

**Town of Rotterdam
Planning Commission
October 1, 2024**

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

1. **Mikel-Ann Farina – 3143 N. Thompson Street.** The applicant requests a Waiver of Site Plan review to install a 30' X 50' pre-fab building to store construction vehicles and equipment on an existing ±0.43-acre parcel.
2. **Carmine Petti & Frank Audino – 1725 Tower Street.** The applicant requests a Waiver of Site Plan review to convert two (2) first floor retail spaces into two (2) residential units on existing ±0.16-acre parcel.
3. **Nine Castles NY LLC – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan to operate a tattoo parlor in existing tenant space #3 on a ±0.17-acre parcel.
4. **141 W. Campbell Road Associates LLC – 141 W. Campbell Road.** The applicant requests a Waiver of Site Plan to construct a ±360 square foot addition on existing tenant space, former Charlew Builders for a ±1,697 square foot sub shop with ±448 square foot storage area on a ±3-acre parcel.
5. **Gary DiCocco – 1117 Floral Avenue & Floral Avenue.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±1,925 square feet of property from Floral Avenue (Tax Map No. 58.8-9-2) to 1117 Floral Avenue (Tax Map No. 58.8-9-3). Engineer: ABD Engineers.
6. **Luigi Palleschi & Mohonasen Central School District - 1019 Anothony Drive & 300 Warrior Path.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±0.19 acres from 300 Warrior Path (Tax Map No. 71.05-2-2.1) to 1019 Anthony Drive (Tax Map No. 59.18-1-29). Engineer: Hershberg & Hershberg.
7. **Pete Toborek – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan to utilize tenant space H-104, ±5,067 square feet for storage from October 1, 2024 to May 31, 2025 in ViaPort Rotterdam Mall.

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

Approval of the Summary of Minutes September 17, 2024

1. **Gorvin Sarju – Tower Avenue.** Final Site Plan review for the construction of a 2,000 square foot vehicle and equipment storage building on a 0.35-acre parcel. Engineer: Ingalls & Associates.
2. **GAA Property Holdings, LLC – 743 Gifford Church Road.** Final Two (2) Lot Subdivision Public Hearing: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.
3. **YWCA Northeastern NY – 80 W. Campbell Road.** Final Site Plan to convert former ±23,500 square foot Office Max to day care center with associated outdoor play area on a ±4.97-acre parcel. Engineer: ABD Engineers LLC.

DPW Comments
October 1, 2024

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

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- 7. Pete Toborek – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan to utilize tenant space H-104, ±5,067 square feet for storage from October 1, 2024 to May 31, 2025 in ViaPort Rotterdam Mall.

WAIVER OF SITE PLAN REVIEW

Date: October 1, 2024

PC2024-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: Mikel-ann Farina
ADDRESS: 3143 N. Thompson Street
Schenectady, NY 12306

PROJECT ADDRESS: 3143 N. Thompson Street

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to install a 30' X 50' pre-fab building to store construction vehicles and equipment on existing ±0.43 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 Compliance 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. Applicant received setback variances from the Rotterdam Zoning Board of Appeals on September 18, 2024.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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



RECEIVED

AUG 23 2024

Town of Rotterdam
Waiver of Site Plan Review Application

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

PRESENT OWNER(S): Mikell-ann Faring

APPLICANT(S)/LESSEE: _____

MAILING ADDRESS: 3143 W Thompson St

CITY: Schenectady STATE: N.Y. ZIP: 12308

DAYTIME TELEPHONE: 518 577 4445 EMAIL ADDRESS _____

PROJECT ADDRESS: 3143 W Thompson St

APPLICANT IDENTIFIED AS: Owner Lessee ___ Contract Vendee ___

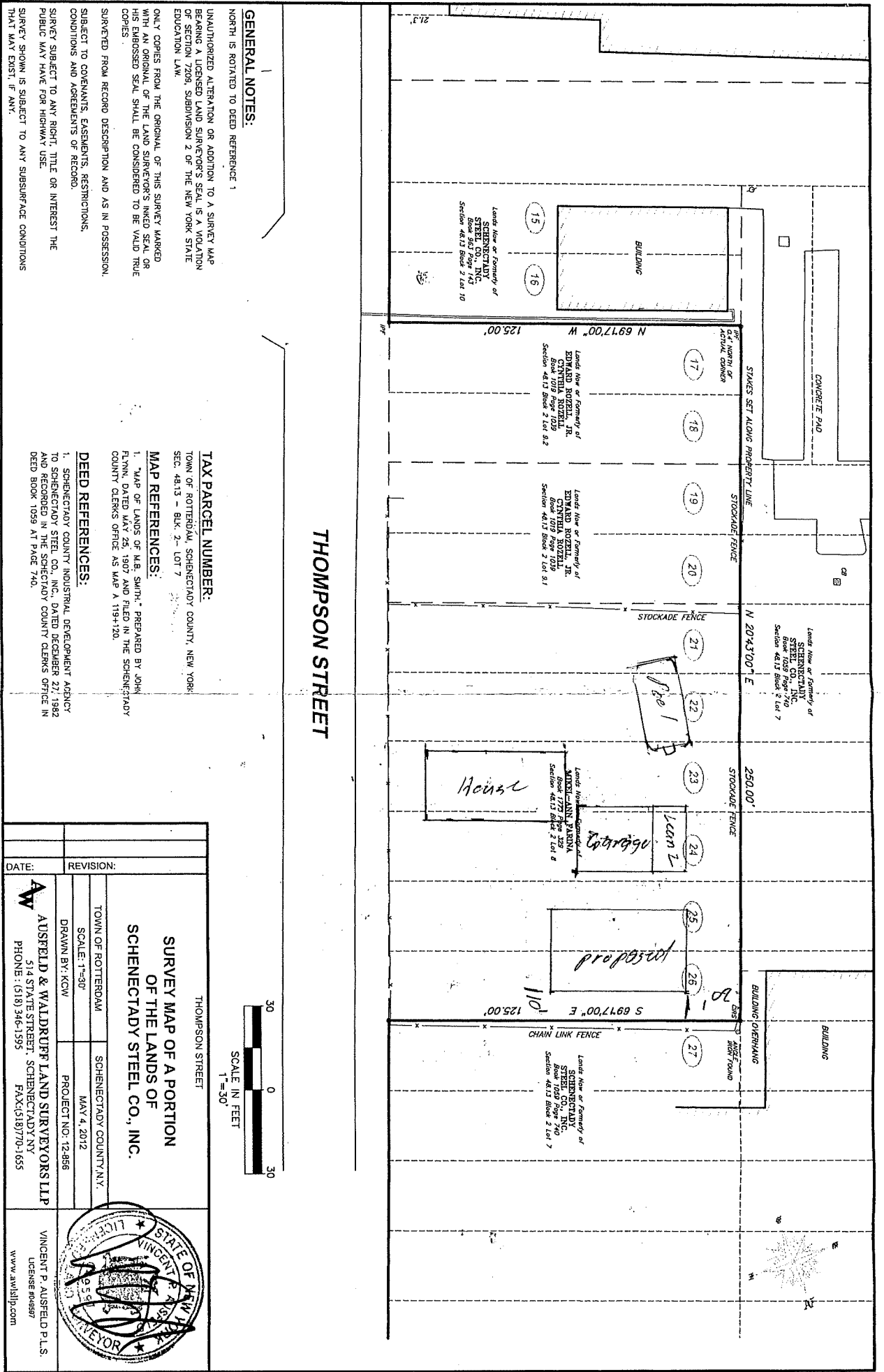
REQUEST: 30x50 cold storage pre fab metal building

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 Mikell-ann Faring DATE Aug 24, 2024

* 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.



THOMPSON STREET



GENERAL NOTES:
NORTH IS ROTATED TO DEED REFERENCE 1

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
PUBLIC SUBJECT TO ANY RIGHT TITLE OR INTEREST THE SURVEY MAY HAVE FOR HIGHWAY USE.
SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

TAX PARCEL NUMBER:

TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK
SEC. 48.13 - BLK. 2 - LOT 7

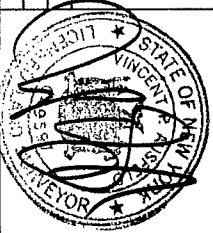
MAP REFERENCES:

1. "MAP OF LANDS OF M.B. SMITH," PREPARED BY JOHN FLYNN, DATED MAY 25, 1907 AND FILED IN THE SCHENECTADY COUNTY CLERKS OFFICE AS MAP A 119+120.

