

**Town of Rotterdam
Planning Commission
February 6, 2024**

Workshop

Agenda

Approval of the Summary of Minutes January 23, 2023

- 1. Stewarts Shops Corp (Contract Vendee)– 1110 Highbridge Road, Highbridge Road, 101 Mercer Avenue, 102 & 106 Sherman Street.** Report and Recommendation to Town Board on a Change of Zone on ±1.86 acres from Single Family Residential (R-1) and Retail Business (B-1) to General Business (B-2) to facilitate the construction of a ±3,975 square foot Stewart's Convenience Store with four (4) fueling islands. Engineer: Scott Kitchner.

DPW Comments
February 6, 2024

1. Stewarts Shops Corp (Contract Vendee)– 1110 Highbridge Road, Highbridge Road, 101 Mercer Avenue, 102 & 106 Sherman Street. Report and Recommendation to Town Board on a Change of Zone on ±1.86 acres from Single Family Residential (R-1) and Retail Business (B-1) to General Business (B-2) to facilitate the construction of a ±3,975 square foot Stewart’s Convenience Store with four (4) fueling islands. Engineer: Scott Kitchner.

1. Town Board referred this Change of Zone to Planning Commission on January 24, 2024 for a report and recommendation.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board 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
- Rotterdam Highway Department
- Rotterdam Police Department
- Metroplex Development Authority
- Fire District #3
- Mohonasen Central School District



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

Application Fee \$1,000

Existing Zone Classification: B-1 Retail Business

Proposed Zone Classification: B-2 General Business

**PART II
GENERAL INFORMATION**

Legal Owner's Name: Valentine Family Estate and attorney contact is Michael Mullaney, Esq.
Mailing Address: 43 British American Boulevard
City: Latham State: New York Zip: 12110
Daytime Phone: (518) 459-2100 E-mail: mmullaney@pierrolaw.com

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

Owner's Designated Contact: Charles Marshall - Stewart's Shops Corp.

Mailing Address: P.O. Box 435
City: Saratoga Springs State: New York Zip: 12866
Daytime Phone: (518) 581-1201 ext 4435 E-mail: cmarshall@stewartsshops.com

Project/Proposal Site Area: (Acres or sq. ft.) 1.84 ac
Assessor Tax Parcel No.(s) of Site: 59.16-2-10.0; 59.16-2-9.2; 59.16-2-9.1; 59.16-2-40.2; 59.16-2-40.1
Adjacent Parcels Owned or Controlled and Tax Map Parcel No: (Acres or sq. ft.) _____

Street Address of Proposed Site (if any): 110 Highbridge Rd

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

Existing use are vacant land and under utilized structures

School District: Mohonasen

Fire District: Rotterdam 3

Water Supply: Public

LEGAL INFORMATION

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

Highbridge Rd bound by Sherman and Mercer

Name of Public Road(s) Providing Access: Highbridge Rd, Mercer St and Mercer Ave

Width of Property Fronting on the Existing Public Road in Linear Feet: Highbridge: 263ft
Mercer: 132 ft
Sherman: 315 ft

Does the Proposal Have Access to an Arterial or Planned Arterial? () Yes (X) No

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

A legal description of the proposed site must be attached: (X) Yes () No

A copy of the assessor's map of the proposed site must be attached: (X) Yes () No

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



Ausfeld & Waldruff Land Surveyors LLP

514 State Street, Schenectady, New York 12305
Phone: (518) 346-1595 Fax: (518) 770-1655
www.awlsllp.com

LEGAL DESCRIPTION

Combined Legal Description High Bridge Road

All that piece or parcel of land situate in the Town of Rotterdam, County of Schenectady and the State of New York, bounded and described as follows:

Beginning at a point located at the intersection of northerly line of High Bridge Road with the westerly line of Mercer Avenue; thence from said point of beginning and along said northerly line of High Bridge Road, the following three courses: 1) North $85^{\circ}46'15''$ West, 137.62 feet to a point; 2) N $80^{\circ}18'15''$ West, 112.94 feet to a point and 3: along a curve to the right having a radius of 60.00 feet, an arc length of 70.65 feet and bearing a chord of North $46^{\circ}34'15''$ West, 66.64 feet to a point; thence along the easterly line of Sherman Avenue, North $12^{\circ}50'15''$ West, 258.99 feet to a point; thence along the lands now or formerly of Rachel & Nathan Graber (Book 2076, Page 785), North $77^{\circ}09'45''$ East, 150.00 feet to a point; thence along the lands of Carol Putorti (Book 1801, Page 48), John Bailey & Delores Dumar (Book 2099, Page 112) and Elizabeth Knight (Book 2017, Page 35), South $12^{\circ}50'15''$ East, 160.00 feet to a point; thence continuing along the aforesaid lands of Knight, North $77^{\circ}09'45''$ East, 150.00 feet to a point; thence along the aforesaid westerly line of Mercer Avenue, the following two courses: 1) South $12^{\circ}50'15''$ East, 122.61 feet to a point and 2) South $00^{\circ}22'45''$ West, 118.61 feet to the point or place of beginning.

