

Town of Rotterdam Planning Commission

Minutes of February 3, 2026

The Rotterdam Planning Commission held a meeting on Tuesday, February 3, 2026 at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

Members Present: Lynn Flansburg, Chairman
Kim Ricker-Scannell, Vice Chairman
Clark Collins
Thomas Zink
Joseph Signore
Danielle Ciampino

Excused: Joseph Miglucci

Staff Present: John Mertz, Attorney
Peter Comenzo, Town Planner
Donna Levasseur, Secretary

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

Attendance was taken and determined there was a quorum. Mr. Miglucci was excused.

The Pledge of Allegiance to the Flag was recited.

Chairman Flansburg asked for a motion to approve the minutes from the January 20, 2026, meeting, reminding that if you were not present, please recuse yourself. Mr. Collins made the motion, and Mrs. Ciampino seconded the motion. The roll was called and the motion was unanimously approved.

Waivers:

1. RC Nails Studio Corporation – 2557 Hamburg Street.

The applicant requests a Waiver of Site Plan review to operate a nail salon in an existing ±725 square foot tenant space on a ±0.17-acre parcel.

Motion was made by Vice Chair Ricker-Scannell to approve the Waiver conditioned on the following:

1. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
4. Property is in Sewer District #7 and has been connected to sewer.
5. Applicant shall obtain Schenectady County Health Department approval and/or New York Department of State licensing if required.
6. Prior to Certificate of Occupancy, applicant shall provide a copy of the duly executed Ventilation System Certification to DPW.

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

- 1. Hatchet Hardware – 80 West Campbell Road.** Final Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. ABD Engineers, LLP.

The first item on the agenda was Hatchet Hardware at 80 West Campbell Road, a final site plan to convert the former Office Max into an Ace Hardware store. Luigi Palleschi from ABD Engineers and Surveyors was representing Hatchet Hardware. He apologized that the owners could not make it tonight they had other engagements.

The propane filling station was determined to not be permitted in the B-1 zone or the aquifer overlay, and the applicant agreed to remove it from the plans, while propane exchange cages for retail use without fueling are allowed to remain.

DPW issued 13 comments, all of which the applicant agreed to except number three (3) that was deemed not applicable, it was concerning a TDE, and there is none on this project. Mr. Palleschi had mentioned that they added a lot of site plan items including increased green space.

Vice Chairman Ricker-Scannell asked a question about the storage of chemicals outside, specifically things like salt and fertilizer that could be leaching into the ground, because of the aquifer. A discussion was held regarding outdoor chemical storage due to aquifer protection concerns, resulting in an agreement that chemicals will be stored only on impervious surfaces and that any spills will be cleaned up immediately. Vice-Chairman Ricker-Scannell ask that note be added to the plans about the storage of chemicals. Mr. Palleschi agreed to adding a note to plans about the storage of chemicals.

Chairman Flansburg stated that although this is not a Public Hearing, she opened the discussion up to the audience. No one wanted to speak.

A motion was made to approve the Negative Declaration prepared by the Senior Planner, Peter Comenzo, by Mrs. Ciampino and seconded by Mr. Collins. The vote resulted in a unanimous approval of the motion.

A motion was made to approve the final site plan with conditions by Vice Chair Ricker-Scannell and seconded by Mrs. Ciampino. The vote resulted in a unanimous approval of the motion.



Town of Rotterdam
Office of the Planning Commission

Lynn Flansburg, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
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Resolution Number PC05-2026

Moved by Mrs. Ricker-Scannell, seconded by Mrs. Ciampino
Applicant: Hatchet Hardware

- Applicant:** Hatchet Hardware
- Project Location:** 80 West Campbell Avenue
Rotterdam, New York
- Tax Number or Numbers:** 48.5-3-10.112
- Proposed Project:** Final Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on December 16, 2025, January 20, 2025, and February 3, 2026 to consider the above referenced Site Plan; and,

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

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

IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|------------------|----------|
| 1. Final Fees Due | <u>Site Plan</u> | \$350.00 |
| | Total | \$350.00 |
2. Applicant has proposed a propane filling station at the January 20, 2026 meeting. This use is not permitted in the Retail Business (B-1) Zoning District and all references to it should be removed from the final site plan. Propane exchange is permitted in this zone.
 3. Approval is conditioned upon applicant addressing all Rotterdam DPW comments and full and final approval of the DPW.