DEED REFERENCES:

1. SCHENECTADY COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO SCHENECTADY STEEL CO., INC., DATED DECEMBER 27, 1982 AND RECORDED IN THE SCHENECTADY COUNTY CLERKS OFFICE IN DEED BOOK 1059 AT PAGE 740.

THOMPSON STREET	
SURVEY MAP OF A PORTION OF THE LANDS OF SCHENECTADY STEEL CO., INC.	
TOWN OF ROTTERDAM	MAY 4, 2012
SCALE: 1"=30'	PROJECT NO.: 12-856
DRAWN BY: KCW	
AUSFELD & WAI DRUPF LAND SURVEYORS LLP	
514 STATE STREET, SCHENECTADY NY	
PHONE: (518) 546-1555 FAX: (518) 770-1655	
VINCENT P. AUSFELD P.L.S. LICENSE #040897 www.ausfeldp.com	



WAIVER OF SITE PLAN REVIEW

Date Reviewed: **October 1, 2024**

PC2024-W42

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: **Carmin Petti & Frank Audino**
ADDRESS: **524 Russell Road**
 Albany, NY 12203

PROJECT LOCATION: **1725 Tower Street**

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

REQUEST: The applicant requests a Waiver of Site Plan review to convert two (2) first floor retail spaces into two (2) residential units on existing ±0.16 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 to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
4. A water meter shall be installed with an outside reader. It shall read in gallons and not require a wand to read.
5. The Rotterdam Town Board approved a Change of Zone from General Business (B-2) to Multi-Family Residential (R-3) on September 11, 2024
6. The Rotterdam Zoning Board of Appeals approved a variance for lot area on September 18, 2024.
7. Variances for lot area, side yard width, rear yard depth, and parking were approved by the Zoning Board of Appeals on December 17, 2014.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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 30 2024



TOWN OF ROTTERDAM
PUBLIC WORKS

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

PRESENT OWNER(S): Carmine Petti and Frank Audino

APPLICANT(S)/LESSEE: _____

MAILING ADDRESS: 524 Russell Road

CITY: Albany STATE: NY ZIP: 12203

DAYTIME TELEPHONE: 518-365-2366 EMAIL ADDRESS: cpetti@eastcoasttile.com

PROJECT ADDRESS: 1725 Tower Street

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: To convert the first floor retail space into two residential units.

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 8-30/2024

* 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.

WAIVER OF SITE PLAN REVIEW

Date: October 1, 2024

PC2024-W45

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: Elizabeth Warden & Chris Neufville
ADDRESS: 26 Hembold Drive
Schenectady, NY 12303

PROJECT ADDRESS: 2557 Hamburg Street

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan to operate a tattoo parlor in existing tenant space #3 on a ±0.17 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 Compliance 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. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifics.
5. Applicant shall be in compliance with the New York State Department of Health rules and regulations.
6. The property is in Sewer District #7 and is connected to the municipal sewer system.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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

RECEIVED

SEP 17 2024

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

PRESENT OWNER(S): 2557 Hamburg St LLC

APPLICANT(S)/LESSEE: Elizabeth Warden & Chris Neufville

MAILING ADDRESS: 26 Hembold Drive

CITY: Rotterdam STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 516 724 3592 EMAIL ADDRESS admin@ninecastles.com

PROJECT ADDRESS: 2557 Hamburg Street, Rotterdam 12303

APPLICANT IDENTIFIED AS: Owner ___ Lessee Contract Vendee ___

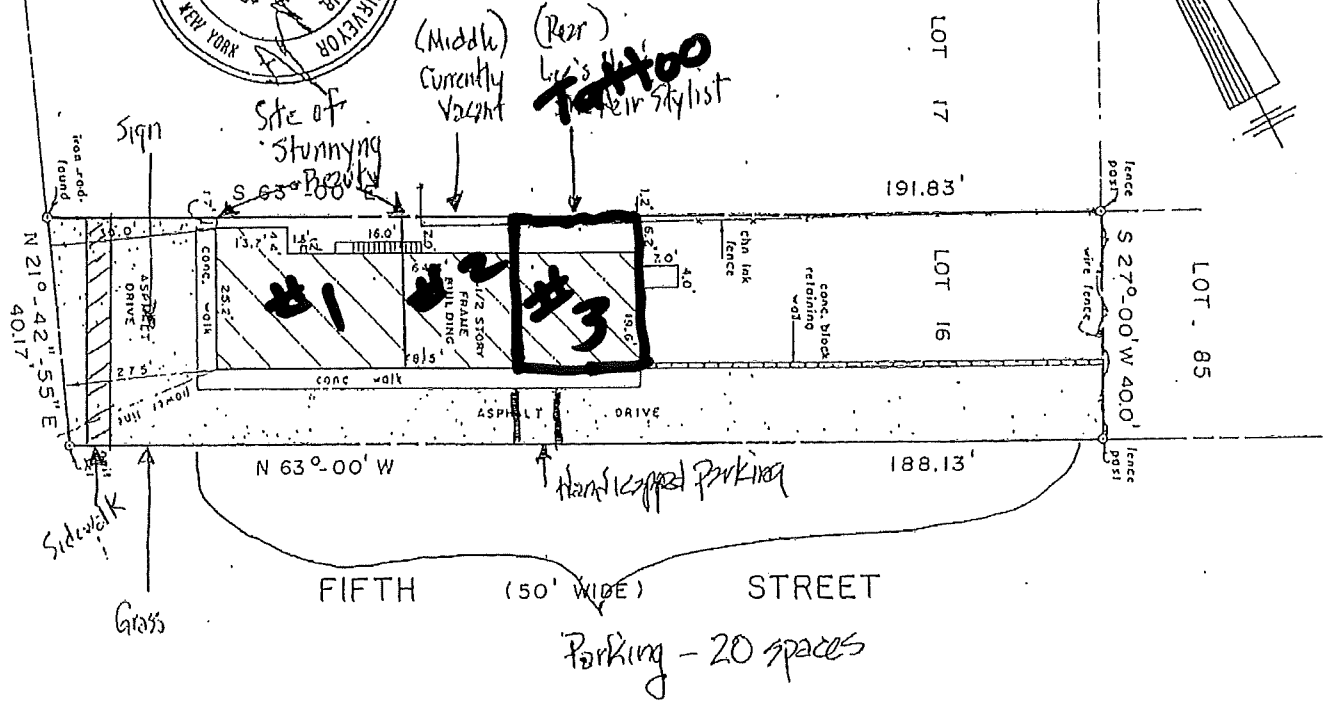
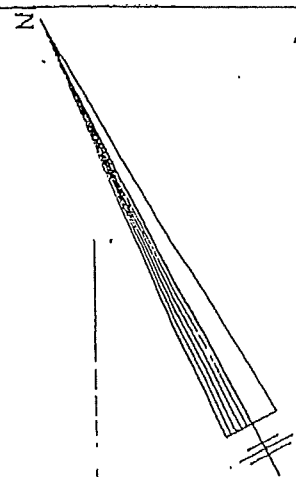
REQUEST: Certificate of Occupancy and ability to open a legal and safe Tattoo Shop. See Attached.

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.

