

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

**Workshop (6:30 pm)**

1. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue** (Discussion)
2. **Little Scholars ViaPort Inc. – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to expand operation of day care center, Little Scholars ViaPort, Inc., into existing tenant space F-142, ±7,342 square foot from June 1, 2025 – June 1 2026 in the ViaPort Rotterdam Mall.
3. **Munchkinz Land LLC – 90 W. Campbell Road.** The applicant requests a Waiver of Site Plan to operate a child play center and cafe in existing ±3,000 square foot tenant space, former AT&T, on a ±2.6 acre parcel.
4. **Kids Adventure Daycare – 361 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a daycare center in ±4,324 square foot building, former Little Scholars, on a ±0.33-acre parcel.

**Agenda & Public Hearings (V. Dalton Bambury Hearing Room 2<sup>nd</sup> Floor) – 7:30 pm**

*Approval of the Summary of Minutes August 19, 2025*

1. **Thomas Feulner - 4866 Pattersonville-Rynex Corners Road.** Final Site Plan/Special Use Permit Public Hearing to operate a personal private stable with paddock, turn-out structures, and a newly constructed 4,800 square foot ancillary building with two (2) horse stalls on a ±60.0-acre parcel. Engineer: Empire Engineering, PLLC.
2. **BW Solar Holding, Inc. – Putnam Road.** Discussion on Site Plan/Special Use Permit to develop Two (2) 5-megawatt solar energy facilities on ±53 acres of property. Engineer: Fisher Associates.
3. **The BDC Group – 676 Mariaville Road.** Sketch Site Plan review to construct nine (9) flex warehouse buildings: two (2) ±7,500 square feet, five (5) ±10,000 square feet and two (2) ±12,000 square feet on ±16.19 acres of ±65.8-acre parcel. Engineer: Advanced Engineering & Surveying PLLC.
4. **CNZ, LLC (Contract Vendee) – Fort Hunter Road & Terminus of Valentine Drive.** Sketch Boundary Line Adjustment Subdivision to create three (3) lots from a total of ±2.04-acres. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.78-acres (proposed Single-Family Residence), and Lot #3 ±0.44-acres (proposed Single-Family Residence). Engineer: ABD Engineers LLC.
5. **Primax Properties, LLC (Contract Vendee) – 774-778 Duanesburg Road.** Concept/Sketch Site Plan review for the proposed construction of a ±21,930 square foot retail building on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.

**Workshop (2<sup>nd</sup> Floor Conference Room) – 6:30 pm**

**Waivers:**

1. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue** (Discussion)
2. **Little Scholars ViaPort Inc. – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to expand operation of day care center, Little Scholars ViaPort, Inc., into existing tenant space F-142, ±7,342 square foot from June 1, 2025 – June 1 2026 in the ViaPort Rotterdam Mall.
3. **Munchkinz Land LLC – 90 W. Campbell Road.** The applicant requests a Waiver of Site Plan to operate a child play center and cafe in existing ±3,000 square foot tenant space, former AT&T, on a ±2.6 acre parcel.
4. **Kids Adventure Daycare – 361 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a daycare center in ±4,324 square foot building, former Little Scholars, on a ±0.33-acre parcel.

**WAIVER OF SITE PLAN REVIEW**

**Date Reviewed:** September 2, 2025

**PC2025-W39**

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:** Little Scholars ViaPort, Inc.  
Attn: Rebecca Paludi

**ADDRESS:** Schenectady, NY 12306

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

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

**REQUEST:** The applicant requests a Waiver of Site Plan review to expand operation of day care center, Little Scholars ViaPort, Inc., into existing tenant space F-142, ±7,342 square foot from June 1, 2025 – June 1 2026 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.
5. Applicant shall obtain NYS Office of Family and Child Services licensing.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 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



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

RECEIVED  
AUG 25 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): Rebecca Paludi

ADDRESS: 93 W Campbell Rd

DAYTIME TELEPHONE: \_\_\_\_\_ (FAX) \_\_\_\_\_

PROJECT ADDRESS: 93 W. Campbell Road, Commerce 12306

REQUEST: addition to Little Scholars NoBrt Inc.

LICENSE AGREEMENT DATE: 6/1/25 AREA: F142 / NoBrt Hall

TERM: FROM 6/1/25 TO 6/1/28 KIOSK OR TENANT SPACE #: F142

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 Rebecca Paludi DATE 8/25/25

\* 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.

VIA|PORT  
ROTTERDAM



UNITED AUTO  
SF 103,296

LOCAL

ENTRANCE NO 3

ROTTERDAM SQUARE MALL  
CINEMA  
SF 25,000

TNF Rotterdam  
SF 2700  
C-110

ENTRANCE NO 4

Vacant  
SF 61,000

Home of Horrors  
SF 3804  
B-106

Big 3 Barbell  
SF 4616  
F-116

Big 3 Barbell  
SF 4616  
F-116

Black LA Theater  
SF 2081  
C-112

Black LA Theater  
SF 2081  
C-112

Black LA Theater  
SF 2081  
C-112

Bingo Hall  
SF 75,000

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Little Scholars  
SF 3023  
F-116

Debut Theater Company  
SF 3189  
N-104

Debut Theater Company  
SF 3189  
N-104

Debut Theater Company  
SF 3189  
N-104

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Debut Theater Company  
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N-104