Resolution Number PC05-2026

Hatchet Hardware

February 3, 2026

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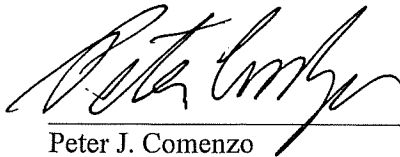
4. Prior to the issuance of a final certificate of occupancy, all site improvement on the final site plan shall be completed in conformance with the specifications as outlined on the plan set.
5. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
6. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #6 and or #7 for specifications."
7. 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.
8. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations know as sheets A1-A2 dated December 3, 2025 as prepared by Re4orm Architecture."
9. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
10. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
11. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of any proposed modifications to the water supply and sanitary sewer service for the project.
12. 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 note to plan:
13. "Prior to the issuance of building permits for construction, a well must be drilled and test results provided to the Town demonstrating adequate potable water supply for the proposed project."
14. Add note to plan: "Chemicals shall be stored only on impervious surfaces, and any spills will be cleaned up immediately."

Resolution Number PC05-2026


Hatchet Hardware

February 3, 2026

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Peter J. Comenzo
Senior Planner



Lynn Flansburg
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Lynn Flansburg, Chairman
Peter J. Comenzo, Senior Planner

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

Date: February 3, 2026

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: BTL Properties
90 W Campbell Road
Schenectady, NY 12306

Contract Vendee: Hatchet Hardware
c/o ABD Engineers and Surveyors
411 Union Street
Schenectady, NY 12305

Tax Map Number(s): #48.5-3-10.112

Project Location: 80 W Campbell Road
Schenectady, NY 12306

Zoning: Retail Business (B-1) Zoning District

Action: Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel.

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 December 17, 2025. All comments and concerns have been addressed.

This site plan request is to convert a ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. The applicant is proposing to install a greenhouse structure, garden center, and create a larger sidewalk area for the display of seasonal merchandise. Minor modifications to traffic circulation will be necessary to accommodate the increased curbed area around the store. Additional improvements to the site will be conducted to rehabilitate the parking area.

The property is in an existing retail shopping plaza and is serviced by municipal water and sewer. The site plan includes provisions for the elimination of asphalt and the creation of additional greenspace. There is still adequate parking available for the proposed use with the elimination of some on-site parking. Additional signage is proposed and the modifications to the site plan are designed with traffic calming and pedestrian accommodations to facilitate the new use as a hardware store with garden center.

After a review of the 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 February 3, 2026. Adoption of this Negative Declaration was moved by Mrs. Ciampino, seconded by Mr. Collins and approved by the Rotterdam Planning Commission.



Lynn Flansburg
Planning Commission Chairman

2. **BD Upstate Construction, Inc. – 1696 Crane Street.** Final Site Plan to allow the construction of a six (6) unit apartment building on a ± 1.63-acre parcel containing four (4) unit apartment buildings. Engineer: Empire Engineering, PLLC.

Chairman Flansburg introduced the next project. A new six (6) unit apartment building that already contains a four (4) unit apartment building. Christopher Longo with Empire Engineering was present and represents BD Upstate Construction and Byron Diaz. Chairman Flansburg asked Mr. Longo to present his project.

Mr. Longo stated they were last in front of the board in early January. Revisions since then include side yard fencing, clarification of the dumpster placement, bike rack, and mailbox kiosk. All the front area will be grass. There will be no structures over the septic except for some manhole covers for the tanks, access to the tanks.

Mr. Longo stated that rather than going over all 21 comments they do not have any objection to any of them. The applicant agreed to all 21 DPW conditional comments. The project previously received ZBA side yard variance on October 15, 2025, with the condition that the new building be limited to a maximum of two (2) stories plus truss roofing. The condition will be incorporated into any approvals.

Also note that this application was referred to the Schenectady County Planning under General Municipal Law Section 239M because the property is located on a county road. The county issued a referral R37-25 recommending conditional approval subject to the county Department of Public Works approval for any work in the county right-of-way and provision of sidewalks. Those conditions are incorporated in the DPW comments and will be part of any approval. Septic system approval required from County Department of Health prior to permits.

Mr. Collins inquired if a demolition permit had been obtained for the garage. It had not, but it will be.

A motion was made to approve the Negative Declaration prepared by the Senior Planner, Peter Comenzo, by Mrs. Ciampino and seconded by Mr. Collins. The vote resulted in a unanimous approval of the motion.

A motion was made to approve the final site plan by Mr. Signore and seconded by Mrs. Ciampino. The vote resulted in a unanimous approval of the motion.



