

**Town of Rotterdam
Planning Commission
March 18, 2025**

Workshop (2nd Floor Conference Room) – 7:00 pm

- 1 ChargeSmart EV – 2784 (2788) Hamburg Street.** The applicant requests a Waiver of Site Plan review to install five (5) Level II electric vehicle charging stations on existing ±1.34-acre parcel containing the parking lot for the Quality Inn located at 2788 Hamburg Street.
- 2 For Lovers of Golf LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate up to five (5) golf simulators in tenant space D-108, formerly Kay Bee Toys, 3,953 square feet, from August 1, 2025 to September 30, 2027 in ViaPort Rotterdam.
- 3 Fonda Speedway, LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold car show throughout the ViaPort Rotterdam Mall from March 20, 2025 – March 23, 2025.

Discussion - Construction & Repair of Sidewalks

Agenda (V. Dalton Bambury Hearing Room 2nd Floor) – 7:30 pm

Approval of the Summary of Minutes March 4, 2025

- 1 Carman Hospitality, LLC – 3083 Carman Road.** Final Site Plan & Special Use Permit Public Hearing to redevelop an existing ±2,300 square foot building (former Key Bank) into a First NY Credit Union branch office with drive-thru. Engineer: ABD Engineers LLC.
- 2 Peek Burdeck Street, LLC – Opus Boulevard.** Sketch Site Plan/Special Use Permit to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.
- 3 Fonda Speedway LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a car show throughout the ViaPort Rotterdam Mall from March 20, 2025 – March 23, 2025.

Workshop (2nd Floor Conference Room) – 7:00 pm

- 1 ChargeSmart EV – 2784 (2788) Hamburg Street.** The applicant requests a Waiver of Site Plan review to install five (5) Level II electric vehicle charging stations on existing ±1.34-acre parcel containing the parking lot for the Quality Inn located at 2788 Hamburg Street.
- 2 For Lovers of Golf LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate up to five (5) golf simulators in tenant space D-108, formerly Kay Bee Toys, 3,953 square feet, from August 1, 2025 to September 30, 2027 in ViaPort Rotterdam.
- 3 Fonda Speedway LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a car show throughout the ViaPort Rotterdam Mall from March 20, 2025 – March 23, 2025.

Discussion - Construction & Repair of Sidewalks

WAIVER OF SITE PLAN REVIEW

Date: March 18, 2025

PC2025-W14

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: ChargeSmart EV
Attn : Bridget O'Connor
ADDRESS: 5 Southside Drive Suite 11-184
Clifton Park, NY 12065

PROJECT ADDRESS: 2784 (2788) Hamburg Street

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to install five (5) Level II electric vehicle charging stations on existing ±1.34 acre parcel containing the parking lot for the Quality Inn located at 2788 Hamburg Street.

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. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Property is located in Sewer District 7 and the hotel located at 2788 Hamburg Street is connected to the municipal sewer system.
5. ADA space shall be installed either at the far right or far left of the parking area. Add (1) 11' wide parking stall and a 5' wide ADA aisle. The EV charging station shall then be installed in the 5' wide aisle.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 18, 2025 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

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Hitesh Surti-Quality Inn Schenectady

APPLICANT(S)/LESSEE: ChargeSmart EV: Bridget O'Connor

MAILING ADDRESS: 5 Southside Drive Suite 11-184

CITY: Clifton Park STATE: NY ZIP: 12065

DAYTIME TELEPHONE: 607-220-6014 EMAIL ADDRESS bridget@chargesmartev.com

PROJECT ADDRESS: 2788 Hamburg St, Schenectady, NY 12303

APPLICANT IDENTIFIED AS: Owner ___ Lessee ___ Contract Vendee X

REQUEST: ChargeSmart EV was contracted by Quality Inn Schenectady to install Qty 5 Level II Electric Vehicle Charging Stations.

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 Bridget O'Connor DATE 1/26/2025

* 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.

"A Nice Place to Live"

"A Nice Place to Do Business"

Town of Rotterdam
Department of Public Works
1100 Sunrise Boulevard
Schenectady, NY 12306
Phone: 518-355-7575 x395
Fax: 518-355-2725

LETTER OF AUTHORIZATION FOR PERMIT AND ZONING APPLICATION

To Whom It May Concern:

I, Hitesh Sutti, as owner of the property located
(print name)

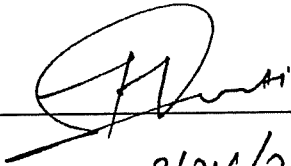
at 2788 Hamburg St, Schenectady, NY 12303, **Town of Rotterdam, in the**

State of New York, hereby designate ChargeSmart-EV/Twin Electric
(name)

5 Southside Drive Suite 11-184 Clifton Park, NY 12065
(city, state, zip, and phone number)

**as my contractor and registered agent for the purposes of the applying for
Permits and Zoning representation regarding my building project.**

Signature: _____



Date: _____

2/24/2025

letter of authorization for permit and zoning application.doc

Revised ~~2/09, 08/10/12, 03/2014, 11/2014, 03/2017, 11/2019, 02/2023~~



ChargeSmart EV

SITE NAME:
QUALITY INN

2788 HAMBURG STREET
SCHENECTADY, NY 12303
SCHENECTADY COUNTY

Colliers Engineering & Design
www.colliersengineering.com

1000 West 10th Street, Suite 1000
Buffalo, NY 14202
Tel: 716-835-1100
Fax: 716-835-1101

ChargeSmart EV

FOR STATE PERMITS, CONTACT THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT 518-409-3500

PROPERTY INFORMATION

OWNER: **Stephanie Mulhern**
NEW YORK LICENSED PROFESSIONAL ENGINEER
COLLIER ENGINEERING & DESIGN, P.C.