Debut Theater Company  
SF 3189  
N-104

Grivity Design  
SF 5967  
N-104

Grivity Design  
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N-104

New York State  
Department of Taxation & Finance  
SF 110,000

New York State  
Department of Taxation & Finance  
SF 110,000

New York State  
Department of Taxation & Finance  
SF 110,000

New York State  
Department of Taxation & Finance  
SF 110,000

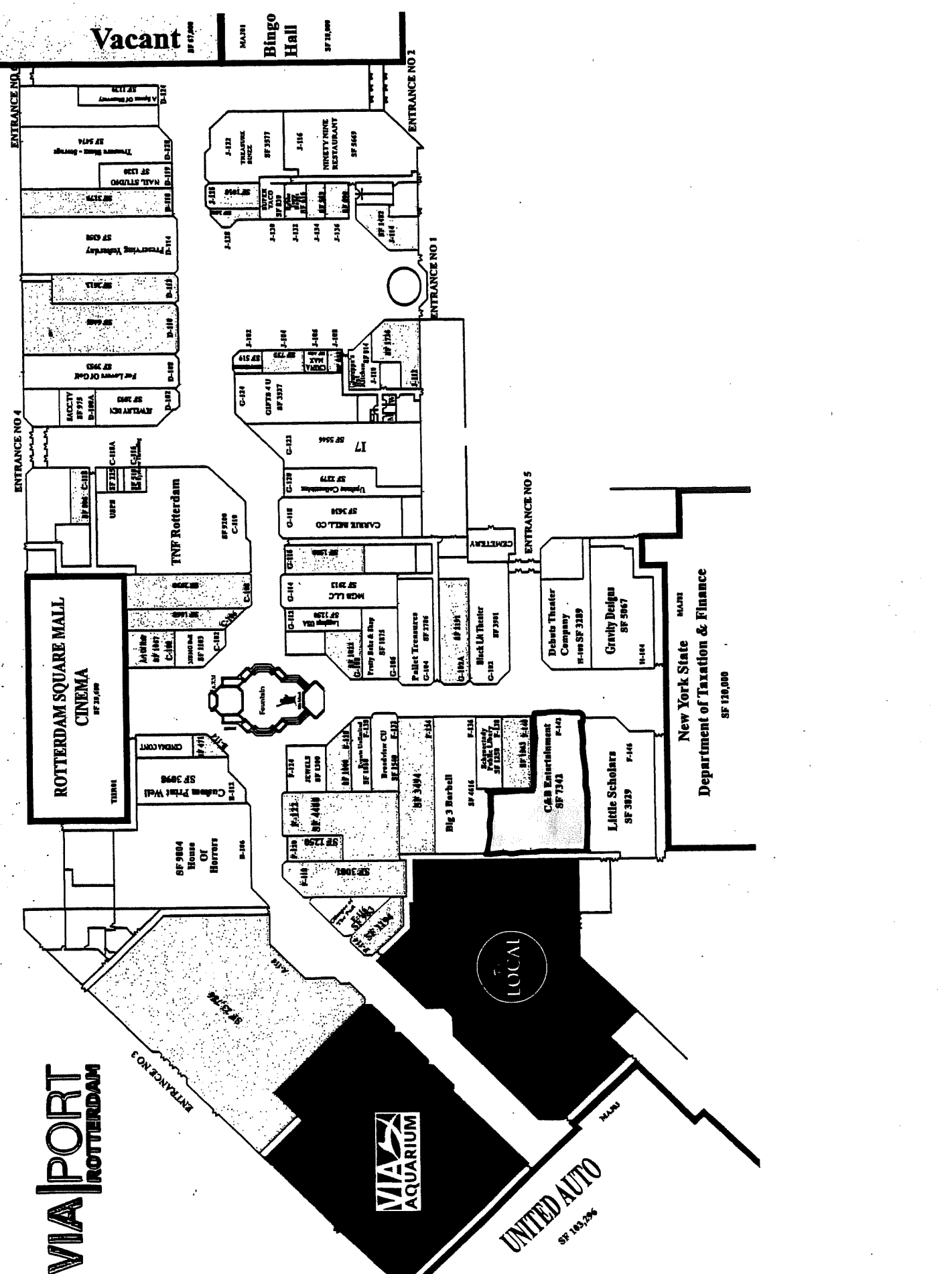
New York State  
Department of Taxation & Finance  
SF 110,000

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Department of Taxation & Finance  
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Department of Taxation & Finance  
SF 110,000

New York State  
Department of Taxation & Finance  
SF 110,000



**WAIVER OF SITE PLAN REVIEW**

**Date Reviewed:** September 2, 2025

**PC2025-W40**

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:** Munchkinz Land LLC  
Attn: Stephanie Dinovo & Alora Paddon

**ADDRESS:**

**PROJECT LOCATION:** 90 W. Campbell Road

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

**REQUEST:** The applicant requests a Waiver of Site Plan to operate a child play center and cafe in existing ±3,000 square foot tenant space, former AT&T, on a ±2.6 acre parcel.

**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 #7 for specifics.
5. Applicant shall obtain NYS Office of Family and Child Services licensing.
6. Applicant shall obtain Schenectady County Health Department approval.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 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.

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**Peter J. Comenzo**  
Senior Planner

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**Kimberly Ricker-Scannell, Chairman**  
Planning Commission



Town of Rotterdam  
Waiver of Site Plan Review Application  
90 W. Campbell Road  
90

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): Stefanie Drovo & Alora Padden

ADDRESS: \_\_\_\_\_ 12303

DAYTIME TELEPHONE: \_\_\_\_\_ (FAX) \_\_\_\_\_

PROJECT ADDRESS: <sup>90</sup> W. Campbell Road, Schenectady, NY 12306

REQUEST: Indoor play with home like toys, small vendor shop, &  
- Monckinaz Land LLC.

LICENSE AGREEMENT DATE: \_\_\_\_\_ AREA: \_\_\_\_\_

TERM: FROM August TO \_\_\_\_\_ KIOSK OR TENANT SPACE #: \_\_\_\_\_

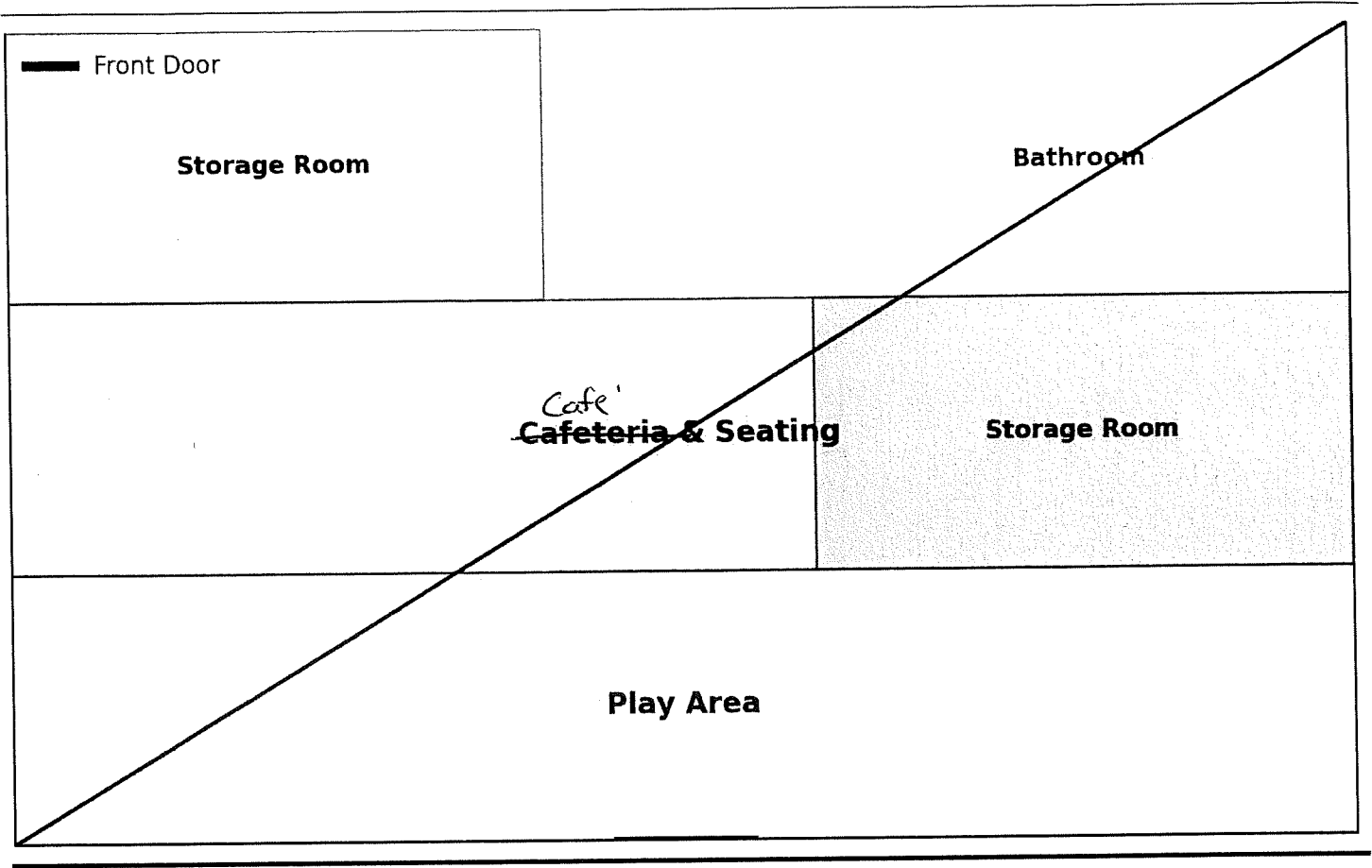
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