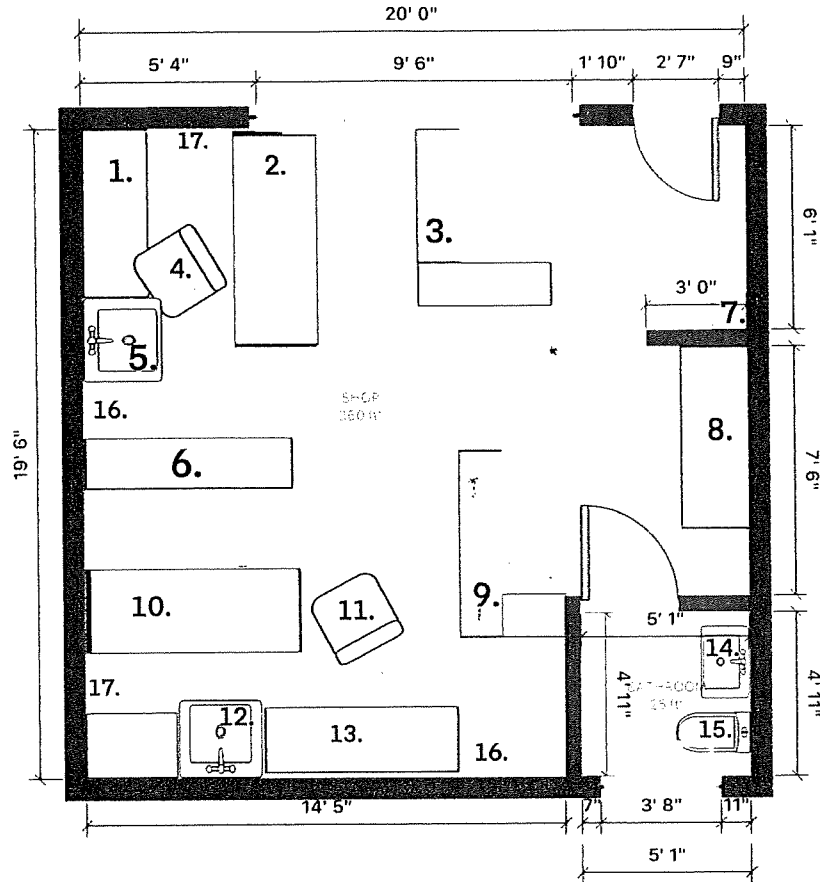
SIGNATURE OF APPLICANT [Signature] DATE 9/16/24

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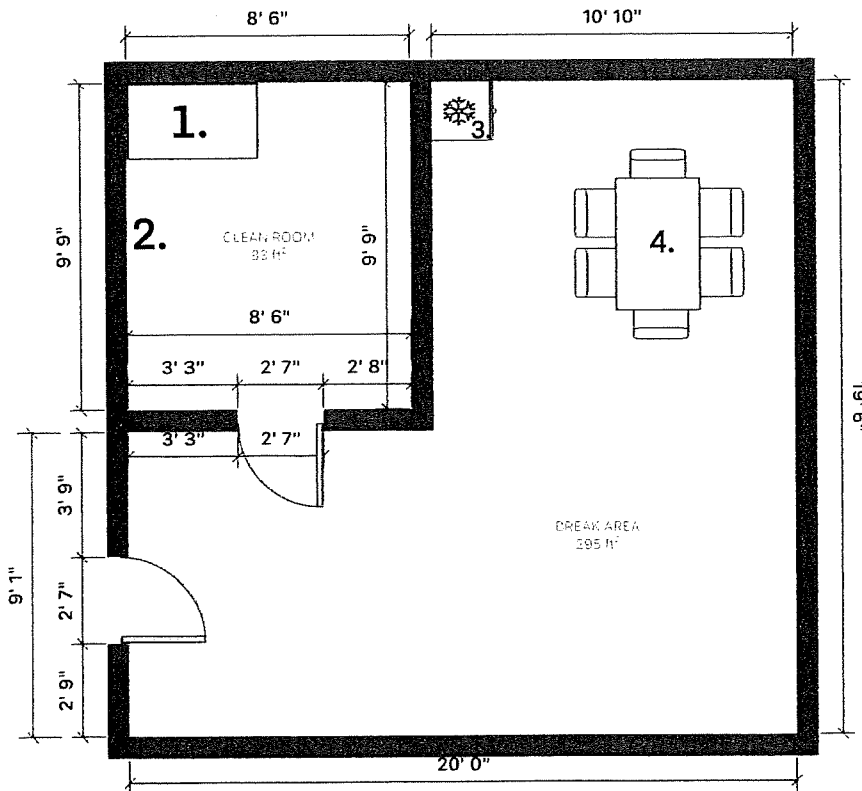


2557 Hamburg St
 Rear 1st Floor
 Liz (516) 724 3592



MAIN FLOOR

- 1. Artist counter/tool chest
- 2. Client bed/tattoo table
- 3. Counter/display
- 4. Artist chair
- 5. Hand sink
- 6. Counter/station divider
- 7. Water cooler
- 8. Waiting area seating
- 9. Counter/display
- 10. Client bed/tattoo table
- 11. Artist chair
- 12. Hand sink
- 13. Artist counter/ tool chest
- 14. Hand sink
- 15. Toilet
- 16. Trash bins
- 17. Sharps containers



SECOND FLOOR

- 1. Autoclave
- 2. Sink
- 3. Fridge
- 4. Break room table

RECEIVED

SEP 17 2024

TOWN OF ROTTERDAM
 PUBLIC WORKS

Town of Rotterdam Waiver of Site Plan Review

RE: 2557 Hamburg Street, Rotterdam 12303 'First Floor Rear'

Intent of Occupancy by Nine Castles NY LLC d/b/a Studio 9

It is our intent to have a tattoo studio in the above mentioned space. The studio will be in compliance with local health department regulations and host 2 Tattoo Artists who are both managing members of the business. Business hours will be based on Appointment only, operating between 10AM to 8PM daily. As this is a service based business, only 2 individuals will be serviced at a time, each client is permitted to have one guest. It is expected that there will be 2 to 6 people in the space at a time in total including managing members/artists. As we expect to be appointment based, this will reflect how many people can be expected to visit daily as a fluctuating number between 1 to 15 visitors in a day, 1 to 8 paying clients.

Thank you for your consideration on the matter. If you have any questions please don't hesitate to contact me via email or my cell listed below.

NINE CASTLES NY LLC
Submitted by Managing Member
Elizabeth Warden
Cell 516-724-3592
admin@ninecastles.com

RECEIVED
SEP 17 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

WAIVER OF SITE PLAN REVIEW

Date: October 1 2024 PC2024-W44

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: 141 Campbell Road Associates LLC
Attn: David Leon

ADDRESS: 141 W. Campbell Road
Schenectady, NY 12306

PROJECT ADDRESS: 141 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner Lessee Contractor

REQUEST: The applicant requests a Waiver of Site Plan to construct a ±360 square foot addition on existing tenant space, former Charlew Builders for a ±1,697 square foot sub shop with ±448 square foot storage area on a ±3 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 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. Applicant/tenant shall receive approvals from the NYS Department of Health prior to operation.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Schonowe Fire District #7 for specifics.
6. Owner/applicant shall install meter that reads in cubic feet (City water) with an outside reader that does not require a wand to read. Contact DPW with questions.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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

RECEIVED

SEP 17 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



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:

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2. Copy of Site Plan that identifies:
 - All structures on site.
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 - 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.
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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 . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): 141 Campbell Road Associates LLC

APPLICANT(S)/LESSEE: Dave Leon

MAILING ADDRESS: 141 W Campbell Rd

CITY: Schenectady STATE: NY ZIP: 12306

DAYTIME TELEPHONE: (518) 377-0000 EMAIL ADDRESS dleon@pfmanagementgroup.ca

PROJECT ADDRESS: 141 W Campbell Rd Schenectady, NY 12306

APPLICANT IDENTIFIED AS: Owner Lessee ___ Contract Vendee ___

REQUEST: Update to multi-tenant building to include a 360 sf addition to existing building.

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 9/16/2024

* 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.

WAIVER OF SUBDIVISION REVIEW

Date: October 1, 2024

PC2024-SW5

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT: Gary DiCocco
333 Chism Street
Schenectady, NY 12304

PROJECT ADDRESS: Floral Avenue & 1117 Floral Avenue

APPLICANT IDENTIFIED AS: Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Subdivision to Boundary Line Adjust $\pm 1,925$ square feet of property from Floral Avenue (Tax Map No. 58.8-9-2) to 1117 Floral Avenue (Tax Map No. 58.8-9-3). Engineer: ABD Engineers.