DATE: 11/11/2019

PROJECT NO: 2019047

PROJECT INFORMATION

PROJECT NAME: **QUALITY INN**
ADDRESS: **2788 HAMBURG STREET**
CITY: **SCHENECTADY**
STATE: **NY**
ZIP: **12303**

SCOPE OF WORK

- SUPPLY AND INSTALL (1) PANEL BOARD
- SUPPLY AND INSTALL (1) TETHER-DISCONNECT
- SUPPLY AND INSTALL (1) 120V ELECTRIC VEHICLE CHARGERS
- SUPPLY AND INSTALL (1) 120V CONDUIT
- PROVIDE TRENCHING/RESTORATION AS REQUIRED

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
G-1	PROJECT NOTES
C-1	SITE PLAN
C-2	PARTIAL SITE PLAN
A-1	PROJECT DETAILS
A-2	PROJECT DETAILS
A-3	PROJECT DETAILS

PROJECT NOTES

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
 - a. COLLIER ENGINEERING & DESIGN DID NOT VISIT THIS SITE TO VERIFY EXISTING CONDITIONS. ANY CONFLICT WITH THE PROPOSED DESIGN MUST BE DISCUSSED WITH THE CONSTRUCTION MANAGER.
 - b. A SURVEY HAS NOT BEEN CONDUCTED BY COLLIER ENGINEERING & DESIGN. THE PLAN WAS PREPARED BY THE CLIENT AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES OF ALL MUNICIPALITIES, COUNTY AND STATE, INCLUDING BUT NOT LIMITED TO THE FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITY.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IN WRITING OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE:
 - a. ALL UTILITIES TO BE LOCATED AND MARKED PRIOR TO THE START OF CONSTRUCTION.
 - b. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - c. THE CONTRACTOR SHALL VERIFY THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
 - d. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 - e. THE PROPOSED FACILITY WILL COMPLY WITH ALL STATE AND LOCAL WATER/WATER ORDINANCES.
 - f. NO NOISE, SMOKE, DUST OR GASES WILL RESULT FROM THIS FACILITY AS TO CAUSE ANNUANCE.
 - g. THE FACILITY DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 - h. CONTRACTOR MUST FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
 - i. CONTRACTOR SHALL CONTACT STATE SPECIFIC ONE CALL SYSTEM THREE WORKING DAYS PRIOR TO ANY EARTH MOVING ACTIVITIES.

PROJECT INFORMATION

SITE INFORMATION

NATURE: 427201 (GOOGLE EARTH)
 LOCATION: 7237261 (GOOGLE EARTH)
 GROUND ELEVATION: 343.4581 (GOOGLE EARTH)
 JURISDICTION: TOWN OF SCHENECTADY
 COUNTY: SCHENECTADY COUNTY

APPLICANT

COMPANY: CHARGE SMART EV
 ADDRESS: 5 SOUTHBRIDGE DRIVE, SUITE 11-104
 CITY, STATE, ZIP: CLIFTON PARK, NY 12045

PROPERTY OWNER

OWNER: SHREE SAI HOTEL INC
 ADDRESS: 2788 HAMBURG ST
 CITY, STATE, ZIP: SCHENECTADY, NY 12303

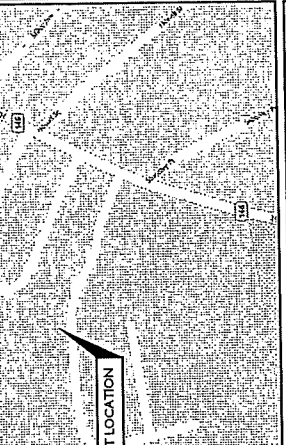
ENGINEERING COMPANY

COMPANY: COLLIER ENGINEERING & DESIGN, INC
 ADDRESS: 1000 WEST 10TH STREET, SUITE 100
 CITY, STATE, ZIP: BUFFALO, NY 14202
 CONTACT: STEPHANIE MULHERN
 PHONE: (860) 797-4412
 EMAIL: STEPHANIE.MULHERN@COLLIERENGINE.COM

SCOPE OF WORK

- SUPPLY AND INSTALL (1) PANEL BOARD
- SUPPLY AND INSTALL (1) TETHER-DISCONNECT
- SUPPLY AND INSTALL (1) 120V ELECTRIC VEHICLE CHARGERS
- SUPPLY AND INSTALL (1) 120V CONDUIT
- PROVIDE TRENCHING/RESTORATION AS REQUIRED

VICINITY MAP



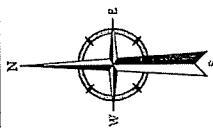
CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE CODES SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:
1. 2009 BUILDING CODE OF NYS, INCORPORATING THE 2018 IBC
 2. 2017 NEC
 3. 2009 NYS FIRE CODE
 4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION 360-16
 5. AMERICAN CONCRETE INSTITUTE
 6. CONSTRUCTION TYPE III
 7. USE GROUP II-2
 8. ENGINTEER IN TEECE 2018 LATEST EDITION
 9. TELCORDIA GR-1235
 10. ANSI T11.11
 11. PROPOSED USE: ELECTRIC VEHICLE CHARGING
 12. SECTION 405 OF THE NATIONAL ELECTRICAL CODE (NFPA 70)

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UNAUTHORIZED ALTERATION TO OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A SEAL AND LICENSE NUMBER IS PROHIBITED. ENGINEER (E.A. 1100) STATE SECTION 2009 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR'S PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION WILL BE ACCEPTED FOR RECORD.