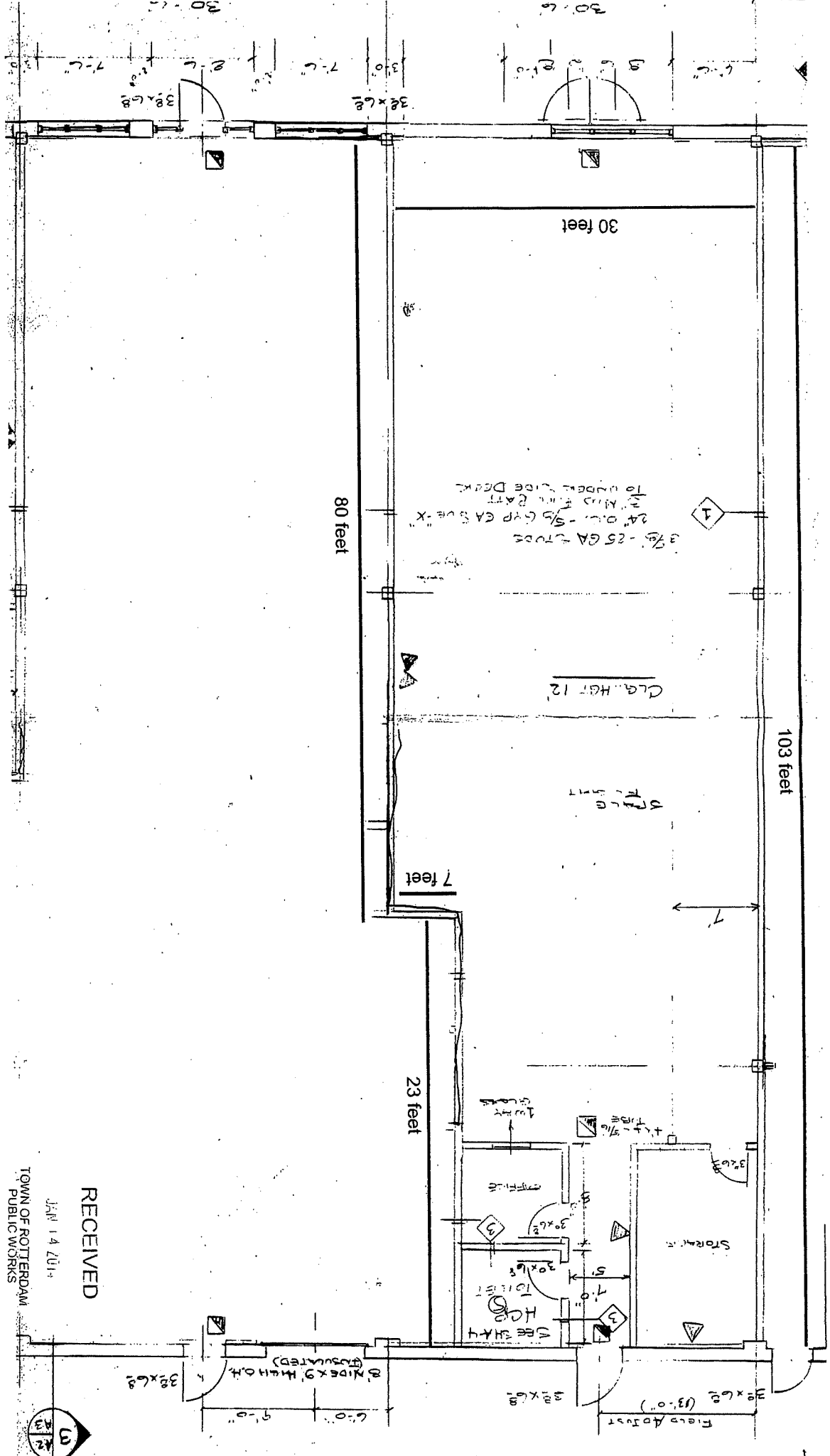
SIGNATURE OF APPLICANT [Signature] DATE 8/28/25

\* 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.

6-16-23





RECEIVED  
 JAN 14 2014  
 TOWN OF ROTTERDAM  
 PUBLIC WORKS



**WAIVER OF SITE PLAN REVIEW**

**Date Reviewed:** September 2, 2025

**PC2025-W40**

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:** Kid Adventures Daycare  
Attn: Nadaysha Bryant

**ADDRESS:**

**PROJECT LOCATION:** 361 Duanesburg Road

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

**REQUEST:** The applicant requests a Waiver of Site Plan review to operate a daycare center in ±4,324 square foot building, former Little Scholars, on a ±0.33 acre parcel.

**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 for specifics.
5. Owner/applicant shall stripe and sealcoat parking lot by October 31, 2025.
6. Owner applicant shall fix mansard roof by October 31, 2025.
7. Applicant shall obtain NYS Office of Family and Child Services licensing.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 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



AUG 28 2025

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

AUG 28 2025

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): Nadavsha Bryant, Kids Adventures

ADDRESS: 361 Duaneberry Rd

DAYTIME TELEPHONE: 510 - 231-1234 (FAX) 510 - 231-1234  
(Kids Adventures Daycare)

PROJECT ADDRESS: 361 Duaneberry Rd

REQUEST: \_\_\_\_\_

LICENSE AGREEMENT DATE: SEP 1, 2025 AREA: \_\_\_\_\_

TERM: FROM SEP 1, 2025 TO August 31 2029 KIOSK OR TENANT SPACE #: 3,000 SF

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 Nadavsha Bryant DATE Aug 28<sup>th</sup> 2025

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6-16-23

Infant Room 8 kids max  
2 yr old Room 10 kids max  
4 yrs odd Room 16 kids max  
3 yrs old Room 14 kids max

48 kids max

12 employes -

This building will be used for a Daycare  
Center -

name Kids Adventurers  
with a OCFS License.

