

**Town of Rotterdam
Planning Commission
December 2, 2025**

Workshop (V. Dalton Bambury Hearing Room 2nd Floor) 7:00 pm

Waivers:

1. **A & A Sports, LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to operate indoor batting cages for baseball and softball into existing tenant space D-110, ±6,465 square foot from December 1, 2025 – January 31, 2027 in the ViaPort Rotterdam Mall.
2. **MBBWRLD, LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a digital media platform business into existing tenant space F-118, ±3,000 square foot from November 1, 2025 – May 31, 2026 in the ViaPort Rotterdam Mall.

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

Approval of the Summary of Minutes November 18, 2025

1. **Burdeck Street Ventures, LLC – 785 Burdeck Street & Princetown Road.** Conceptual Site Plan/Special Use Permit review to construct seventeen (17) ±12,000 square foot flex warehouse buildings and three (3) ±10,400 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: ABD Engineers & Surveyors, LLP.

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WAIVER OF SITE PLAN REVIEW

Date Reviewed: **December 2, 2025**

PC2025-W48

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: **A & A Sports, LLC**
 Attn: Beck & John Krutz

ADDRESS:

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

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

REQUEST: The applicant requests a Waiver of Site Plan review to operate indoor batting cages for baseball and softball in existing tenant space D-110, ±6,465 square foot from December 1, 2025 – January 31, 2027 in the ViaPort Rotterdam Mall.

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 Town of Rotterdam Building Safety Inspector and/or 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 December 2, 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

A & A Sports LLC

621

11/15/2025

Batting Cage/Tunnel

Business Proposal

November 15th, 2025

OVERVIEW

As parents of a child who has played baseball through little league, travel and school teams over the years, we have experienced the lack of local indoor space in the area for both children and adults to have access to practice hitting and pitching during off seasons without traveling out of town. The Rotterdam area has many youth, teens and adults who play baseball and softball. Our proposal is to provide indoor batting cages/nets that can be both used for pitching and hitting. Set up and equipment that will be provided can both accommodate both sports of baseball and softball from ages as young as 5 through adulthood. Space can be rented by individuals, small groups or teams/leagues.

LOCATION

The location of this facility will be in VIA Port Mall across from the food court. Please see attached Site Plan location of store front/leased space

EMPLOYEES

This business will be owned and operated by the LLC owners John Krutz and Becky Krutz

Hours of Operation

Initial hours of operation will consist of Monday through Friday from 4pm to 9pm. Saturday and Sunday Hours will be from 10am to 9 pm. Additional hours may be added during summer, school breaks and based on required needs of teams/leagues.

SAFETY

Safety equipment will be required inside the cages during operations. While batting is taking place helmets will be worn and during pitching a catcher will be required to wear full catchers gear. Bats will only be allowed to be swung inside of the cages. Cages will only be rented to a maximum of 4 people at a time. Our company will reserve the right to remove any individual that may be causing any safety concerns. All participants will be given a list of use rules and must sign/acknowledge their agreement to rules provided.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: **December 2, 2025**

PC2025-W47

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: **MBBWRLD, LLC**
 Attn: Maurice Tillman

ADDRESS: [Redacted]

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

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

REQUEST: The applicant requests a Waiver of Site Plan review to operate a digital media platform business into existing tenant space F-118, ±3,000 square foot from November 1, 2025 – May 31, 2026 in the ViaPort Rotterdam Mall.