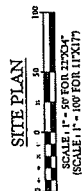
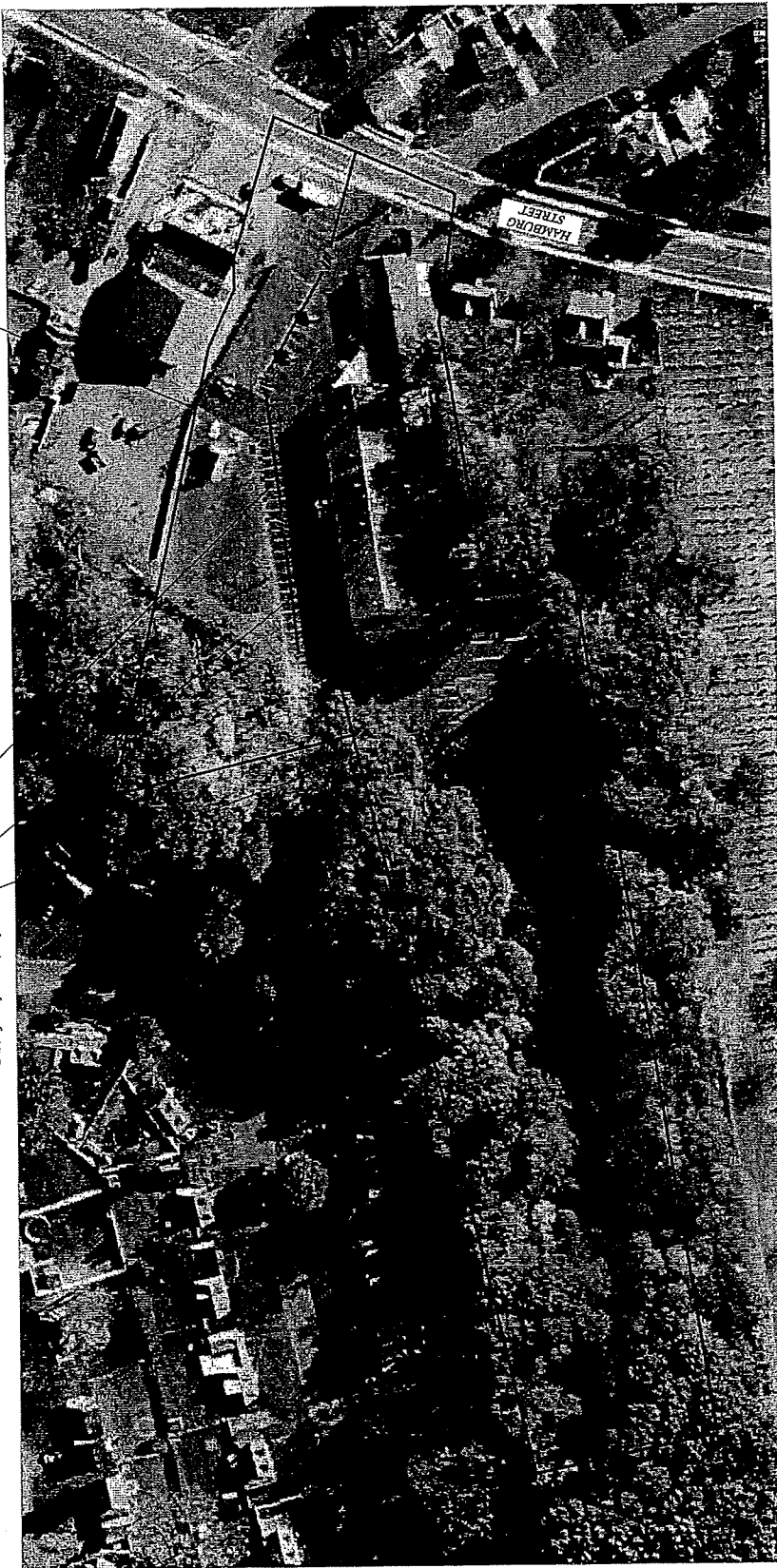


Existing Parking Stall (Typ. of 10)
(TO BE UTILIZED BY CHARGE SMART EV)

Approximate Location of
Existing Property Line (Typ.)

Approximate Location of
Existing Subject Property Line

Existing Utility Pole
(TO BE UTILIZED FOR ELECTRICAL SERVICE)



SITE PLAN
SCALE: 1" = 50' FOR 11"x17"
SCALE: 1" = 100' FOR 11"x17 1/2"

Colliers
Engineering & Design
www.colliersengineering.com

ChargeSmart EV

PROJECT NUMBER:
249030047

AS SHOWN

NO.	DATE	DESCRIPTION	BY	CHKD.
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PROJECT NUMBER:
249030047

PROJECT NAME:
Stephanie Mulhern
NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER
COLLIERS ENGINEERING & DESIGN, P.C.
110 COLLEEN DRIVE
SCHEMATA, NY 12083

SITE NAME:
QUALITY INN
3788 HAMBURG STREET
SCHEMATA, NY 12083
SCHENECTADY COUNTY

PROJECT NUMBER:
C-1

UNPROCESSED DRAWINGS OR REVISIONS TO THIS DRAWING ARE UNRELIABLE. THESE DRAWINGS ARE THE PROPERTY OF COLLIERS ENGINEERING & DESIGN, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF COLLIERS ENGINEERING & DESIGN, P.C.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Collins Engineering & Design
 www.collinsengineering.com
 3000 Park Ave. Suite 100
 Albany, NY 12245
 Phone: 518.486.1234
 Fax: 518.486.1235
 E-Mail: info@collinseng.com

ChargeSmart EV

811
 FOR SHAKING THE GROUND FOR UNKNOWN UTILITIES
 www.811.com

PROPERTY DETAILS
 ALL PROJECTS MUST BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/17	ISSUED FOR PERMIT	SM	SM
2	11/15/17	REVISIONS	SM	SM
3	11/15/17	REVISIONS	SM	SM
4	11/15/17	REVISIONS	SM	SM
5	11/15/17	REVISIONS	SM	SM
6	11/15/17	REVISIONS	SM	SM
7	11/15/17	REVISIONS	SM	SM
8	11/15/17	REVISIONS	SM	SM
9	11/15/17	REVISIONS	SM	SM
10	11/15/17	REVISIONS	SM	SM
11	11/15/17	REVISIONS	SM	SM
12	11/15/17	REVISIONS	SM	SM
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14	11/15/17	REVISIONS	SM	SM
15	11/15/17	REVISIONS	SM	SM
16	11/15/17	REVISIONS	SM	SM
17	11/15/17	REVISIONS	SM	SM
18	11/15/17	REVISIONS	SM	SM
19	11/15/17	REVISIONS	SM	SM
20	11/15/17	REVISIONS	SM	SM

Stephanie Mulhern
 NEW YORK STATE LICENSED PROFESSIONAL ENGINEER
 QUALITY INN
 2788 HAMBURG STREET
 SCHEENECTADY, NY 12303
 COLLEEN@QUALITYINN.COM
 TEL: 518.486.1234