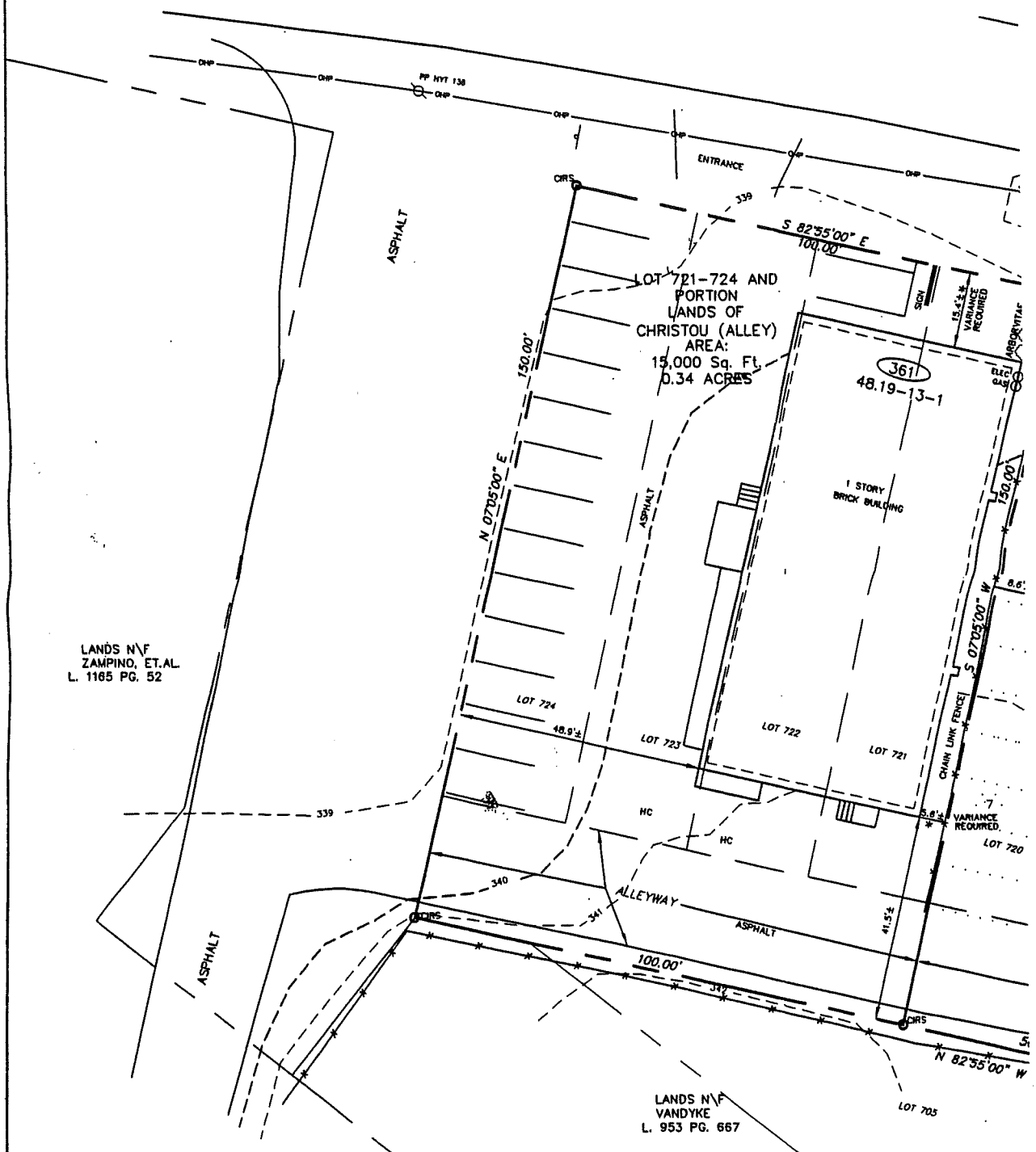
Nadaya Papp  
Kids Adventurers  
Daycare.

August 28<sup>th</sup>  
2025

PROJECT  
 DISTRICT  
 BUILDING DEPT.  
 PLUMBING DEPT.  
 ENGINEERING DEPT.  
 ASSESSOR  
 PLANNING  
 APPLICANT

CITY HEARING FIELD  
 ZONING HEARING FIELD  
 PLANNING HEARING FIELD  
 PUBLIC HEARING FIELD  
 PERMITS HEARING FIELD  
 PRELIMINARY HEARING FIELD  
 FINAL HEARING FIELD  
 FINAL HEARING FIELD  
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 FINAL HEARING FIELD

OLD LOT #	ADDRESS	TAX MAP #	AREA
710-720 & PART OF ALLEY	351,355,357 & 359	48.19-13-5,311 48.19-13-4 48.19-13-3 48.19-13-2	40,609 SF 0.93 ACRES
721-724 & PART OF ALLEY	361	48.19-13-1	15,000 SF 0.34 ACRES



**DPW Comments**  
**September 2, 2025**

1. **Thomas Feulner - 4866 Pattersonville-Rynex Corners Road.** Final Site Plan/Special Use Permit Public Hearing to operate a personal private stable with paddock, turn-out structures, and a newly constructed 4,800 square foot ancillary building with two (2) horse stalls on a ±60.0-acre parcel. Engineer: Empire Engineering, PLLC.

1. Final Fees Due:	Final Site Plan	\$350.00
	Special Use Permit	500.00
	<u>Advertising</u>	<u>39.05</u>
	Total	\$889.05

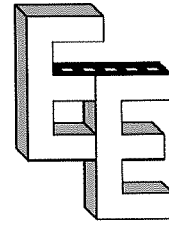
2. Add note to plan: “Ancillary building shall not be utilized for commercial purposes.”
3. An out of district contract for water service was approved by the Rotterdam Town Board on June 12, 2024 – Resolution #239.24 for the previous landowner. Water improvements have not been installed to date. Applicant will need to coordinate with the Town of Rotterdam water department prior to connection. Existing transmission tower are located in the vicinity of the proposed connection.

***DPW Comments from July 15, 2025***

1. It appears that the area proposed for development contains the potential for NYSDEC wetlands per the Environmental Resource Mapper (see attached). Consultation with NYSDEC must be initiated and presence of jurisdictional wetlands must be determined before proceeding.
2. Provide SHPO Consultation Letter.
3. Applicant should clearly describe proposed operations:
  - a) How many animal stalls are proposed in the new barn to be constructed?
  - b) Indoor arena?
  - c) Will the stable be open to the public for boarding and/or riding events?
  - d) Overnight RV Camping?
4. Show location of proposed manure disposal area.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on July 15, 2025. A draft Negative Declaration has been prepared by the Town Planner and is attached for your consideration.

# EMPIRE ENGINEERING, PLLC



August 25, 2025

Town of Rotterdam  
1100 Sunrise Boulevard  
Rotterdam, NY 12306

Attn: Planning Commission

## Project Narrative

The subject project is located at **4866 Pattersonville-Rynex Corners Road** and known by Tax Map ID 12.-3-15.1 within the Town of Rotterdam, NY. The owner is Thomas Feulner. The subject property is approximately 60.0± Acres and is currently vacant with an abandoned paddock and turn-out structures. The proposed project includes the rehabilitation of an overgrown riding stable and paddock for personal use. The owner also proposes to construct a 60' x 80' structure for ancillary use on the property.

The structure will be serviced by a municipal water lateral connection and an on-site individual sewage disposal system. The building will be accessed by the existing driveway into the site. The building will include two stalls for horse boarding, the paddock will be revived and the landscaping will be maintained.

The property is zoned Agricultural (A). The proposed use of a private stable is permitted by the Town of Rotterdam within the A zone, requiring site plan review and special use permit. The site is appropriate for this special use as it was previously a public riding club of higher intensity use.

If approved, the owner intends to continue beautification of the property and to construct the building this year.