Action Taken by Commission:

In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.
5. Applicant received variances for lot size, side yard width and front yard depth from the Rotterdam Zoning Board of Appeals on September 18, 2024 and shall be noted on the mylar(s).
6. The single-family residence proposed to be located on 1119 Floral Avenue (Tax Parcel #58.8-9-2) shall be constructed without a basement.
7. Prior to Chairman's signature, pin and cap new lot corners.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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 Subdivision.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

RECEIVED
JUL 11 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the boundary lines of said parcels:

Tax Map Number(s) #1 58.8-9-2 #2 58.8-9-3
these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Gary DiCocco

Mailing Address: 333 Chism Street, Schenectady, NY 12304

Phone Number(s) and e-mail 518-858-7325

#2 Property Owner's Name: Same

Mailing Address: _____

Phone Number(s) and e-mail _____

Contractor's/Agent/Representative's Name (if Applicable) Joseph J. Bianchine, P.E., ABD Engineers & Surveyors, LLP

Address: 411 Union Street, Schenectady, NY 12305

Phone Number(s) and e-mail 518-377-0315 Joe@abdeng.com

q

Parcel Size(s) (acreage or sq. ft): #1: 6,875± SF (proposed) #2: 6,250± SF (proposed)

Location of Property(s) (911 address) #1: 1117 Floral Avenue

#2: 1119 (proposed) Floral Avenue

Zone Classification & Lot Size: #1: R-1 6,875± SF (proposed) #2 R-1 6,250± SF (proposed)

If parcel(s) is in multiple zones, indicate all zones.

Are the lots presently conforming lots? YES NO

IF NO, What lot(s) are not conforming: Neither lot is conforming

Proposed lot size(s): #1: 6,875± SF #2 6,250± SF

Will the boundary line adjustment leave all proposed lots conforming? YES NO

IF NO, What lot(s) will not be conforming: Both

Current use of property: (What is present on this parcel today) list all structures:

#1: 1.5 Story Single Family Home

#2: Vacant

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)

Adjust lot lines and build a house on Lot 2


Are additional documents presented as part of this application? YES NO

* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

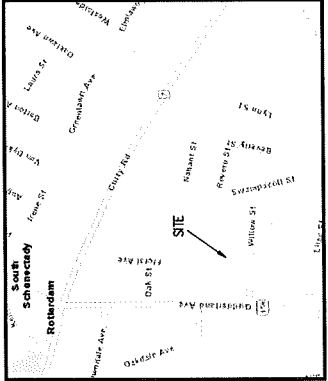
Additional data on proposed boundary line adjustment. _____

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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 PROPERTY OWNER PARCEL #1  DATE _____

SIGNATURE OF PROPERTY OWNER PARCEL #2 N/A DATE _____



SITE LOCATION MAP
N.T.S.

SURVEY NOTES:

- BOUNDARY EVIDENCE AND PLANNING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OF THE TOWN OF ROTTERDAM, NY AND SURVEYORS UP ON APRIL 2, 2024 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
- TAX MAP DESIGNATOR: 58-9-2 & 58-9-3
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE TO THE SURVEYOR AND ARE NOT GUARANTEED TO BE ACCURATE. ANY UNDETECTED UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. FIELD VERIFICATION BY EXCAVATION UTILITIES SHOWN DO NOT WARRANT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- NORTH ORIENTATION BASED ON DEED L2096, P.64.

TOWN OF ROTTERDAM

LOT LINE ADJUSTMENT PLAN
LANDS N/F OF
GARY DICOCO
STREET No. 117 FLORAL AVENUE

STATE OF NEW YORK
COUNTY OF SCHENECTADY
TOWN OF ROTTERDAM

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

DATE: JUNE 26, 2024
SCALE: 1" = 20'
DWG. 4719F-LLA
SHEET OF 1

WILLOW STREET
ASPHALT PAVEMENT

FLORAL AVENUE
ASPHALT PAVEMENT

ZONING DATA:

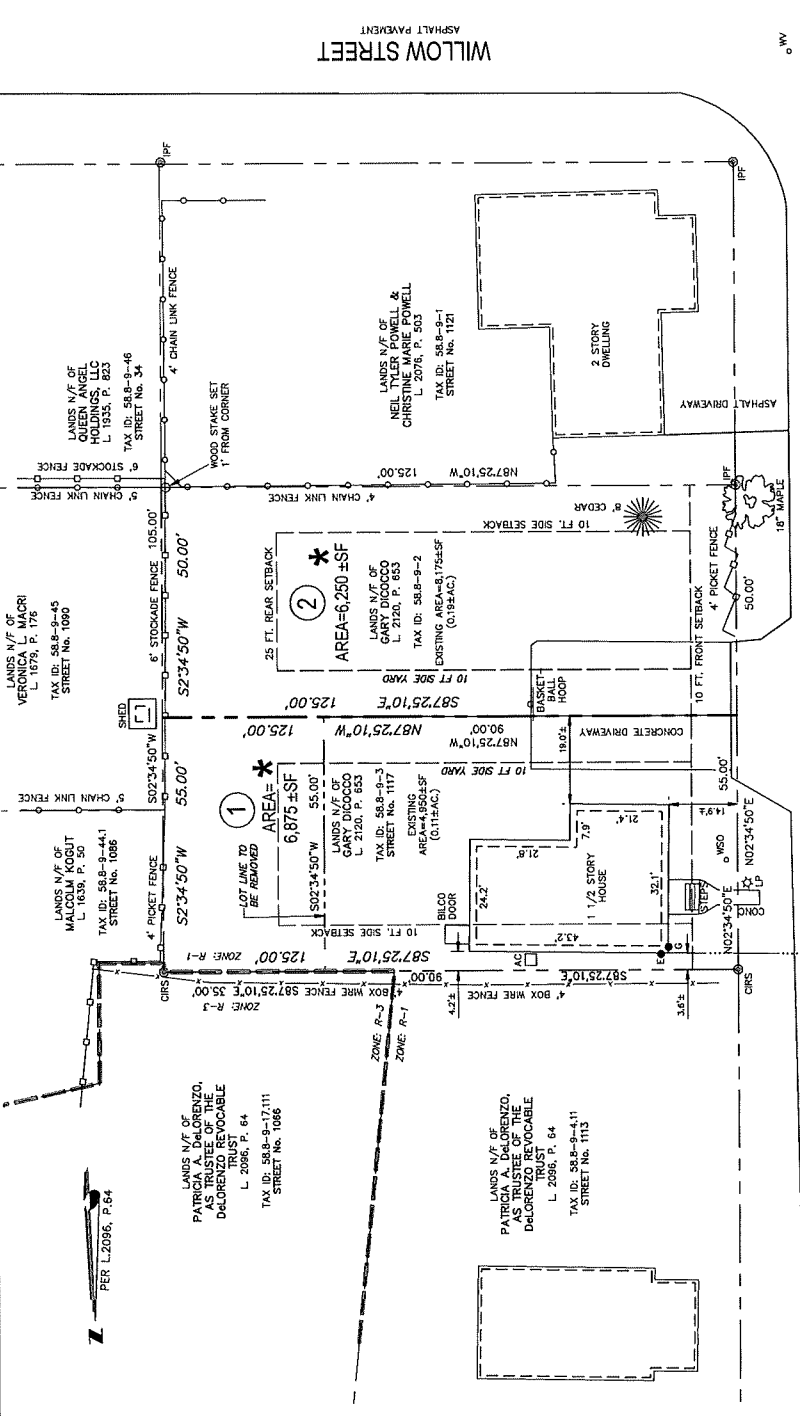
DISTRICT: R-1 ONE FAMILY RESIDENTIAL

- MIN. LOT AREA: 15,000 SF*
- MIN. LOT WIDTH: 100 FT
- MIN. FRONT: 25 FT (OR A DEPTH OF NOT LESS THAN 1/3 THE TOTAL SETBACK DEPTH OF THE DWELLINGS ON PROPERTIES WITH MORE THAN ONE DWELLING ON BOTH OF SUCH PARCELS)
- MIN. REAR: 10 FT
- MIN. SIDE: 10 FT
- MIN. REAR: 25 FT
- MAX. BUILD. HEIGHT: 40 FT
- MAX. LOT COVERAGE: 65%

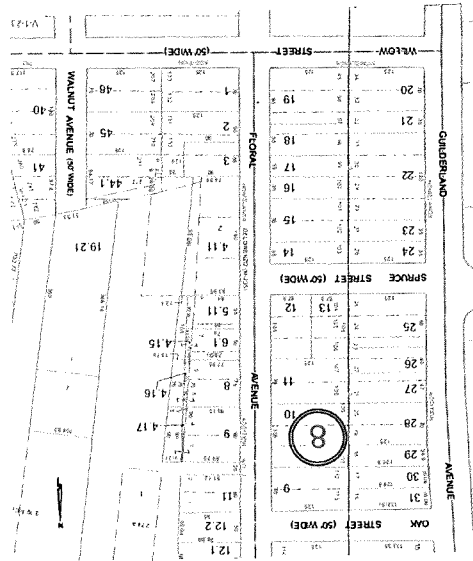
UNLAWFUL ALTERATION OR ADDITION TO THE EXISTING STRUCTURE OR STRUCTURES ON THIS PARCEL HAS NOT BEEN RECORDED AND THIS SURVEYOR HAS NOT RECORDED THE LAND SURVEYOR'S REPORT AND PLANS. ANY SUCH ALTERATION OR ADDITION SHALL BE AT THE RISK OF THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED THEREBY. ADDITIONAL PAGES LISTED. FEDERAL, STATE, AND LOCAL REGULATIONS APPLY. MEASUREMENTS SHOWN NOT LISTED HEREON.