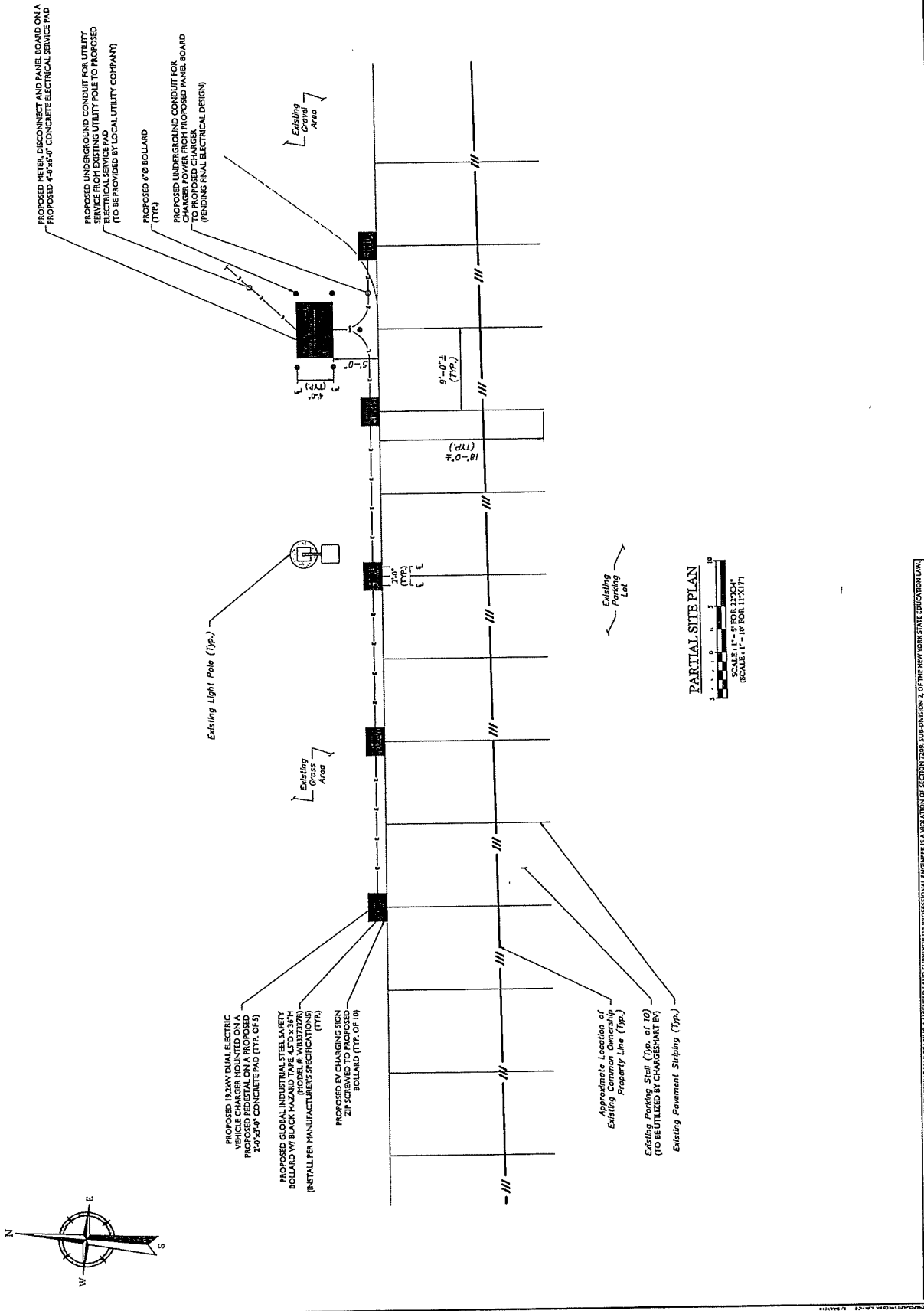
THIS DRAWING WAS PREPARED BY THE ENGINEER OR ARCHITECT OR PROFESSIONAL ENGINEER OR ARCHITECT UNDER THE DIRECTION OF THE ENGINEER OR ARCHITECT OR PROFESSIONAL ENGINEER OR ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT OR PROFESSIONAL ENGINEER OR ARCHITECT.

SITE NAME:
 QUALITY INN
 2788 HAMBURG STREET
 SCHEENECTADY, NY 12303
 SCHENECTADY COUNTY

Collins Engineering & Design
 3000 Park Ave. Suite 100
 Albany, NY 12245
 Phone: 518.486.1234
 Fax: 518.486.1235
 E-Mail: info@collinseng.com

PARTIAL SITE PLAN
 DRAWN BY: SM
 DATE: 11/15/17

C-2



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S, ARCHITECT'S, OR SURVEYOR'S SEAL OR SIGNATURE IS A VIOLATION OF SECTION 2 OF THE NEW YORK STATE EDUCATION LAW, AND ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL OR SIGNATURE ARE VALID. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

WAIVER OF SITE PLAN REVIEW

Date: March 18, 2025

PC2025-W15

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: For Lovers Of Golf LLC

Attn : Art Servidone

ADDRESS: 1110 Cutler Street

Schenectady, NY 12303

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate up to five (5) golf simulators in tenant space D-108, formerly Kay Bee Toys, 3,953 square feet, from August 1, 2025 to September 30, 2027 in ViaPort Rotterdam.

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. 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 Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 18, 2025 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

Kimberly Ricker-Scannell, Chairman
Planning Commission



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

RECEIVED

FEB 29 2025

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. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): For Lovers Of Golf LLC ART SERVIDONE

ADDRESS: 1110 CUTLER ST SCHENECTADY NEWYORK 12303

DAYTIME TELEPHONE: 718 460 1420 (FAX) _____

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

REQUEST: Open Golf simulator use

LICENSE AGREEMENT DATE: 2/28/25 AREA: _____

TERM: FROM 8/1/25 TO 9/30/27 KIOSK OR TENANT SPACE #: D-108

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.