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

**Date:** September 2, 2025

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:** Thomas Feulner  
4983 Pattersonville-Rynex Corners Road  
Pattersonville, NY 12137

**Location:** 4866 Pattersonville-Rynex Corners Road  
Pattersonville, NY 12137

**Tax Map Number(s):** #12.00-3-15.1

**Zoning:** Agriculture (A-1) Zoning District.

**Action:** Special Use Permit and Site Plan to operate a personal private stable with paddock, turn-out structures, and a newly constructed 4,800 square foot ancillary building with two horse stalls on a ±60.0-acre parcel.

**Reasons Supporting This Determination:**

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

This project was conducted as a SEQR uncoordinated 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 applicant has requested Special Use Permit and Site Plan to operate a personal private stable with paddock, turn-out structures, and a newly constructed 4,800 square foot ancillary building with two horse stalls on a ±60.0-acre parcel.

This is in an existing agricultural zoning district and the prior use was the Dusty Boot Riding Stable. The applicant is proposing improvements and to utilize the property for private stables and the construction on a single-family residence. The applicant has recently been granted permission to access municipal water with an out of district contract. The newly constructed ancillary building will be connected to municipal water and may contain an on-site wastewater disposal system.

**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 September 2, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXXXX, seconded by XXXXXXXXXX, and approved by the Rotterdam Planning Commission.

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Kimberly Ricker Scannell  
Planning Commission Chairman

# Short Environmental Assessment Form

## Part 1 - Project Information

RECEIVED

JUN 17 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

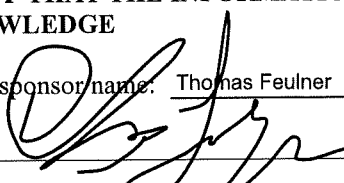
### Instructions for Completing

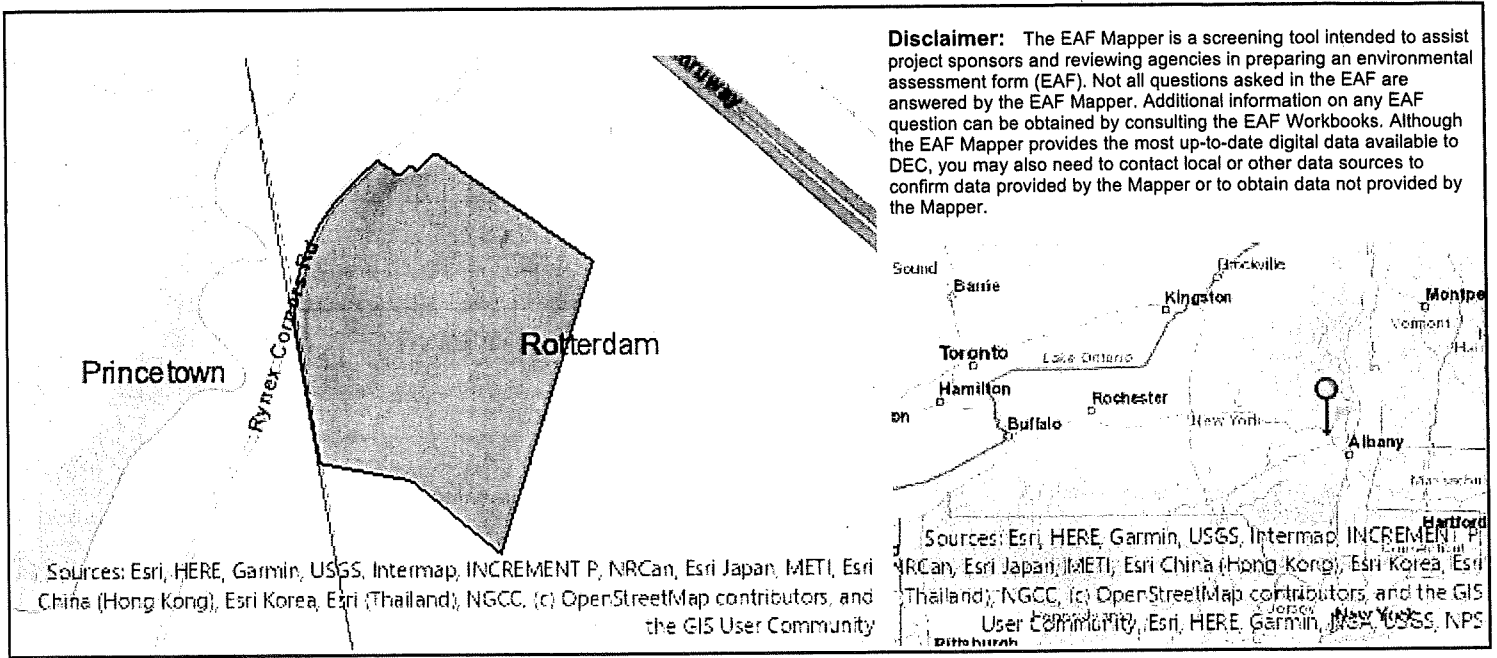
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lands of Feulner			
Project Location (describe, and attach a location map): 4866 Pattersonville-Rynex Corners Road			
Brief Description of Proposed Action: Revive old horse riding arena and construct an additional building with water service and on-site septic system.			
Name of Applicant or Sponsor: Thomas Feulner		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 4893 Pattersonville-Rynex Corners Road			
City/PO: Pattersonville		State: NY	Zip Code: 12137
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 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: Schenectady County DOH			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 60.0 acres	
b. Total acreage to be physically disturbed?		_____ 0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 60.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Solar Farm			
<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"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-site individual wastewater disposal system _____	NO <input checked="" type="checkbox"/>	YES <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?  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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that <b>would</b> 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: _____ Town of Rotterdam Landfill - Now capped and covered with solar panels	NO	YES
	<input type="checkbox"/>	<input checked="" 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Thomas Feulner</u>		Date: <u>6/16/25</u>
Signature: 	<u>Christopher Longo, PE</u>	Title: <u>Engineer for Applicant</u>



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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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

Project:	Feulner Rynex Horse Stable
Date:	September 2, 2025

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: Feulner Rynex Horse

Date: September 2, 2025

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Rotterdam Planning Commission

September 2, 2025

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

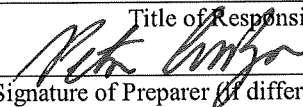
Kimberly Ricker Scannell

Chairman

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

  
\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**DPW Comments**  
**September 2, 2025**

2. **BW Solar Holding, Inc. – Putnam Road.** Discussion on Site Plan/Special Use Permit to develop Two (2) 5-megawatt solar energy facilities on ±53 acres of property. Engineer: Fisher Associates.
  1. Applicant has requested relief from several requirements of the newly adopted solar code. See memo dated August 15, 2025.
  2. Additional application materials have been submitted by Fisher Associates in support of the site plan.

*DPW Comments May 20, 2025*

1. This project is subject to the newly adopted solar code for the Town of Rotterdam.
2. Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer (TDE) to assist in the review of this application.
3. Extensive wetlands exist on-site. Coordination with both DEC and ACOE should be a priority as this environmental constraint could substantially alter the proposed layout.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on May 20, 2025. Project application has not been circulated as it has not been deemed complete.