NO.	REVISION	BY	DATE

ROBERT D. DAVENPORT, P.L.S.
N.Y.S. LICENSE NO. 3109



* - IMPROVES VARIANCE REQUESTED



VICINITY MAP SCALE: 1" = 150'



WAIVER OF SUBDIVISION REVIEW

Date: October 1, 2024

PC2024-SW9

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT: Luigi Palleschi
1019 Anthony Drive
Schenectady, NY 12303

Mohonasen Central School District
300 Warrior Path
Schenectady, NY 12303

PROJECT ADDRESS: 1019 Anthony Drive & 300 Warrior Path

APPLICANT IDENTIFIED AS: Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Subdivision to Boundary Line Adjust ± 0.19 acres from 300 Warrior Path (Tax Map No. 71.05-2-2.1) to 1019 Anthony Drive (Tax Map No. 59.18-1-29). Engineer: Hershberg & Hershberg.

Action Taken by Commission:

In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 1, 2024 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 Subdivision.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



RECEIVED

SEP 23 2024

**TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION**

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the boundary lines of said parcels:

Tax Map Number(s) #1 59.18-1-29 #2 71.05-2-2.1

these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Luigi A. Palleschi

Mailing Address: 1019 St. Anthony Drive, Schenectady, NY 12303

Phone Number(s) and e-mail 518-280-0926

#2 Property Owner's Name: Mohonasen Central School District (CSD) Rotterdam

Mailing Address: 2072 Curry Road, Schenectady, NY 12303

Phone Number(s) and e-mail 518-356-8200

Contractor's/Agent/Representative's Name (if Applicable) Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Address: 411 Union Street, Schenectady, NY 12305

Phone Number(s) and e-mail 518-377-0315 luigi@abdeng.com

q

Parcel Size(s) (acreage or sq. ft): #1: 0.25± AC #2: 10.6± AC

Location of Property(s) (911 address) #1: 1019 St. Anthony Drive, Schenectady, NY 12303

#2: 2072 Curry Road, Schenectady, NY 12303

Zone Classification & Lot Size: #1: R-1; 0.25± AC #2 R-1; 10.6± AC

If parcel(s) is in multiple zones, indicate all zones.

Are the lots presently conforming lots? YES NO

IF NO, What lot(s) are not conforming: _____

Proposed lot size(s): #1: 0.44± AC #2 10.4± AC

Will the boundary line adjustment leave all proposed lots conforming? YES NO

IF NO, What lot(s) will not be conforming: _____

Current use of property: (What is present on this parcel today) list all structures:

#1: Single family residential

#2: School bus garage facility

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)

Merge parcels for 1019 Anthony Drive. No change in use for either property.

Are additional documents presented as part of this application? YES NO

* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

Additional data on proposed boundary line adjustment. N/A

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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 PROPERTY OWNER PARCEL #1 [Signature] DATE 9/23/2024

SIGNATURE OF PROPERTY OWNER PARCEL #2 [Signature] DATE 9/13/2024

WAIVER OF SITE PLAN REVIEW

Date: **October 1, 2024**

PC2024-W45

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: **Peter Toborek**
ADDRESS: **102 Indian Hill Road**
 Fura Bush, NY 12067

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 to utilize tenant space H-104, ±5,067 square feet for storage from October 1, 2024 to May 31, 2025 in 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 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 October 1, 2024 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. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Pete Taborek

ADDRESS: 102 Indian Hill Rd. Fenwick Bush, NY 12067

DAYTIME TELEPHONE: 970-309-8696 (FAX) _____

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

REQUEST: Storage space.

LICENSE AGREEMENT DATE: 9/18/24 AREA: 5067 sf.

TERM: FROM 10/1/24 TO 5/31/25 KIOSK OR TENANT SPACE #: H-104

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 9/27/2024

* 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.

Waiver Narrative
Unit H-104, VIA Rotterdam
93 W Campbell Rd, Schenectady NY 12306

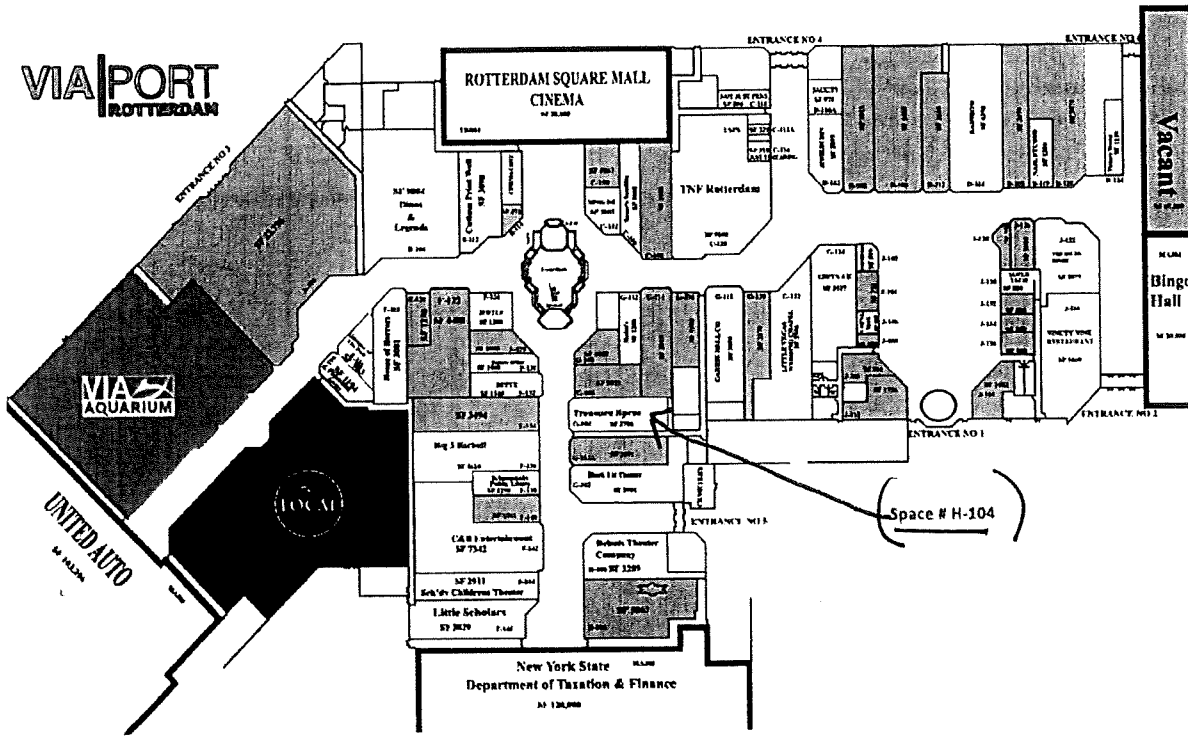
Unit H-104 will be used for storage of wardrobe, sets, props, and photography gear. It will not be a retail space and not open to the public. It will be occasionally occupied for sorting, cleaning, staging, and styling and will not have regular business hours.