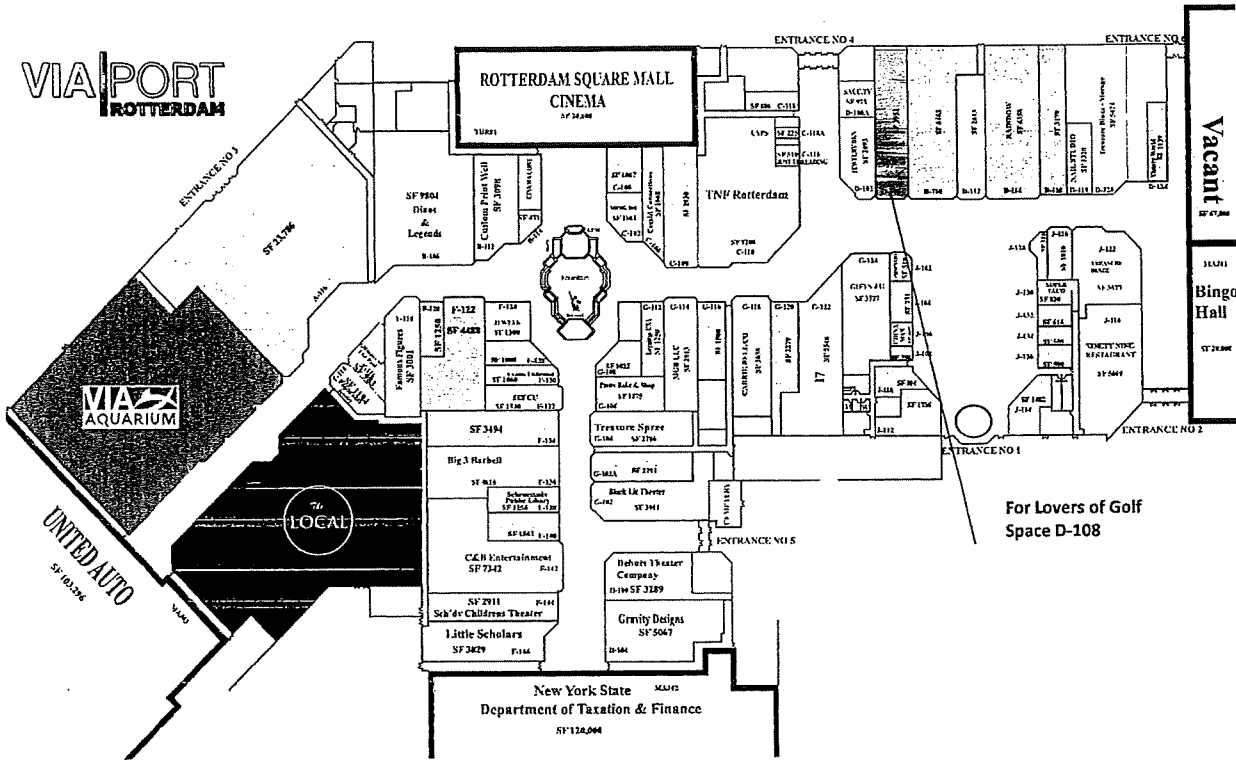
SIGNATURE OF APPLICANT [Signature] DATE 2/28/25

* 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.

EXHIBIT A

Site Map



For Lovers of Golf
Space D-108

RECEIVED

FEB 29 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Description of use and activity of For Lovers Of Golf LLC located at 93 West Campbell Road, Schenectady New York 12306. Viaport Rotterdam Mall location D-108.

There are no employees and will be operated by the owner members of For Lovers Of Golf LLC

Art Servidone Managing Member

Joe Mastroianni Member

Joe C. Mastroianni Member

Michael Mastroianni Member

S. Fernando Mastroianni Member

Nature of Business and hours of operation.

Golf Simulators (up to 5) will be set up for paid members to use.

It will be a member only facility and will have a maximum of 100 memberships available.

Members have access to Golf Simulator bay schedules and sign up for their desired use time.

There will be 24 hour 7 days per week access with electronic door access and video cameras for monitoring.

(Access Set up similar to fitness gym located in the mall also open 24/7)

No Food or Beverages will be served.

RECEIVED

FEB 29 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam

Fire inspection / Assembly Inspection

dpw@rotterdamny.org

Office Use Only
Application Number _____
Cost of permit _____
Approved by _____
Fire District _____

The applicant and/or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow Inspectors access to the property for the required inspections

Property Address	93 West Campbell Road, Schenectady, NY 12306
Property Owner	Viaport New York LLC
Property Owner address	Same as above
Property Owner Phone number	518-774-0362
Property owner Email Address	terri@viaportrotterdam.com
Applicant	<i>For Lovers Of Golf LLC</i>
Applicant Address	<i>1110 Cutler ST. Schenectady NY 12303</i>
Applicant Phone Number	<i>718 460 1420</i>
Applicant Email Address	<i>leisureart@hotmail.com</i>

RECEIVED
FEB 29 2025
TOWN OF ROTTERDAM
PUBLIC WORKS

Type of Business: please check the correct listing (see attached)

Theatre/ Concert Halls/ Restaurants (A-1)
 Indoor Sporting Events (A-4)
 Outdoor Activity's (A-5)
 Bar, Restaurant, Banquet Hall, Casino, Night Club, Cafeteria (A-2)
 Other, Funeral Parlors, Worship, Recreation, Amusement, (A-3)
 Golf Simulators

Dates of Last Inspection (please attach CURRENT inspection reports) see above email

Fire Alarm	Shepherd 5/29/2024 Annual Inspection
Fire Sprinkler	SRI 12/4/2024 Annual Inspection
Hood Cleaning	
Elevator	
Knox Box installed ?	Y / N please circle one
Fire District	7 Schonowe

WAIVER OF SITE PLAN REVIEW

Date Reviewed: **March 18, 2025**

PC2025-W18

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: **Fonda Speedway LLC**
Mail to ADDRESS: **21 Bridge Street**
 Fonda, NY
 PO Box 499
 Vernon, NY 13476

PROJECT LOCATION: **93 W. Campbell Road**

APPLICANT IDENTIFIED AS: **Owner** **XX Lessee** **Contract Vendee**

REQUEST: The applicant requests a Waiver of Site Plan review to hold a car show throughout the ViaPort Rotterdam Mall from March 20, 2025 – March 23, 2025.

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 28, 2025.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 18, 2025 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

Kimberly Ricker-Scannell, Chairman
Planning Commission



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

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): Fonda Speedway LLC

ADDRESS: 21 Bridge Street, Fonda NY (PO Box 499) Vernon, NY 13476

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

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

REQUEST: use: Annual race car show in the open areas on the Rotterdam Mall

LICENSE AGREEMENT DATE: March 20, 2025 AREA: 3900 sq ft

TERM: FROM March 20 TO March 23 KIOSK OR TENANT SPACE #: G102

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 *James J. Page* DATE 2/23/25