**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 Thruway Authority  
New York State Energy Research and Development Authority (NYSERDA)  
United States Department of the Army, Corps of Engineers  
Rotterdam Police Department  
Fire District #6  
Schalmont School District  
Schenectady County Industrial Development Agency





Transportation  
Land Development  
Energy

August 4, 2025

Peter Comenzo  
Town of Rotterdam, Department of Public Works  
1100 Sunrise Blvd  
Rotterdam, NY 12306

**Re: Site Plan Review & Special Use Permit Application  
Schenectady 1 & 2 Solar Projects  
Town of Rotterdam, Schenectady County, New York**

RECEIVED

AUG 07 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

Dear Peter:

On behalf of BW Solar Holdings, Inc., attached please find twelve (12) copies of the following documents for the Department of Public Works review and submission to the Planning Commission for the proposed Schenectady 1 & 2 Solar Projects located south of Putnam Road in the Town of Rotterdam, Schenectady County, New York:

1. Viewshed Analysis
2. Visual Renderings
3. Tree Covertyping Map
4. USACE Memorandum
5. Glint & Glare Study
6. SWPPP (due to the number of pages, this document will be provided electronically only)
7. Revised Site Plans (dated 7/26/25)
8. Decommissioning Plan
9. Operations & Maintenance Plan
10. Emergency Operations Plan

Fisher's Certified Arborist has completed the field review of the limits of tree clearing for the proposed project. The property has historically been cleared every 10 to 15 years, most recently 10 years ago. This was confirmed during our field reconnaissance since the majority of the tree clearing area is thickly vegetated shrubland, with some isolated tree stands. There were approximately 7.17 acres of forests within the limits of tree clearing on the property. Please refer to the Tree cover type Map for additional information.

With this submission we would like to request to be formally placed on Planning Commission's agenda for their meeting on August 19, 2025.

Also, this project had been introduced to the Planning Commission during their May 20<sup>th</sup> meeting earlier this year with the submission of the Site Plan/SUP Application, Deeds, Site Plans, FEAF Part 1, Agricultural Data Statement, Agricultural MSG 1-4 Map and Electrical Diagram prior to that meeting.



If you have any questions or need additional information, please contact me at (518) 466-2356.  
Thank you for your review and consideration of this project.

Sincerely,

**FISHER ASSOCIATES, P.E., L.S., L.A., D.P.C.**

Jennifer M. Grawin, CPESC  
Senior Project Manager

Cc: Lisa Gallo, Town of Rotterdam DPW  
Hamza Khalil, BW Solar  
Daniel Huntington, BW Solar

RECEIVED

AUG 25 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

**August 15, 2025**

**Peter Comenzo**

Town of Rotterdam, Department of Public Works

1100 Sunrise Blvd

**RE:** Status and explanation for application items still not submitted

Hi Peter,

I am writing this letter to update you on the status of some of the items that have still not been submitted with the justifications and the variances we are requesting. The details are as follows:

**Items Still Not submitted:**

- **Wetlands Permit From Army Corps of Engineers (USACE)** – DEC has not taken jurisdiction over these wetlands and the negative Jurisdictional determination letter by DEC has been submitted to the Town. We have submitted the Jurisdictional Determination (JD) request to the USACE and expect the agency to take jurisdiction over the wetlands. The JD request was submitted to USACE on April 11, 2025, and the response will be forwarded to the Town as soon as it is received. BW Solar will file for a USACE permit for any wetland disturbance (if applicable) once we have the approved and finalized site plans from the Town of Rotterdam. The town approvals need to be completed before applying for the USACE permit since any changes to the site plan will require the process to start again with USACE. We are hoping for a conditional special use permit approval from the town, which we can submit to the USACE for permitting.
- **Road use agreement (RUA)** – BW Solar is requesting an approval of the Special Use Permit application conditional on the submittal and approval of the Road Use Agreement before start of construction. The RUA will be developed close to the start of construction so that the assessment of infrastructure and existing conditions is accurate. The RUA developed right now will not be able to do this effectively.

- **Inclusion of surveyed data of abutting properties** - Our engineering partner company Fisher Associates cannot access abutting properties to conduct and obtain survey data for principal and accessory buildings, roads, utilities, and private and public wells. Fisher will use publicly available data and ortho imagery to depict these items on the site plan where feasible.
- **Notice of mailing** - We will complete this and send the confirmation to the Town.
- **Noise study** – We will complete the Noise study and submit the results asap.

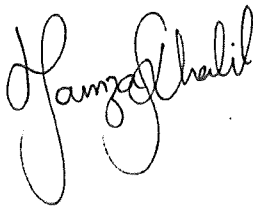
**Variations/Waivers requested:**

- **Building in wetlands (Solar law section 6.a.)** – Some of the project infrastructure is proposed within wetland areas. The wetlands BW Solar is proposing to build are on parcels with tax map ID: 47.-5-13.11 and 47.-5-13.2 (Schenectady 2 Project). These wetland areas have actively been cleared, and the parcels are used for activities like farming hay. Therefore, the impact on these wetlands from the solar project will be minimal. All use of the wetland areas will be in accordance with all applicable environmental regulations including USACE, and after obtaining all necessary permits.
- **Single landowner requirement (Solar law section 7.f.)** – The town law requires that each project must have a single landowner. BW Solar is requesting a variance from this requirement. There are multiple landowners for some of the participating parcels, and the projects need to have access and point of interconnection set up through parcels with different land owners.
- **Panels Shall not reflect More than 2% of incoming sunlight (Solar law section 7.d.)** – The range typically used as industry standard to define the premium panels is less than 5% reflection of light. This range is for higher end panels that are considered top of the line in this respect. Having less than 2% reflection as the requirement becomes excessively restrictive and may not provide any panel choices depending on supply chain issues and market availability concerns. This can cause delays in the construction process and in the timelines agreed to complete the different stages with the town during this permitting process. BW Solar is requesting a variance on this requirement and suggesting that the 2% limit be changed to 5% to allow for more EPC options while building.
- **Lot coverage (Solar Law Section 10.d.2.)** – BW Solar is seeking a variance to the lot coverage requirements for the projects. We are roughly covering 51% of the total lot area, with different project parcels having different percentages.

- **Tree cutting requirement (Solar Law Section 10.d.11.b.)** - We are applying for a variance to the tree cutting requirement. We have submitted material to the town to make the case for a variance/waiver.
- **500 ft setback from Highway:** BW Solar would like to request a variance from the 500 ft setback from the highway requirement if it's applicable.

Please let me know if you have any questions.

Thank you.

A handwritten signature in black ink, appearing to read "Hamza Khalil". The signature is written in a cursive style with a large initial "H" and "K".

**Hamza Khalil**

Project Developer

BW Solar

hamza.khalil@bwsolar.com

**DPW Comments**  
**September 2, 2025**

3. **The BDC Group – 676 Mariaville Road.** Sketch Site Plan review to construct nine (9) flex warehouse buildings: two (2) ±7,500 square feet, five (5) ±10,000 square feet and two (2) ±12,000 square feet on ±16.19 acres of ±65.8-acre parcel. Engineer: Advanced Engineering & Surveying PLLC.
1. The Rotterdam Town Board approved a Change of Zone on this portion of property on October 23, 2024 from Multi-Family Residential (R-3) to General Business (B-2).
  2. Applicant has not completed and closed out SWPPP for Stack-N-Stor storage facility located adjacent to this proposed project. Stormwater Management Area has not been completed and must be closed out. Contact Stormwater Official for details.
  3. Driveway onto Cimino Lane should be evaluated. Access point may be problematic for site distances.
  4. Soil tests will need to be performed and witnessed by Schenectady County Health, TDE, and DPW.
  5. Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer to assist in the review of this project.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on October 23, 2024.

