

**Town of Rotterdam  
Planning Commission  
Summary for January 6, 2026 Meeting**

**Workshop**

**Appoint Kimberly Ricker-Scannell as Vice-Chairman for the year 2026.**

- Motion to Appoint Kimberly Ricker-Scannell as Vice-Chairman for the year 2026 was made by **Mr. Collins** and **Mrs. Ciampino** seconded the motion, and the vote resulted in unanimous approval of the motion.
1. **Jackson Hewitt Tax Services – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2026 – April 20, 2026 in ViaPort Rotterdam Mall.
    - Motion to approve the waiver of site plan was made by Mr. Collins and Mrs. Ciampino seconded the motion and the vote resulted in unanimous approval of the motion.
  2. **AhramTraders, LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to allow for cellular phone repair and sale of phone accessories in tenant space B-114 (±471 square feet), near fountain, from January 1, 2026 – March 31, 2026, in ViaPort Rotterdam Mall.
    - Motion to approve the waiver of site plan was made by Mrs. Ricker-Scannell and Mr. Collins seconded the motion and the vote resulted in unanimous approval of the motion.
  3. **Fonda Speedway LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a car show throughout ViaPort Rotterdam Mall from March 19, 2026 – March 22, 2026.
    - Motion to approve the waiver of site plan was made by Mrs. Ciampino and Mr. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.
  4. **Neil Persaud – 370 Mariaville Road.** The applicant requests a Waiver of Site Plan review to operate a wine and liquor store in existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store on a ±0.46-acre parcel.

- Motion to approve the waiver of site plan was made by Mrs. Ricker-Scannell and Mr. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.

### Agenda

1. **MOS Developers LLC (Owner)/Chrisler Automotive Group, LLC (Lessee) – 600 Consalus Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to convert an existing a ±11,040 square foot building to allow for up to four (4) tenants. In addition, the applicant would like to lease a ±1,550 square foot tenant space to operate a motor vehicle repair establishment in the building which is located on a ±1.1-acre parcel.
  - Motion to approve the waver of site plan was made by Mr. Collins and Mrs. Ciampino seconded the motion, and the vote resulted in unanimous approval of the motion.
2. **Patricia McGuinness (Owner)/Yara Auto Group LLC (Lessee) – 1750 Chrisler Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to operate a motor vehicle repair establishment and motor vehicle sales in existing ±1,800 square foot building on ±a 0.36-acre parcel.
  - Motion to leave the public hearing open was made by Mrs. Ricker-Scannell and seconded by Mr. Miglucci, and the vote resulted in unanimous approval of the motion.
3. **BD Upstate Construction, Inc. – 1696 Crane Street.** Preliminary Site Plan to allow the construction of a six (6) unit apartment building on a ±1.63-acre parcel containing a four (4) unit apartment building. Engineer: Empire Engineering, PLLC
  - No action was taken on this project.