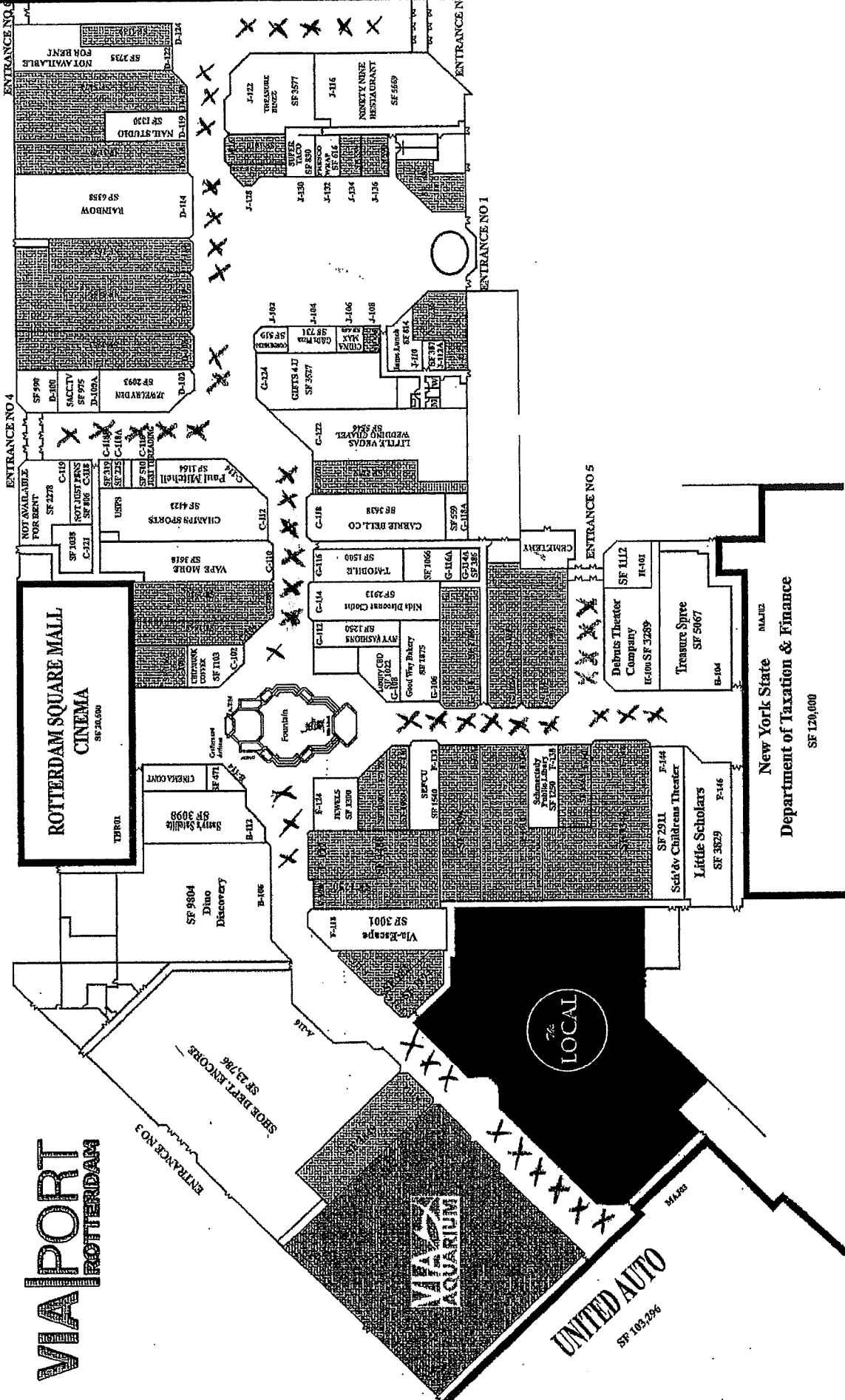
* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** 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.

TOWN OF ROTTERDAM

MAJ01

SF 66,479



VIA PORT ROTTERDAM

New York State Department of Taxation & Finance

SF 120,000

DPW Comments
March 18, 2025

1 Carman Hospitality, LLC – 3083 Carman Road. Final Site Plan & Special Use Permit Public Hearing to redevelop an existing ±2,300 square foot building (former Key Bank) into a First NY Credit Union branch office with drive-thru. Engineer: ABD Engineers LLC.

1. Fees Due:	Final Site Plan	\$350.00
	<u>Advertising:</u>	<u>\$37.95</u>
	Total	\$387.95

2. 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.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Add the meets and bounds location of the existing municipal sanitary sewer easement to the final site plan prior to signature.
5. Prior to the issuance of a certificate of occupancy, the applicant shall patch, reseal, and restripe the asphalt paving and install all handicap & wayfinding signage as depicted on the site plan.
6. Add note to plan: “Applicant shall be connected to the existing municipal sanitary sewer line that traverses the property prior to the issuance of a Certificate of Occupancy.”
7. Add note to plan: “Further site development will require review and potential upgrades to the existing pole mounted lighting on-site.”
8. Add note to plan: “Further site development will require the extension of sidewalks along Carman Road from the roundabout south to the property line.”
9. Add note to plan: “Owner/applicant shall install Knox Box for emergency personnel. Please contact Fire District #3 for specifications.”
10. Add note to plan: “Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read. Please check with DPW for retailers.”

DPW Comments February 18, 2025

1. Building is located in Sewer District #7, Extension #2 and must be connected to municipal sewer prior to occupancy.
2. A special use permit is required for the proposed drive thru.
3. Existing septic area should be shown on the plans and note added to the site plan: "Septic system shall be abandoned and decommissioned prior to occupancy."
4. Existing site lacks landscaping and asphalt is in poor condition. Additional site upgrades should be considered.
5. Existing flagpole is in poor condition and should be replaced and/or repainted. Applicant should consider incorporating the flagpole with a landscaping feature and incorporate the existing mailbox.
6. Sidewalks should be considered to comply with the Town's new Complete Streets Policy.
7. Detail proposed freestanding sign. There is no existing freestanding signage for the former Key Bank, it has been completely removed. New signage must comply with Town Code and may require variances.
8. Existing old wall pack lighting on the front of the building will need to be replaced with shielded downcast lighting to prevent off-site illumination. Provide detail.
9. Pole lights for parking area should be evaluated and upgraded as necessary.
10. Add note to plan: "Install a new water meter with an outdoor reader that measures in gallons."

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action. § 617.5(c)(2)

PARTNERS
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)



ENGINEERS



SURVEYORS

411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

March 7, 2025

Re: **3081 Carman Road – First NY
Town of Rotterdam
Project #5849B**

Mr. Peter Comenzo, Town Planner
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter,

In response to the DPW comments (*in italics*) of February 18, 2025, we respond as follows (**in bold**):

1. *Building is located in Sewer District #7, Extension #3 and must be connected to municipal sewer prior to occupancy.*
The applicant has decided to connect the bank building to the sewer main now and is noted on the revised site plan.
2. *A special use permit is required for the proposed drive thru.*
Noted on application, use is the same as before, so should not be an issue.
3. *Existing septic area should be shown on the plans and note added to the site plan: "Septic system shall be abandoned and decommissioned prior to occupancy."*
Existing septic area is now shown on the revised site plan with note to be abandoned once sewer is connected to public main.
4. *Existing site lacks landscaping and asphalt is in poor condition. Additional site upgrades should be considered.*
Asphalt will be patched, resealed, and re-stripped as noted on the revised site plan.
5. *Existing flagpole is in poor condition and should be replaced and/or repainted. Applicant should consider incorporating the flagpole with a landscaping feature and incorporate the existing mailbox.*
Note added to the revised site plans for flagpole to be repainted and flowers added around the base. Also, uplighting is called out on the revised site plans as requested by the Planning Board.
6. *Sidewalks should be considered to comply with the Town's new Complete Streets Policy.*
Sidewalks are to be considered in future development plans (see attached).