**Involved/Interested Agencies:**

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation – Region #4

New York State Department of Transportation – Audrey Burneson (cc Guy Tedesco & Chad Corbett on notice)

Rotterdam Police Department

Rotterdam Planning Commission

Metroplex Development Authority

Fire District #6



## Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
11 Herbert Drive  
Latham, N.Y. 12110  
Phone: (518) 698-3772  
Email:ncostape@gmail.com

Nicholas Costa, PE

### Project Narrative Proposed Flex Warehouse

Town of Rotterdam, County of Schenectady  
June 2025

Site Address: 676 Mariaville Road  
Applicant: The BDC Group  
Contact: Cosmo Marfione  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Warehouses  
Zoning: B-2 General Business District (Rezoned)

RECEIVED

AUG 11 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

Area of Property Proposed for Development: 16.19± acres (Overall Property Area = 65.6+/-)

#### **Description of Existing Parcel**

The proposed portion of the overall parcel to be developed was recently rezoned and encompasses an approximate area of 16.19 acres and has frontage along Mariaville Road and also has additional frontage along Cimino Street. A driveway currently exists along Mariaville Road that provides access to the parcel. The subject parcel is bound by the Mariaville Road right-of-way and two residential homes on the south; an auto yard and vacant lands on the east; the Cimino Street right-of-way on the westerly side; and vacant lands on the north. The subject parcel is bisected by the Poentic Kill. Municipal water is available along Mariaville Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed to provide sanitary sewer service to the proposed development.

The applicant is proposing to develop the parcel with Flex Space Warehouse which have become very popular and are in high demand. The Flex Space Warehouse offer a variety of uses ranging from contactor's office and storage space to breweries and hobby space. It is this flexibility that makes these facilities very popular and in high demand.

#### **PROPOSED DEVELOPMENT**

The applicant proposes to develop the project site with approximately 89,000 square feet (SF) of building area that will be housed in a total of nine (9) buildings. These buildings will provide flexible warehouse space. Associated access and circulation roadways are shown on the Site Plan to be developed to support the proposed development.

The project site is located in the B-2 General Business District of the Town of Rotterdam and the applicant intends to comply and follow the requirements presented in the Town of Rotterdam Zoning Code for the development of the proposed project.

The parcel does contain NYSDEC & Army Corps of Engineers (ACOE) jurisdictional wetlands and those have been delineated and are shown on the Concept Site Plan. The proposed development will not impact the existing wetlands and will stay out of the 100 feet buffer that exists at the parcel.

### **Impact on Adjoining Property**

#### Noise

The proposed project will have minor noise impacts since it will be a Flex Warehouse facility that few people visit on regular basis and even during those site visits the tenant does not make any loud noises.

#### Visual

The proposed buildings will have exterior features that will blend into the existing environment. The proposed buildings will be commercial in appearance.

#### Drainage

The drainage from the site currently is managed on-site by the existing swales that traverse the site which collect the stormwater water runoff and discharge to the Poentic Kill. The site does have pervious soils which most likely result in very limited runoff from the subject parcel.

The project drawings show that the proposed development will utilize on-site stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Rotterdam Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. The project will be disturbing more than one-acre and a Stormwater Pollution Prevention Plan (SWPPP) will have to be prepared to show how the stormwater generated from the project will be mitigated.

### **Impact on Services**

#### Traffic

The proposed Flex Warehouse Facility, in accordance with the ITE Trip Generation Manual, 10<sup>th</sup> edition it is estimated that PM peak trip generation will be 0.17 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 16 trips. This amount of additional trips is minor and can be managed by the existing roadway corridors that serve the parcel.

#### Sanitary Sewer

The proposed development will generate wastewater flows from the proposed Flex Warehouses that will amount to approximately 1,350 Gallons per Day (GPD). The wastewater generated from the development will be tributary to an on-site subsurface wastewater treatment system.

#### Water

The proposed development will require a water supply equivalent to the Sanitary Sewer loading or 1,350 GPD.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the B-2 General Business District zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

proj.narrative.08.01.24; rev.06.30.25.docx



**DPW Comments**  
**September 2, 2025**

4. **CNZ, LLC (Contract Vendee) – Fort Hunter Road & Terminus of Valentine Drive.** Sketch Boundary Line Adjustment Subdivision to create three (3) lots from a total of ±2.04-acres. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.78-acres (proposed Single-Family Residence), and Lot #3 ±0.44-acres (proposed Single-Family Residence). Engineer: ABD Engineers LLC.
1. Application and SEQR forms need to be amended to include the lands N/F of Vagnier prior to processing.
  2. Extensive grading and tree clearing had been completed on this property. Updated existing and proposed contours. Finished floor elevations need to be provided to properly evaluate the proposed subdivision.
  3. Existing curb cut locations and existing improvements on Fort Hunter should be shown on subdivision map.
  4. A drywell needs to be added to the base of the shared driveway to address runoff.
  5. Easements/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.
  6. Easements to the Town of Rotterdam for snow storage shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.
  7. Add note to Plan: “Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map.”
  8. Add note to Plan: “Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only.”
  9. Add note to Plan: “Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map.”
  10. Add note to Plan and show shaded area: “Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive.”
  11. Pin and cap new lot corners prior to signature.

***DPW Comments from February 18, 2025***

1. The Town Board approved a Change of Zone from Agricultural (A-1) to Two-Family Residential (R-2) for this property on January 22, 2025.
2. Property was partially cleared and some limited grading work has occurred in 2024. Existing contour lines are no longer accurate.
3. Provide grading plan and proposed elevations for finished floor. Are basements proposed?
4. Terminus of Valentine Drive has only 60 feet of right of way, Town Code requires 100 feet. Highway Superintendent does not recommend two (2) additional driveways be added to the terminus of roadway. Variances will be required for a building lot(s) on Valentine Drive.
5. Perc and deep hole tests are required prior to advancing subdivision application.
6. Duplex will require site plan approval. Provide building elevation for proposed duplex. Are garages proposed? Detail proposed driveway dimensions.
7. A highway work permit will be required from Schenectady County and should be submitted now with copies provided to the Town.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on January 22, 2025.

**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  
Fire District #3 (Carman)



## Luigi Palleschi

---

**From:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Sent:** Thursday, May 29, 2025 11:37 AM  
**To:** Luigi Palleschi  
**Cc:** zvcnzllc@hotmail.com  
**Subject:** RE: Valentine Drive Variance

Luigi,  
Yes this is acceptable (Driveway entrance)  
Thank you

**Larry LaMora**  
**Highway Superintendant**  
**Town of Rotterdam, Highway Dept.**  
**54 Duanesburg Road**  
**Rotterdam, New York 12306**  
**(518) 355-7722 Ext. 403**  
**[llamora@rotterdamny.org](mailto:llamora@rotterdamny.org)**

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**From:** Luigi Palleschi <Luigi@abdeng.com>  
**Sent:** Thursday, May 29, 2025 9:07 AM  
**To:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Cc:** zvcnzllc@hotmail.com  
**Subject:** FW: Valentine Drive Variance

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Larry,

As discussed last week, attached is the revised plan shifting the driveway westerly 15'±. Please review and let me know if this is now acceptable.  
Please call me on my cell if you have any questions.