Containing in all 1.861 acres of land being more or less.

January 11, 2024

Vincent P. Ausfeld P.L.S.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

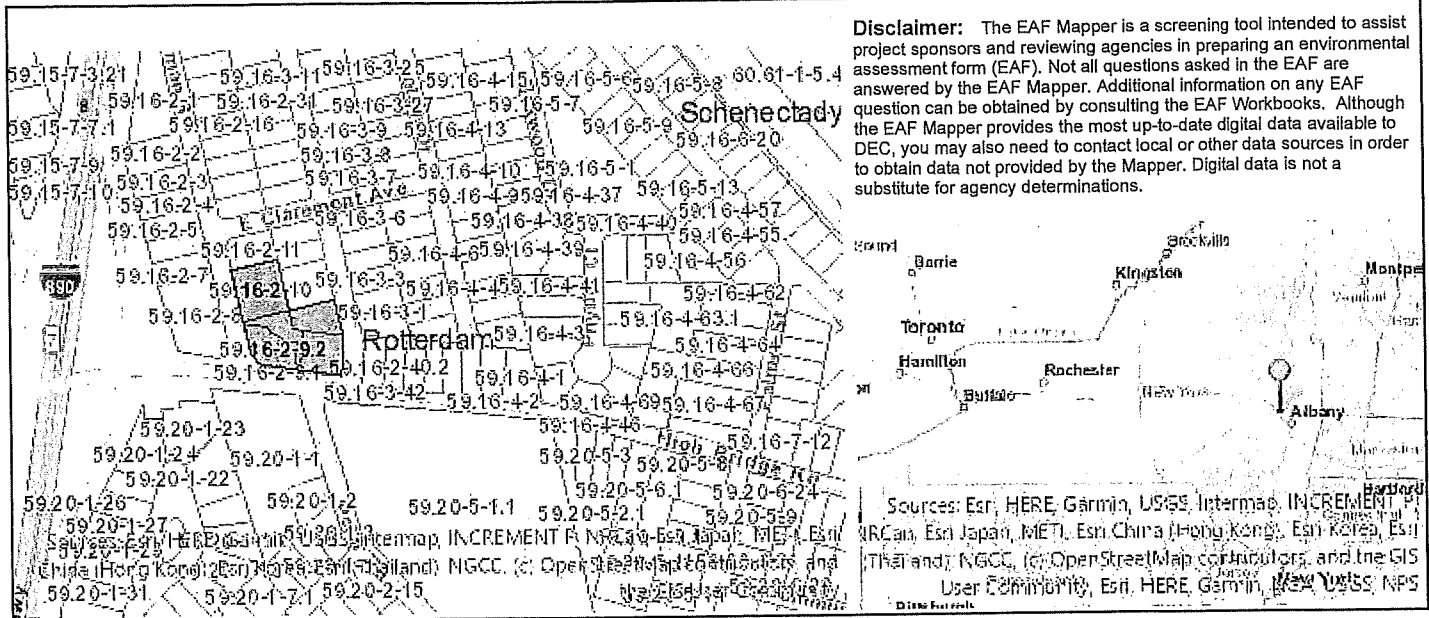
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Stewart's Shops Corp.			
Name of Action or Project: Stewart's Shops Highbridge Road			
Project Location (describe, and attach a location map): Highbridge Road bound by Sherman St and Mercer Ave			
Brief Description of Proposed Action: Stewart's proposes the rezoning of 5 parcels currently zoned B1 with frontage on Highbridge Rd, Mercer Ave and Sherman St. Upon rezoning the parcels, Stewart's will seek Planning Board approval for a new Stewart's Shop (convenience store) with self-service gasoline. Any structures on the property will be razed to enable the construction of new improvements.			
Name of Applicant or Sponsor: Stewart's Shops Corp.		Telephone: (518) 581-1201 ext 4435	
		E-Mail: cmarshall@stewartsshops.com	
Address: P.O. Box 435			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
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: Town of Rotterdam Planning and ZBA Schenectady County DPW			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.8 acres	
b. Total acreage to be physically disturbed?		1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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			