7. *Detail proposed freestanding sign. There is no existing freestanding signage for the former Key Bank, it has been completely removed. New signage must comply with Town Code and may require variances.*

Freestanding signage will be requested under separate application. Proposed location is shown on the site plan where two existing sign easements already exist. Sign easement attached as requested.

8. *Existing old wall pack lighting on the front of the building will need to be replaced with shielded downcast lighting to prevent off-site illumination. Provide detail.*

Building mounted lights are called out to be replaced and lighting detail added for clarity.

9. *Pole lights for parking area should be evaluated and upgraded as necessary. The existing pole lights will be upgraded when the future site is re-developed. Sketch plan for future re-development is attached as requested.*

10. *Add not to plan: "Install a new water meter with an outdoor reader that measures in gallons."*

Note #3 has been added to the revised plans.

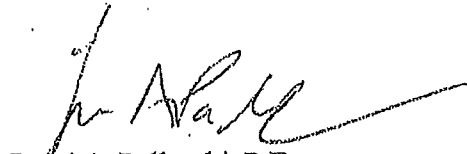
Enclosed for continued review of Site Plan Application for 3083 Carman Road, First NY FCU project, are the following:

- 1.) Twelve (12) copies of the revised Site Plans.
- 2.) Twelve (12) copies of the overall development sketch.

We would greatly appreciate scheduling this for the Planning Commission meeting on March 18, 2025 for final site plan approval.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Aaron Griffen w/encl. (via email)
5849B-03072025



**ENGINEERS
SURVEYORS**

DPW Comments
March 18, 2025

- 2 Peek Burdeck Street, LLC – 32 Opus Boulevard.** Sketch Site Plan/Special Use Permit to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.
1. Access point onto Opus Boulevard needs further detail. Provide dimensions, grading, turning templates, and gate details.
 2. Driveway into the newly created lot should be clearly marked with reflective material and signed for emergency vehicles. Knox Box should be added to the gate structure. Old gate should be replaced and updated with consideration for pillars or other aesthetic features.
 3. Motor vehicle storage area and propane distribution area should be clearly defined and depicted on the site plan. Applicant may wish to consider some type of delineation separating the two (2) uses. Shared use of a common space may become problematic if not clear.
 4. Detail proposed privacy screening and attachment to existing fence.
 5. Planning Commission may wish to consider requiring mitigation or extending pavement to prevent leaking vehicles from contaminating the soils on-site.
 6. Add note to plan: “Vehicles shall not be stored for more than 180 consecutive days.”
 7. Change title block to read “32 Opus Boulevard - Site Plan/Special Use Permit vehicle storage for Interstate Towing and AmeriGas propane storage/distribution facility.”

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
Rotterdam Highway Department
Fire District #6 (South Schenectady)

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: Tim Peek

Mailing Address: 2710 Curry Road

City: Schenectady State: NY Zip: 12303

Daytime Phone: 518-528-1601 E-mail: timpeekand@yahoo.com

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: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 1.65± Ac

Assessor Tax Parcel No.(s) of Proposal Site: Portion of 47.00-8-2.5

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

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

Street Address of Proposed Site (if any): (unknown) Opus Boulevard

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Building and tanks for Amerigas Propane Company

Existing Zoning Classification: Industrial

School District: Schalmont Fire District: 6

Water Supply Rotterdam

LEGAL INFORMATION

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

At intersection of Opus Boulevard

Name of public road (s) providing access: Burdeck Street and Opus Boulevard

Width of property fronting on public road: 100± feet

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):
Add additional car storage area for Interstate Towing Company.

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 . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

No because site is zoned industrial and there are industrial and commercial uses surrounding. No residential properties about this project.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

No, this use is a good fit for the area and utilize property and existing facilities.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

No, surrounding property is commercial and not residential.

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

None are needed for this use.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Yes, curb cuts will remain the same off Opus Boulevard via ingress and egress easement.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

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

Name: Tim Peek

Date: 2/28/25

Address: 2710 Curry Road

Phone: 518 528 1601

Schenectady, NY

Zip: 12303

Tim Peek

2/28/25

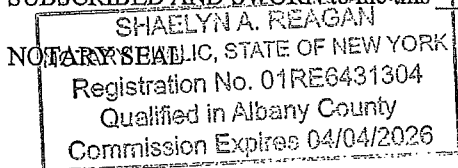
*#1 Signature of Owner #1

Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss: Schenectady
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 28th day of February, 2025.



[Signature]
Notary Signature

Notary Public in and for the State of New York
My appointment expires: 4/4/2026

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

Date

Notary
(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED


I, Tim Peek, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site Plan/Special Use Permit application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): Portion of 47.00-8-2.5

I hereby grant ABD Engineers & Surveyors, LLP & and/or their agent(s) to act on my behalf.
Companion Animal Medical Center

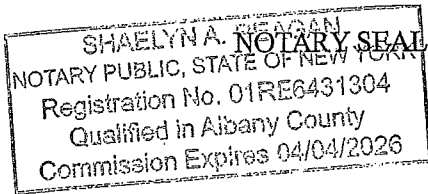
I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

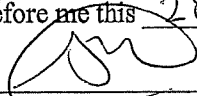
Signature (Authorized Representative): 

Date: 2/28/25

NOTARY

STATE OF NEW YORK) ss: Schenectady
COUNTY OF Schenectady
SUBSCRIBED AND SWORN to before me this 28th day of February, 2025




Notary Signature

Notary Public in and for the State of New York
Residing at: Schenectady, NY
My appointment expires: 4/4/2026

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

FEB 20 2025

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: Opus Boulevard				
Project Location (describe, and attach a location map): Opus Boulevard, Schenectady, NY 12306				
Brief Description of Proposed Action: Applicant is proposing to add car storage area on his property for Interstate Towing Company. Amerigas Propane Company also occupies the site and will remain.				
Name of Applicant or Sponsor: Tim Peek		Telephone: 518-528-1601 E-Mail: timpeekand@yahoo.com		
Address: 2710 Curry Road				
City/PO: Schenectady		State: NY	Zip Code: 12303	
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: Planning Board, Building Department			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.65± acres		
b. Total acreage to be physically disturbed?		_____ 0.0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.65± 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 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"/>
	NO	YES	
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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ _____	<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 type="checkbox"/>	<input checked="" 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:

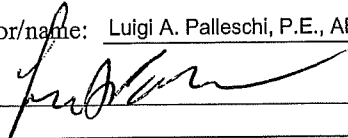
Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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 type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP Date: February 20, 2025

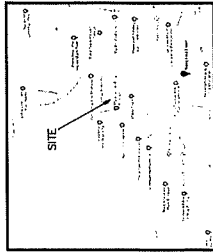
Signature:  Title: Professional Engineer

PRINT FORM

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri, China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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



SITE LOCATION MAP

GENERAL NOTES:

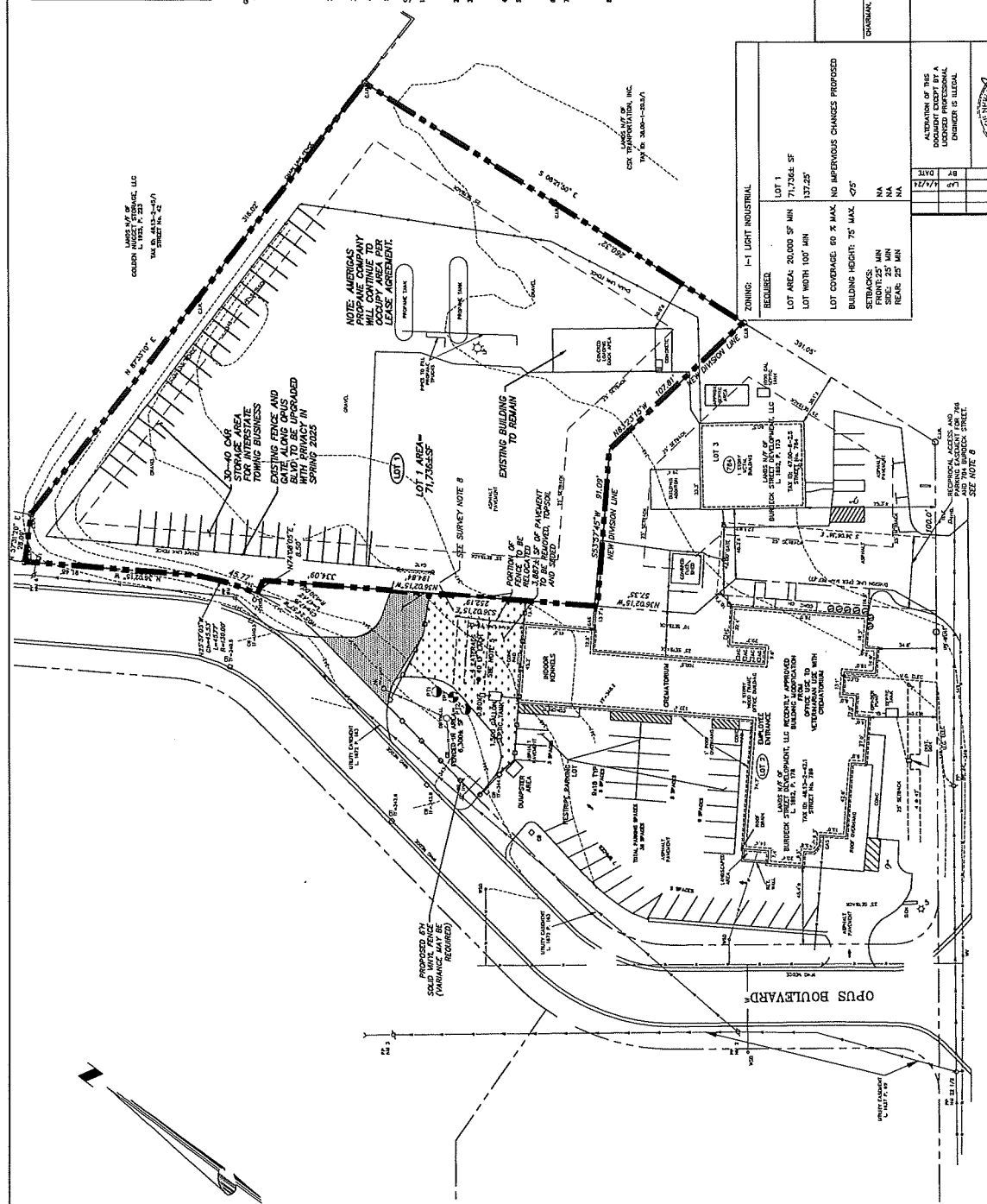
- THE PLANS SHOW SOME EXISTING STRUCTURES, ABOVE-GROUND UTILITIES, AND EXISTING DRIVEWAYS, WHICH ARE TO REMAIN. THE EXISTING DRIVEWAYS ARE TO BE MAINTAINED AND IMPROVED TO THE STANDARD OF A HIGHWAY. THE EXISTING DRIVEWAYS ARE TO BE MAINTAINED AND IMPROVED TO THE STANDARD OF A HIGHWAY. THE EXISTING DRIVEWAYS ARE TO BE MAINTAINED AND IMPROVED TO THE STANDARD OF A HIGHWAY.
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SURVEY NOTES:

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MAP REFERENCE:

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ZONING: I-1 LIGHT INDUSTRIAL

REQUIRED:

LOT 1	71,736.55 SF	NO IMPERVIOUS CHANGES PROPOSED
LOT 2	71,736.55 SF	
LOT WIDTH	100' MIN	
BUILDING HEIGHT	75' MAX.	
SETBACKS:		
FRONT: 25' MIN		
SIDE: 25' MIN		
REAR: 25' MIN		

NO.	DATE	REVISION
1	11/21/21	FOR COMMENTS



OWNER/APPLICANT:
TIM PEEK

BURDECK STREET - N.Y.S. ROUTE 337

SITE PLAN MODIFICATION
FOR
TIM PEEK
LOT 1 - OPUS BLVD

TOWN OF YONKERS
COUNTY OF WESTCHESTER
STATE OF NEW YORK
ABD ENGINEERS SURVEYORS
100 W. MARKET STREET, SUITE 100
YONKERS, NY 10591
914-937-3300
www.abdeng.com

DATE: MARCH 18, 2024
SCALE: 1" = 30'
SHEET: 21
OF: 1