Employees: 0

Hours of Operation: None

EXHIBIT A

Site Map



**DPW Comments
October 1, 2024**

1. **Gorvin Sarju – Tower Avenue.** Final Site Plan review for the construction of a 2,000 square foot vehicle and equipment storage building on a 0.35-acre parcel. Engineer: Ingalls & Associates.

1. Final Fees Due: Site Plan Application	\$350.00
<u>Final Site Plan</u>	<u>\$350.00</u>
Total	\$700.00

2. See letter dated September 20, 2024 from Ingalls and Associates addressing DPW and meeting comments from September 3, 2024.
3. Proposed gate is approximately 13 feet from edge of pavement. DPW recommends offsetting gate from the fence line and increase distance to 21 feet to accommodate vehicles pulling into the property.

DPW Comments from September 3, 2024

1. The Town Board approved a Change of Zone from Single-Family Residential (R-1) to Light Industrial (I-1) on May 8, 2024.
2. A variance will be required for the side yard setback to the East. Public Hearing is scheduled for September 18, 2024 with the Zoning Board of Appeals.
3. Applicant should consider blacktopping all or a portion of the property for ease of maintenance and prevention of tracking gravel into the Town roadway.
4. Fencing and additional landscaping should be added to the site.
5. Show areas of any proposed outdoor vehicle and/or equipment storage.
6. Detail proposed lighting.
7. Add standard notes to plan (see application checklist).
8. Are utilities proposed? If so, please provide detail.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Town Board issued a Negative Declaration May 8, 2024.

Involved/Interested Agencies

Schenectady County Planning Department
Schenectady County Department of Health
Schenectady County Department of Public Works
Rotterdam Highway Department
New York State Department of Environmental Conservation – Region #4
Fire District #3



September 20, 2024

116 West Avenue Unit 102
Saratoga Springs, NY 12866

T 518 393 7725
F 518 393 2324
E info@ingallsllp.com

www.ingallsllp.com

Town of Rotterdam
Department of Public Works
1100 Sunrise Boulevard
Rotterdam, NY 12306

Attn: Peter Comenzo
Senior Planner

**Re: Gorvin Sarju
Site Plan
Tower Avenue
Rotterdam, NY**

Dear Mr. Comenzo:

In response to DPW comments dated September 3, 2024, and Planning Commission comments from the September 3, 2024, Planning Commission Meeting we off the following responses.

General:

Comment 1: *The Town Board approved a Change of Zone from Single-Family Residential (R-1) to Light Industrial (L-1) on May 8, 2024*

Response: Acknowledged.

Comment 2: *A variance will be required for the side yard setback to the East. Public Hearing is scheduled for September 18, 2024, with the Zoning Board of Appeals.*

Response: The project received approval for the variance of the side yard setback from the Zoning Board of Appeals at the September 18, 2024, meeting.

Comment 3: *Applicant should consider blacktopping all or portion of the property for ease of maintenance and prevention of tracking gravel in the Town roadway.*

Response: The plan has been revised to show asphalt paving for the drive access to the proposed garage and outdoor personal vehicle storage.

Comment 4: *Fencing and additional landscaping should be added to the site.*

Response: The plan has been revised to show new fencing placed along the Tower Avenue property line with a slide gate at the driveway and eight (8) new Leyland Cypress trees to be placed along the existing fence on Chrysler Avenue and the new fence along Tower Avenue.



Comment 5: Show areas of any proposed outdoor vehicle and/or equipment storage.

Response: The plan shows the area of new asphalt pavement outside of the proposed storage garage to be for personal vehicles and once a month tractor trailer parking.

Comment 6: Detail proposed lighting.

Response: The plan shows the location of building mounted residential style lighting above the overhead doors and the man door for the proposed storage garage.

Comment 7: Add standard notes to the plan (see application checklist).

Response: The notes have been added to the plan.

Comment 8: Are utilities proposed? If so, please provide detail.

Response: There are no utilities (water/sanitary sewer) proposed for the project.

If you have any questions or require any further clarification of the responses above, please don't hesitate to contact me at 393-7725 ext. 110.

Respectfully,
Ingalls & Associates, LLP

A handwritten signature in black ink, appearing to read "Chad Pagan", with a long horizontal flourish extending to the right.

Chad Pagan
Project Engineer

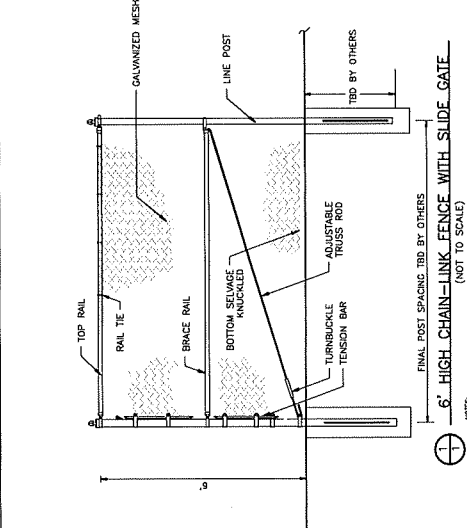
Encl: 2024.09.20 Site Plan Tower Avenue

Cc:



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING CONTOUR
- EXISTING TRENCH
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING DRIVE BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CUMBER
- EXISTING STORM CUMBER
- EXISTING WATERMETER
- EXISTING CURB/LOW WIRE



OWNER/APPLICANT:
 DOMINIC MARRAS
 2155 WASHINGTON AVENUE
 SCHENECTADY, NY 12304

TAX MAP ID: 58-7-10-112
SITE AREA: 0.356 ACRES

NOTES:

- 1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.
- 2) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.
- 3) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

MAINTENANCE:

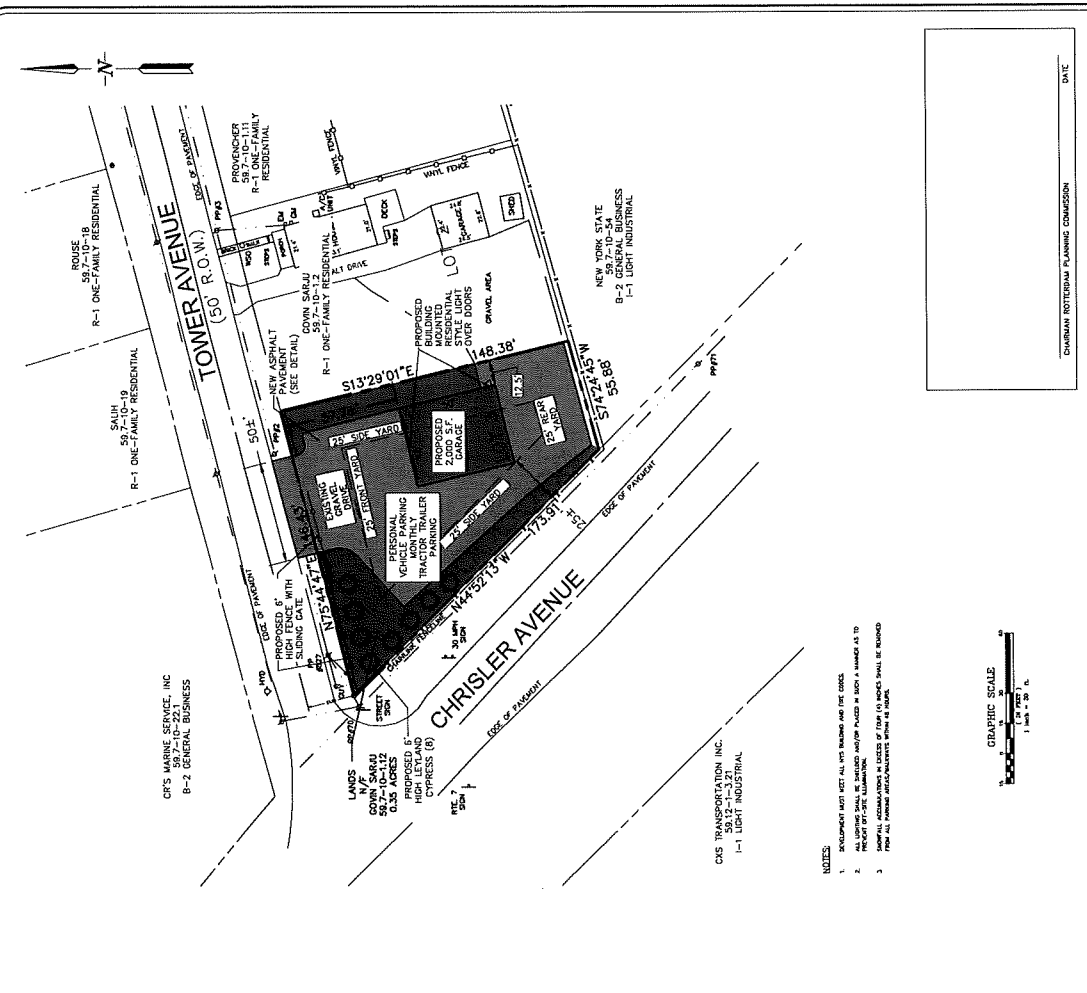
1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

DEED REFERENCE:

1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

LEGAL REFERENCE:

1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.