Town of Rotterdam
Office of the Planning Commission

Lynn Flansburg, Chairman
Peter J. Comenzo, Senior Planner

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Resolution Number PC06-2026

Moved by Mr. Signore, seconded by Mrs. Ciampino
Applicant: BD Upstate Construction, Inc.

Applicant: BD Upstate Construction, Inc.
Project Location: 1696 Crane Street
Rotterdam, New York
Tax Number or Numbers: 59.6-2-2
Proposed Project: Final 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.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on November 18, 2025, January 6, 2025, and February 3, 2026 to consider the above referenced Site Plan; and,

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

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

IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|----------|---|------------|
| 1. Fees: | Final Site Plan: | \$ 350.00 |
| | Dwelling Unit Fee: 6 Units @ \$600 each | \$3,600.00 |
| | Total: | \$3,950.00 |
2. Confirm ground cover as grass in landscaped/septic areas on final site plan.
 3. Approval is conditioned upon applicant addressing all Rotterdam Department of Public Works (DPW) comments and full and final approval of DPW.
 4. Final site plan approval is contingent upon receiving a permit from the Schenectady County Department of Health (SCDOH). Prior to the issuance of any building permits, the applicant shall receive SCDOH approval of the sanitary sewers.

Resolution Number PC06-2026

BD Upstate Construction, Inc.

February 3, 2026

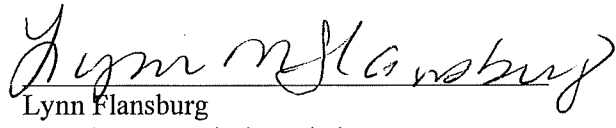
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5. The applicant must receive Highway Work Permits from the Schenectady County DPW for grading, utility, sidewalk, and entryway work onto Crane Street. Copies of all correspondence with the Schenectady County shall be provided to the Town.
6. Prior to issuance of site development and/or building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Erosion Control Plan.
7. Prior to the issuance of a final certificate of occupancy, all work in the County right-of-way must be completed.
8. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.
9. Add note to site plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon or monument signage."
10. Add note to site plan: "Applicant shall provide maintenance easements to the Town of Rotterdam for new sidewalks. Final easement language shall be approved as to form by the Town Attorney and filed with Schenectady County prior to the issuance of a Certificate of Occupancy."
11. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
12. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations and prepared for BD Upstate Construction and prepared by Joseph M. Metzger dated August 25, 2025."
13. Add note to landscape plan: "Landscaped areas around residential building and grassy areas shall contain a sprinkler system."
14. Final site plan approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. 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.
16. Add note to plan: "No stockpiling or burying of debris, slash, stumps, or construction material is permitted."
17. Add note to plan: "All fill material to be utilized on site shall meet the requirements of Chapter 17 and Chapter 18 of the New York State Building Code and verified by the Rotterdam Building Inspector."

18. Add note to plan: "Foundation location surveys shall be provided prior to building construction."
19. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project.
20. Prior to the 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.



Peter J. Comenzo
Senior Planner



Lynn Flansburg
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

Lynn Flansburg, Chairman
Peter J. Comenzo, Senior Planner

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

Date: February 3, 2026

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
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: BD Upstate Construction Inc.
c/o Byron Diaz
3561 Guilderland Avenue
Schenectady, NY 12306

Tax Map Number(s): #59.06-2-2

Project Location: 1696 Crane Street
Schenectady, NY 12303

Zoning: Multiple Family Residential (R-3)

Action: Final Site Plan to allow the construction of a six (6) unit apartment building on a ±1.63-acre parcel containing an existing four (4) unit apartment building

Reasons Supporting This Determination:

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

This project is an Unlisted Action and the Town 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.

This project entails Site Plan approvals to allow the construction of a six (6) unit apartment building on a ±1.63-acre parcel containing an existing four (4) unit apartment building. The project is served by municipal water and will contain an on-site septic system to treat the effluent from the new building. There is an existing four (4) unit building on the property the was built in 2023 and contains a separate system. The soils in the area are conducive to on-site septic and the project is conditioned on the applicant receiving final approvals from Schenectady County Health.

The property lies on Crane Street which is a County Road. The applicant proposes to rehabilitate the two (2) existing curb cuts onto the roadway which will provide access and maneuverability for emergency vehicles. In November of 2025, Schenectady County developed a feasibility study for sidewalks along Crane Street in Rotterdam. This effort compliments the Crane Street upgrades currently being implemented by the City of Schenectady. The applicant has agreed to install sidewalks along Crane Street which experiences a good deal of pedestrian traffic. These sidewalks will conform to the feasibility study recommendations and follows the adoption of a complete streets policy for the Town.