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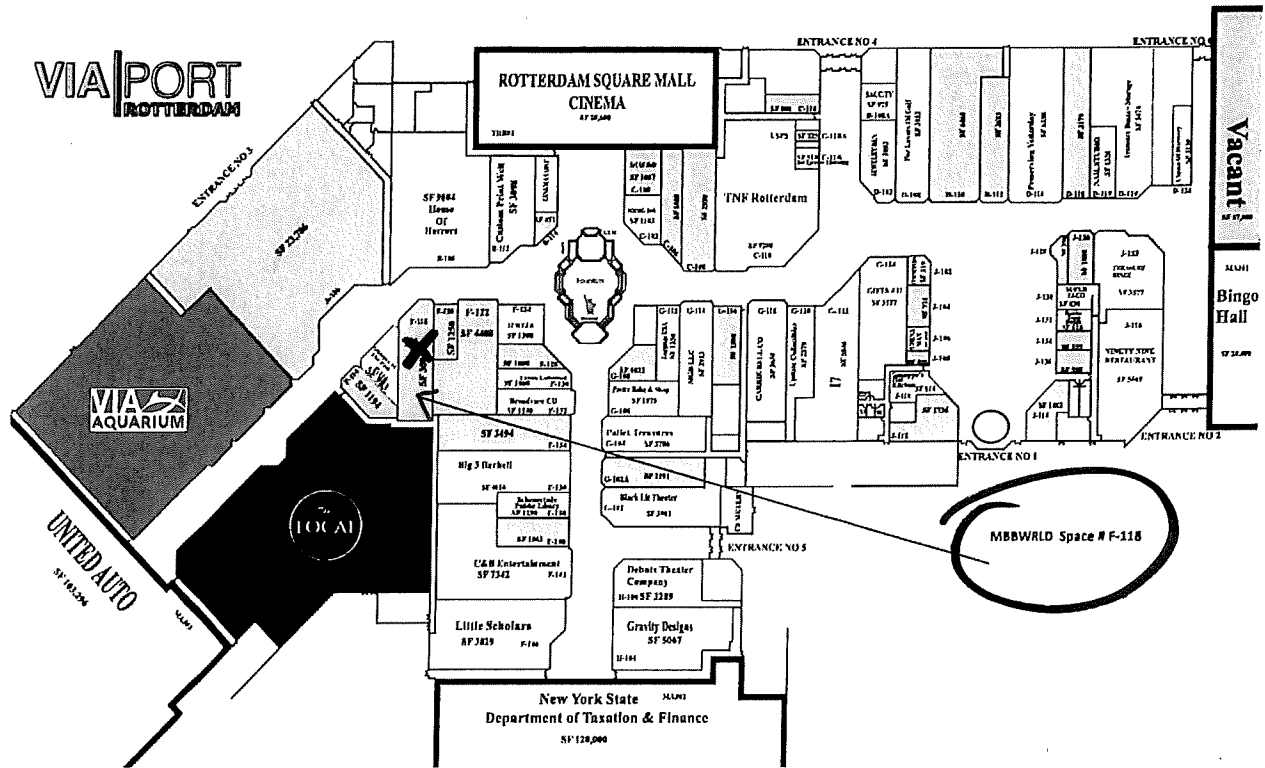
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Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

EXHIBIT A

Site Map



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

APPLICANT(S): Maurice Tillman / MBB WRLO LLC

ADDRESS: _____

DAYTIME TELEPHONE: [REDACTED] (FAX) _____

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

REQUEST: use of tenant space for MBBWRLO studio
and content creation facility

LICENSE AGREEMENT DATE: December 1st AREA: 3,000 sqft

TERM: FROM Dec 1st TO June 1st KIOSK OR TENANT SPACE #: F 101118

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 Maurice Tillman DATE Nov 18

* 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.

DPW Comments
December 2, 2025

1. **Burdeck Street Ventures, LLC – 785 Burdeck Street & Princetown Road.** Conceptual Site Plan/Special Use Permit review to construct seventeen (17) ±12,000 square foot flex warehouse buildings and three (3) ±10,400 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: ABD Engineers & Surveyors, LLP.

1. Project has been modified substantially and more than doubled in size. Proposed square footage of buildings has increased from nine (9) buildings and 108,000 square feet to twenty (20) buildings and 235,200 square feet. Lot coverage should be calculated and addressed. Building separation and snow storage may be problematic.
2. Provide a phasing plan.
3. Proposed multiple tenancy per building with unknown users makes parking allowance and utilities very difficult to review.
4. Proposed water supply should be looped throughout the site and from Burdeck and Princetown Roads.
5. Fire department access and hydrant locations should be addressed.
6. Proposed drywell system may not be adequate given the amount of impervious surfaces.
7. Access onto Princetown Road and Burdeck Street should be discussed. Turn lanes may be necessary given the proposed density. Traffic study will need to be amended to include additional warehouse space.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency only if applicant is not contemplating variances.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation – Audrey Burneson (Guy Tedesco & Chad Corbett)
Rotterdam Police Department
Metroplex Development Authority
Schenectady County IDA
Fire District #6