FOR MUNICIPAL APPROVAL ONLY
 USE FOR CONSTRUCTION

DATE:

ingalls
 ingalls & associates, L.P.
 100 WEST 10TH STREET
 ALBANY, NY 12242
 PHONE: 518-486-1100
 FAX: 518-486-1101

OWNER/APPLICANT:
 DOMINIC MARRAS
 2155 WASHINGTON AVENUE
 SCHENECTADY, NY 12304

TAX MAP ID: 58-7-10-112
SITE AREA: 0.356 ACRES

OWNER/APPLICANT:
 DOMINIC MARRAS
 2155 WASHINGTON AVENUE
 SCHENECTADY, NY 12304

NOTES:

- 1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.
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- 3) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

MAINTENANCE:

1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

FOR MUNICIPAL APPROVAL ONLY
 USE FOR CONSTRUCTION

DATE:

CHAIRMAN ROTTERDAM PLANNING COMMISSION

SITE PLAN
LAND OF SARU
 100 WEST 10TH STREET
 ALBANY, NY 12242
 PHONE: 518-486-1100
 FAX: 518-486-1101

OWNER/APPLICANT:
 DOMINIC MARRAS
 2155 WASHINGTON AVENUE
 SCHENECTADY, NY 12304

TAX MAP ID: 58-7-10-112
SITE AREA: 0.356 ACRES

OWNER/APPLICANT:
 DOMINIC MARRAS
 2155 WASHINGTON AVENUE
 SCHENECTADY, NY 12304

NOTES:

- 1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.
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MAINTENANCE:

1) SHOWN IN SHADY AREA, CONTINUED TO SHOW SHADE BY RED DOTTED LINE ON REVISIONS 2) FOR A SHADY AREA OF 0.356 ACRES.

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 9-10-24
Case No. R-26-24
Returned 9-17-24

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: Zoning Code/Law Amendment
 Zoning Map Amendment
 Subdivision Review
 Site Plan Review

Special Permit
 Use Variance
 Area Variance
 Other (specify)

Received
Schenectady County

SEP 10 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: October 1, 2024

SUBJECT: Gorvin Sarju – Tower Avenue. Sketch Site Plan review for the construction of a 2,000 square foot storage building on a 0.35 acre parcel. Engineer: Ingalls & Associates.

RECEIVED

SEP 19 2024

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available) **TOWN OF ROTTERDAM**
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

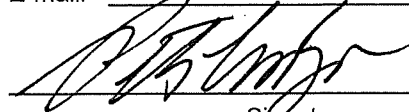
1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - the boundary of any city, village or town;
 - the boundary of any existing or proposed County or State park or other recreation area;
 - the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338


Signature Date: 9 5 24



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-26-24

Applicant Gorvin Sarju

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a .35 acre vacant parcel, requesting site plan approval to construct a 2,000 SF garage. Located on the southeasterly corner of the Tower Street and Chrysler Avenue intersection approximately 500' south of Hamburg Street. access is proposed via Tower Street.

RECOMMENDATION

Receipt of zoning referral is acknowledged on September 10, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- *Approve of the proposal.
- Defer to local consideration (No significant county-wide or inter-community impact)
- Modify/Conditionally Approve. Conditions:

Advisory Note:

Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

9/13/24
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

DPW Comments
October 1, 2024

2. **GAA Property Holdings, LLC – 743 Gifford Church Road.** Final Two (2) Lot Subdivision Public Hearing: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.

1. Final Fees Due:	Application Fee (Owed)	\$75.00
	Lot Fees \$160.00 X 2	320.00
	Parkland Fee	1000.00
	<u>Advertising</u>	<u>33.00</u>
	Total	\$1428.00

2. Prior to Chairman's Signature, the applicant shall obtain a water district extension or receive an Out of District Water Agreement from the Town Board. Final approval is contingent upon Town DPW review and approval of the proposed water supply for the project.
3. Pin and cap Lot #2 corners prior to Chairman's Signature.
4. The applicant must receive Highway Work Permits from the NYSDOT for access, grading, and utility work on Giffords Church Road. Copies of all correspondence with the NYSDOT shall be provided to the Town.
5. Add note to plan: "One water meter shall be installed on each service connection. Final type and location to be approved by DPW."
6. Add note to plan: "Any existing water lines to be abandoned shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
7. Add note to plan: "An erosion and sediment control plan has been submitted with the subdivision map. Applicant shall conform to this plan and Stormwater Management shall remain in compliance with all MS4 regulations."

DPW Comments from August 20, 2024

1. Submit \$150.00 Application Fee.
2. Property is not located in the Water District. Explain proposed potable water service to Lot #1 and Lot #2. It appears that there is an existing well located on-site? DPW recommends connection to the municipal system for both lots.
3. Are basements proposed? If so, the applicant shall perform deep hole testing witnessed by the Building Inspector and information added to the subdivision plat. Any necessary updates to the grading plan shall be submitted accordingly.
4. Extensive floodplain, floodway, and wetlands exist on this property due to its location to the Normanskill. Notes and shading indicating that no structures or grading activity are permitted in this area should be added to the plan set.
5. Due to the location of the property, the applicant should consider raising the finished floor locations several feet to allow for a safety factor from storm events that impact the Normanskill.
6. Lot corners must be pinned and capped prior to Chairman's Signature.
7. NYSDOT approvals will be needed for access onto Giffords Church Road.

8. Provide SWPPP if disturbance exceeds 1 acre. If less than an acre, provide erosion and sediment control plan.
9. Add the follow notes to the subdivision maps:
 - a. The Town of Rotterdam has no control over and accepts no responsibility for future drainage problems that could occur in wetland or floodplain areas. This pertains whether such problems are a result of leaving the areas as they presently exist, or a result of future lot owners filling in or around the areas without regard for the local drainage patterns.
 - b. For all lots having state and/or federally regulated wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a building permit.
 - c. The Deed conveying Lot #1 shall contain a statement that such wetlands and floodplain exist within the bounds of the deeded lot. Any disturbance, filling, excavating, grading, or re-grading of the wetlands or floodplain will require authorization from state and/or federal regulatory authorities. No construction or building activities whatsoever is permitted in these areas.
 - d. All wetlands and floodplain areas that are not shown as disturbed areas on this map shall remain undisturbed during project construction. Prior to commencement of any construction activity in the vicinity of such areas, the undisturbed wetlands shall be field located and delineated with protective fencing erected at their boundary.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency August 20, 2024. A Draft Negative Declaration has been prepared by the Senior Planner and is attached for your review.

