their own lot.

What measures do you propose to mitigate your proposal's impact upon or otherwise to make appropriate provision for open spaces, drainage waste, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools, and school grounds, and impacts which relate to the public health, safety and general welfare?

N/A

SUBDIVISION INFORMATION

Number of Lots: 2
Typical Lot Size: _____
Smallest Lot Size: _____

Gross Area: _____
Proposed Net Density: _____
Minimum Frontage: _____

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

Proposed Means of Sewage Disposal: ☒ Public Sewer ☐ Community System
☐ Dry Sewer ☐ Septic Tank & Drainfield
☐ Other, please describe _____

Utility Companies & Districts to Provide Service to Proposal:

Electricity: National Grid
Water: Town of Rotterdam
Phone: _____
Gas: National Grid
Sewer: Town of Rotterdam
Cable: Spectrum
School: Mohonagen
Other: _____

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?

☐ No ☒ Yes. If yes, please explain: _____

would like to replace
Building in back lot

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:

☐
☒

Public Roads

Arterial Roads

Describe Any Combination of Above: _____

N/A

Estimated Time Period Expected for Complete Development of Subdivision: _____

Is phasing of the finalization of the subdivision proposed?

☐
☒

Yes. If yes, show phasing on subdivision map.

No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)

☒
☐

No.

Yes. If yes, please explain:

INCLUDE WITH PART II

SURVEYOR/ENGINEER VERIFICATION

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

Signed: [Signature]

Date: 2/24/2023

Address: 133 MOHAWK AVE

Phone: 518-393-0989

SCOTIA, NY 12302

FAX: NONE

License Number: 047416

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

INCLUDE WITH PART II

LEGAL OWNER SIGNATURE

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

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

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

#1 Name: Michael McGuire
Address: 1222 Angelo Dr.
Schenectady, NY 12303

Date: _____

Phone: 518-421-8429

Zip: _____

Michael McGuire

Signature of Applicant or Representative

Date

#2 Name: Catherine McGuire
Address: 1222 Angelo Dr.
Schenectady, NY 12303

Date: _____

Phone: 518-421-8429

Zip: _____

Catherine McGuire

Signature of Applicant or Representative

Date

Notary
(For Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

AALIYABANU M. VOHRA
Notary Public, State of New York
No. 01VO6433412
Qualified in Schenectady County
Commission Expires May 16, 2026

SUBSCRIBED AND SWORN to me this 24th day of Feb, 2023

NOTARY SEAL

[Signature]

Notary Signature

Notary Public in and for the State of New York

My appointment expires: May 16th 2026

DPW Comments
March 7, 2023

4. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Conceptual Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.
1. Site Plan was previously approved on June 14, 2022 for Carejon Realty LLC to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility. Carejon Realty has decided it will not be moving forward with this project.
 2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to assist in the review of this project.
 3. Limits of clearing should be clearly delineated. Applicant should consider preservation of wooded area located at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Metroplex Development Authority
Schenectady County Industrial Development Agency
Fire District #6

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Carejon Realty, LLC

Mailing Address: 6926 Fly Road

City: Syracuse State: NY Zip: 13057

Daytime Phone: _____ Fax: _____

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

Owner's Designated Contact: Christopher Longo, PE c/o Empire Engineering, PLLC

Mailing Address: 1900 Duanesburg Road

City: Duanesburg State: NY Zip: 12056

Daytime Phone: 518-280-1371 Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 11.1 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 47.-8-6.14

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: WILLIAM JOSEPH ENTERPRISES LLC 47.8-6.4

Vertical Bridge AM II LLC 47.-8-6.3, Delaware & Hudson Railway Co 48.-1-12.111

Street Address of Proposed Site (if any): 681 Mariaville Road, Rotterdam, NY 12306

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

The existing parcel is vacant with stabilized gravel access road easement to Communication Tower located on Tax ID 47.-8-6.3.

Existing Zoning Classification: Light Industrial (I-1)

School District: Schalmont Fire District: No. 6 (South Schenectady)

Water Supply Comm / Public

LEGAL INFORMATION

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

Site located on south side of Mariaville Road, approximately 0.19 miles west of the intersection with Burdeck Street.

Name of public road (s) providing access: Mariaville Road

Width of property fronting on public road: 710 ft

Attach deed or legal description.

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

Purpose for the requested site plan approval (and special use permit if applicable): The applicant is proposing to construct a Warehouse Building (120,000 sf) having possible office space (1,800 sf) with associated asphalt access drive and stormwater management. The site will have a private septic system installed along with public water hook-up.

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

Permanent

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

ELEVATIONS	Date	Sheet	
	11/28/2022	A201	
	Name		
	AS SHOWN		
	Job#	21018	