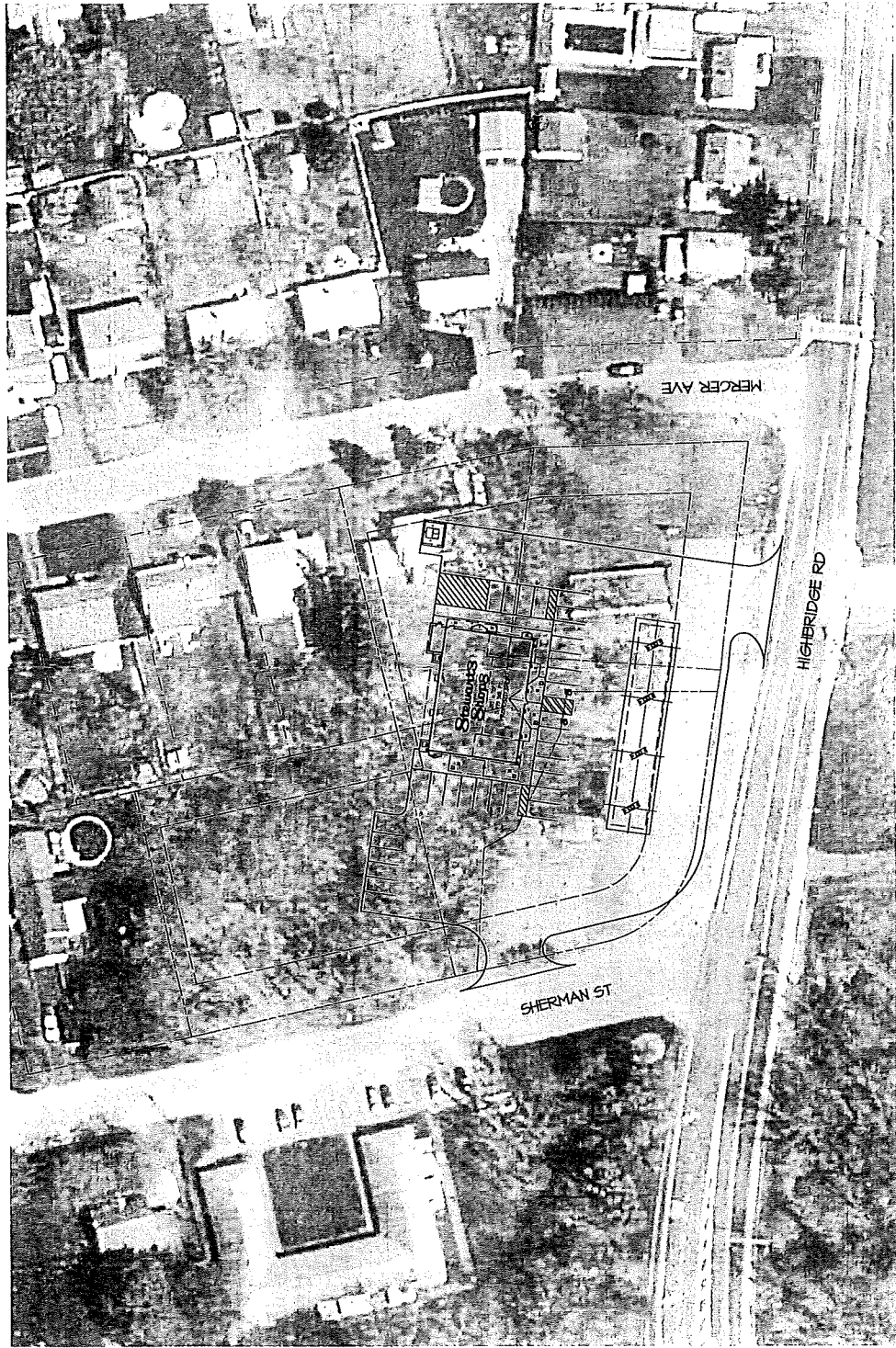
	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<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 type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: Meets but does not exceed _____			
10. Will the proposed action connect to an existing public/private water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____			
11. Will the proposed action connect to existing wastewater utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ Private sewer _____			
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?	<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 checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Proposing to tie into existing roadway drainage courses _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ Temporary impoundment of stormwater before release to conveyance systems _____	NO	YES
	<input type="checkbox"/>	<input checked="" 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>Stewart's Shops Corp</u> Date: <u>1/10/24</u> Signature: <u>Chris Marshall (Charles Marshall)</u> Title: <u>Real Estate Rep</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
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



		HIGH RIDGE ROAD - HER - 400	
PROJECT LOCATION 1088 HIGH RIDGE ROAD - SCHENECTADY (T) ROTTERDAM, NY 12303		PROJECT NO. 5-2	
DATE 10/27/08		SCALE 1"=20'	
DRAWN BY [Blank]		CHECKED BY [Blank]	
PROJECT TITLE PROPOSED SITE PLAN		PROJECT NO. 5-2	