Thank you,  
Luigi Palleschi PE, *Partner*  
**ABD ENGINEERS & SURVEYORS, LLP**  
411 Union Street | Schenectady, NY 12305  
P: (518) 377-0315 | C: (518) 207-5322  
[www.abdeng.com](http://www.abdeng.com)

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JUN 2 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

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**From:** Larry Lamora <Superintendent-II@rotterdamny.org>  
**Sent:** Friday, March 14, 2025 1:48 PM  
**To:** Peter Comenzo <pcomenzo@rotterdamny.org>

Cc: Lisa Gallo <[lgallo@rotterdamny.org](mailto:lgallo@rotterdamny.org)>; Donna Levasseur <[dlevasseur@rotterdamny.org](mailto:dlevasseur@rotterdamny.org)>; Kimberly Ricker Scannell <[krscannell@rotterdamny.org](mailto:krscannell@rotterdamny.org)>  
Subject: RE: Valentine Drive Variance

Peter,  
AS to the variance on Valintine drive I just like to mention that there would be a problem with the end of roadway to accommodate two driveway entrances for the fact when the roadway is plowed in the winter time all the snow goes to end of roadway due to there is no cul-de-sac to allow for the plow trucks to circle back out . We at the highway department would allow one road cut permit for a driveway on the far left facing the property entrance .

**Larry LaMora**  
**Highway Superintendant**  
**Town of Rotterdam, Highway Dept.**  
**54 Duanesburg Road**  
**Rotterdam, New York 12306**  
**(518) 355-7722 Ext. 403**  
**[llamora@rotterdamny.org](mailto:llamora@rotterdamny.org)**

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**From:** Peter Comenzo <[pcomenzo@rotterdamny.org](mailto:pcomenzo@rotterdamny.org)>  
**Sent:** Thursday, March 13, 2025 4:19 PM  
**To:** Larry Lamora <[Superintendent-II@rotterdamny.org](mailto:Superintendent-II@rotterdamny.org)>  
**Cc:** Lisa Gallo <[lgallo@rotterdamny.org](mailto:lgallo@rotterdamny.org)>; Donna Levasseur <[dlevasseur@rotterdamny.org](mailto:dlevasseur@rotterdamny.org)>; Kimberly Ricker Scannell <[krscannell@rotterdamny.org](mailto:krscannell@rotterdamny.org)>  
**Subject:** Valentine Drive Variance

Larry:

Phil Eats is going to be stopping by. He is looking for written comments on the variance request.

Thanks  
Peter

*Peter Comenzo - Senior Planner*  
*Town of Rotterdam*  
*1100 Sunrise Boulevard*  
*Rotterdam, NY 12306*  
*Phone # 518-355-7575 Extension 338*  
*Fax # 518-355-2725*  
*e-mail: [pcomenzo@rotterdamny.org](mailto:pcomenzo@rotterdamny.org)*  
*town website: [www.rotterdamny.org](http://www.rotterdamny.org)*

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

**A B D**

**ENGINEERS**



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

DEDICATED  
RESPONSIVE  
PROFESSIONAL

August 22, 2025

Re: **Three Lot Subdivision  
Fort Hunter Road  
Project #5755A**

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

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AUG 25 2025

TOWN OF ROTTERDAM  
PUBLIC WORKS

Dear Peter,

As you know, the ZBA granted area variances on June 18, 2025 to allow adjustments to the lot frontage for Lot 2 and Lot 3 and rear set back of Lot 3. The conditions of the ZBA are also noted on the revised subdivision plan. In response to the DPW comments (*in italics*) of February 18, 2025, we respond as follows (**in bold**):

- The Town Board approved a Change of Zone form Agricultural (A-1) to Two-Family Residential (R-2) for this property on January 22, 2025.*  
**Noted.**
- Property was partially cleared and some limited grading work has occurred in 2024. Existing contour lines are no longer accurate.*  
**Contour lines will be updated at time of building permit. Without knowing the actual footprint of the home's customer choose, the grading plan will not be accurate.**
- Provide grading plan and proposed elevations for finished floor. Are basements proposed?*  
**Grades will be provided at time of building permit. Without knowing the actual footprint of the home's customer choose, the grading plan will not be accurate. Basements are proposed. Test pits determined no groundwater was present.**
- Terminus of Valentine Drive has only 60 feet of right of way, Town Code requires 100 feet. Highway Superintendent does not recommend two (2) additional driveways be added to the terminus of roadway. Variances will be required for a building lot(s) on Valentine Drive.*  
**Variances were granted by ZBA on June 18, 2025.**
- Perc and deep hole tests are required prior to advancing subdivision application.*  
**These were completed on July 23, 2025 and noted on the revised subdivision plan.**

6. Duplex will require site plan approval. Provide building elevation for proposed duplex. Are garages proposed? Detail proposed driveway dimensions.

**Elevations will be provided by the Applicant. Once received, we will do the grading plan and provide details prior to final approval.**

7. A highway work permit will be required from Schenectady County and should be submitted now with copies provided to the Town.

**A highway work permit will be requested as noted on the plan and once received, copies will be provided to the Town.**

Enclosed for continued review of the proposed three lot subdivision are Twelve (12) copies of the revised subdivision plans. Electronic copy has been emailed. Let us know if you require anything else prior to the meeting.

We would greatly appreciate being scheduled for the September 2025 meeting of the Planning Commission.

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

JJB:clv  
encl.  
cc: Ziggy Viscusi w/encl. (via email)  
5755A-082225

**DPW Comments**  
**September 2, 2025**

5. **Primax Properties, LLC (Contract Vendee) – 774-778 Duanesburg Road.** Concept/Sketch Site Plan review for the proposed construction of a ±21,930 square foot retail building on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.
1. Stormwater basin at entrance to facility in not ideal. Consideration should be given to moving the septic to the front of the site and stormwater to the rear. If not feasible due to elevation grades, the applicant should explore an alternate location for stormwater or consider subsurface stormwater management in the lot. This would have an additional benefit of not needing to clear the existing trees that assist in buffering for the neighbors.
  2. Project should evaluate and utilize the existing abandoned 6” waterline in the easement located on the east side of the property.
  3. Hydrants should be provided at both the front and back of the proposed building.
  4. Add design elements to discourage access by tractor trailers as this location is in close proximity to the interstate and may attract trucks looking to turnaround or for overnight parking accommodations.
  5. Planning Commission to discuss sidewalks that were part of the SEQR review process with the Town Board in approval of the Change of Zone.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on August 13, 2025.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning  
Schenectady County Department of Health  
New York State Department of Environmental Conservation – Region #4  
New York State Department of Transportation – Audrey Burneson (cc Guy Tedesco & Chad Corbett on notice)  
United States Department of Army, Corps of Engineers  
Metroplex Development Authority  
Fire District #6  
Schalmont School District