The property currently contains a dilapidated garage structure that will be removed as part of this project. The project site is currently cleared and on-site drainage is being addressed by the applicant. Impacts to the environment are considered minor as a result of this project.

After a review of the applicable modifications, Environmental Assessment Form, and comments received on this proposal, the Town Board of the Town of Rotterdam 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 Hearing held on February 3, 2026 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mrs. Ciampino, seconded by Mr. Collins, and approved by the Rotterdam Planning Commission.



Lynn Flansburg
Planning Commission Chairman

3. **Dunnsville Properties, LLC- 271 Dunnsville Road.** Final Two (2) lot minor subdivision public hearing. Lot 1 = ± 0.92 acres with proposed single-family residence and Lot 2 = ± 0.76 acres with proposed single-family residence. Engineer: Empire Engineering, PLLC.

Chairman Flansburg introduced the next project. A public hearing on the application of Dunnsville Properties LLC for the final two-lot minor subdivision at 271 Dunnsville Road, creating two-lots for single-family homes. For the record, this commission previously conducted environmental review under SEQR and adopted a Negative Declaration on November 18, 2025, finding no significant environmental impacts. The Zoning Board of Appeals granted area variances for lot size and lot width on January 21, 2026, because the proposed lots are smaller than the minimum required in the A1 agricultural district. The Chairman then asked Mr. Longo to present the project.

Mr. Longo stated he was here representing Scott Perillo, the owner and applicant. Mr. Longo stated that they have been in front of the Board several times. The Zoning Board of Appeals granted the area variances last month and we are here today for a final request for final subdivision approval. Mr. Longo agreed to the compliance with all the DPW conditional comments.

Chairman Flansburg opened the public hearing asking if anyone from the public would like to speak on the application. No one came forward to speak. Chairman Flansburg closed the Public Hearing. She asked if there was any discussion by any of the Commission members. Hearing none she called for a motion.

A motion was made by Mr. Collins and seconded by Mrs. Ciampino to grant Final Subdivision approval subject to DPW conditions and the previously adopted Negative Declaration. The motion carried unanimously.

Mr. Collins made a motion to adjourn the meeting, Mrs. Ciampino seconded the motion. The motion carried unanimously.

Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Donna Levasseur
Planning Commission Secretary



*Town of Rotterdam
Office of the Planning Commission*

Lynn Flansburg, Chairman
Peter J. Comenzo, Senior Planner

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Resolution Number PC07-2026

Moved by Mr. Collins seconded by Mrs. Ciampino
Applicant: Dunnsville Properties, LLC

- Applicant:** Dunnsville Properties, LLC.
- Project Location:** 271 Dunnsville Road
- Tax Number or Numbers:** 57.-6-2
- Proposed Project:** Final Minor Two (2) lot minor Subdivision Public Hearing: Lot 1=±0.92 acres with proposed single-family residence and Lot 2 =±0.76 acres with proposed single-family residence.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on, November 18, 2025 and July 15, 2025 and a public hearing on February 3, 2026, 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. | Fees: | Final Lot Fees: | \$ 160.00 |
| | | Parkland Fee: 1 New Lot Created | \$1,000.00 |
| | | Advertising | \$ 32.45 |
| | | Total: | \$1,192.45 |
2. Pin and cap all lot corners prior to Chairman's Signature.
 3. The applicant must receive Highway Work Permits from Schenectady County for access and utility work on Dunnsville Road. Copies of all correspondence with Schenectady County shall be provided to the Town.

4. Add note to plan: Any existing water lines to be abandoned shall be decommissioned in accordance with town standards and witnessed by Rotterdam Water Department personnel. Check with the Town of Rotterdam DPW for specifications.
5. Add note to plan: "This subdivision is in close proximity to the Normanskill waterway. Erosion and sediment control measures shall be submitted with any site development/building permit plans. Applicant shall conform to any recommendations and/or requirements of the Town of Rotterdam Stormwater Management Officer and shall remain in compliance with all MS4 regulations."
6. Add note to final subdivision: "Variances for lot size and lot width were granted by the Rotterdam Zoning Board of Appeals on January 21, 2026."
7. Add note to final subdivision: "Water lines shall not be installed underneath driveways."
8. Add note to plan: "One water meter shall be installed on each service connection. Final type and location to be approved by DPW."
9. Add note to plan: "Foundation location surveys shall be provided prior to building construction."


Peter J. Comenzo
Senior Planner


Lynn Flansburg
Planning Commission Chairman