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)
Rotterdam Police Department
Fire District #5 (Pine Grove)
Schalmont School District
Town of Princetown (239-nn)
Town of Guilderland (239-nn)

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 8-27-24
Case No. R-21-24
Returned 9-4-24

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

Received
Schenectady County

ACTION: Zoning Code/Law Amendment
 Zoning Map Amendment
 Subdivision Review
 Site Plan Review

Special Permit
 Use Variance
 Area Variance
 Other (specify) _____

AUG 27 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: September 17, 2024

SUBJECT: GAA Property Holdings, LLC – 743 Gifford Church Road. Two (2) Lot Subdivision: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - the boundary of any city, village or town;
 - the boundary of any existing or proposed County or State park or other recreation area;
 - the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo Title: Sr. Planner
Address: 1100 Sunrise Boulevard Schenectady, NY 12306
E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338

Peter Comenzo Date: 8 21 24
Signature

SEP 06 2024



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-21-24

Applicant GAA Property Holdings, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 23.35 acre parcel with a single family residence, requesting subdivision approval to create a 22.35 acre parcel for the existing residence and a 1 acre parcel to construct a single family dwelling. Located on the south side of Giffords Church Road (SR 406) approximately 400' east of Dunnsville Road (CR 81). Municipal water and individual septic is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on August 27, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- *Approve of the proposal.
- Defer to local consideration (No significant county-wide or inter-community impact)
- Modify/Conditionally Approve.** Conditions:
 NYSDOT approval of highway access. County Department of Environmental Health approval of wastewater treatment system.
- Advisory Note:**
 Subdivision plan should show the proposed water line connection.
- Disapprove.** Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

9/3/24
Date

Ray Gillen, Commissioner
Economic Development and Planning

Christopher Longo

From: Harrington, James (DOT) <James.Harrington@dot.ny.gov>
Sent: Friday, August 30, 2024 8:00 AM
To: Christopher Longo
Cc: George Amedore Jr.; Cashdollar, Thomas H (DOT)
Subject: RE: 743 Gifford Church Road

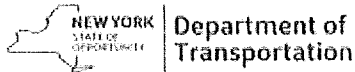
Good Morning Chris,

I conceptually see no problems with the proposed new driveway if the profile slopes down away from the NYS Highway so as not to allow runoff from driveway to flow into the highway.
I have included Tom Cashdollar on this email as he has replaced Chad Corbett as the Acting RE for Schenectady County.

Thank You

James Harrington

Assistant Resident Engineer
New York State Department Of Transportation, Region1
3008 Chrysler Ave
Schenectady, NY 12303
(518) 393-0863 Office
(518) 428-4283 Cell
James.Harrington@dot.ny.gov



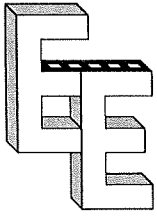
From: Christopher Longo <clongo@empireeng.net>
Sent: Thursday, August 29, 2024 11:08 AM
To: Harrington, James (DOT) <James.Harrington@dot.ny.gov>
Cc: Corbett, Chad J. (DOT) <Chad.Corbett@dot.ny.gov>; George Amedore Jr. <georgejr@amedorehomes.com>
Subject: 743 Gifford Church Road

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Jim,

Hope all is well. Attached is a plan for the property at 743 Gifford Church Road which the owner has applied for subdivision with the town on. It is a little premature for the residential highway work permit for the one new driveway but if you could give a quick reply on if you are ok with this plan. This would be helpful in completing the subdivision process with the Town.

Thanks,
Chris



Christopher Longo, PE
Empire Engineering, PLLC
1900 Duaneburg Road
Duaneburg, NY 12056
O: (518) 280-1371
C: (518) 858-4117
www.empireeng.net

The information contained herein and any attachments is intended only for the use of the named individual or entity and may contain information that is privileged and/or confidential. Any disclosure, reproduction or dissemination of this message to a person or entity other than the recipient is prohibited.

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

Date: October 1, 2024

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: GAA Property Holdings
1900 Western Avenue
Albany, NY 12203

Tax Map Number(s): #70.00-2-3.31

Project Location: 743 Giffords Church Road
Schenectady, NY 12306

Zoning: Agriculture (A-1) Zoning District

Action: Creation of two lots from a ±23.35-acre parcel. Lot #1 = ±22.35-acres with proposed single-family residence and Lot #2 ±1.00-acre with proposed single-family residence.

Reasons Supporting This Determination:

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

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on August 21, 2024. All comments and concerns have been addressed.

This subdivision request is for the creation of two lots from a ±23.35-acre parcel. Lot #1 = ±22.35-acres with proposed single-family residence and Lot #2 ±1.00-acre with proposed single-family residence.

The property is in the Agriculture Industrial (I-1) zone. The former single-family residence was served by an on-site well and septic system. Both new lots are proposed to be serviced by municipal water. A substantial portion of Lot #2 is located in the floodway/floodplain and has been labeled as such. Any future grading or development of this property in the floodplain areas will be restricted and will need to be evaluated and approved by the appropriate regulatory agencies.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on October 1, 2024. Adoption of this negative declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

RECEIVED

AUG 09 2024

Short Environmental Assessment Form
Part 1 - Project Information

TOWN OF ROTTERDAM
 PUBLIC WORKS

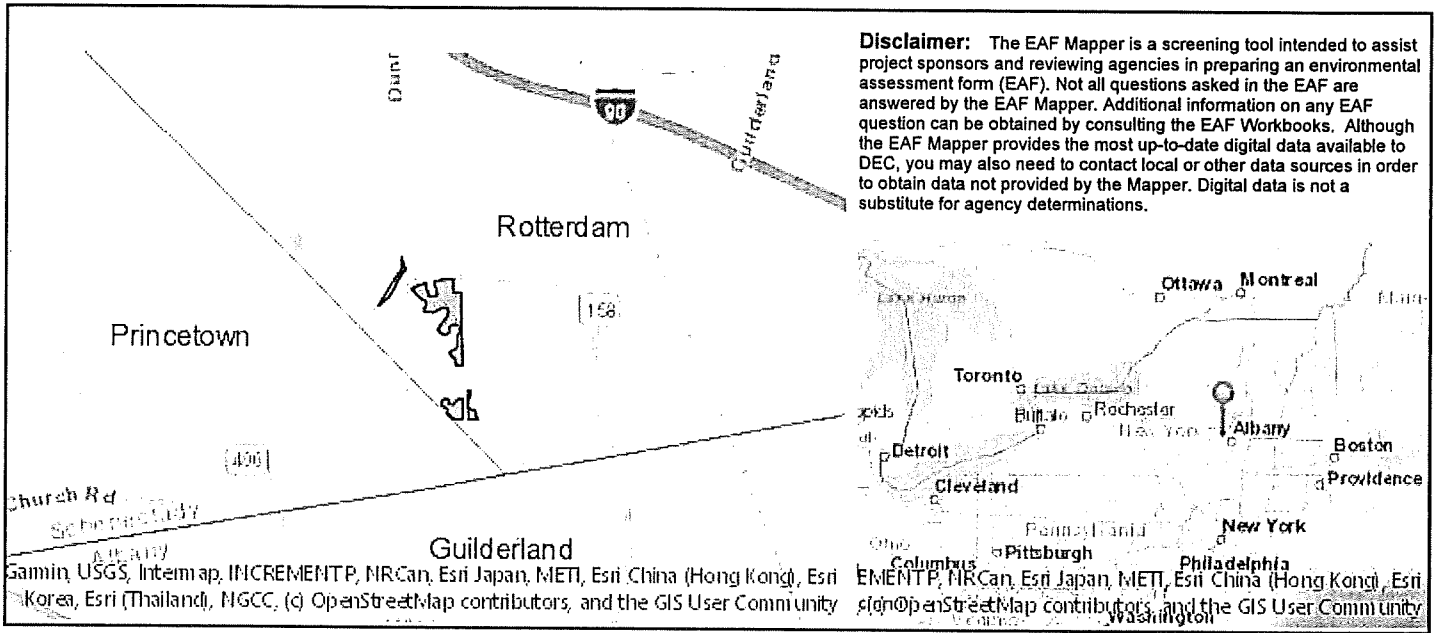
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 743 Giffords Church Road - 2 Lot Subdivision			
Project Location (describe, and attach a location map): Located near Pine Grove Fire Department, south side of Giffords Church Road between Dunnsville Rd. and Country Brook Court to the north			
Brief Description of Proposed Action: The proposed project is a 2-lot subdivision of a parcel with 2 existing single-family dwellings with accessory buildings and the proposed construction of 2 single-family dwellings with associated driveways, individual sanitary sewer and municipal water connection.			
Name of Applicant or Sponsor: GAA Property Holdings, LLC		Telephone: 518-456-1010 E-Mail: georgejr@amedorehomes.com	
Address: 1900 Western Ave			
City/PO: Albany		State: NY	Zip Code: 12203
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 23.35 acres b. Total acreage to be physically disturbed? _____ 2.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 23.35 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed Individual Sanitary Sewer System _____	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



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]	Yes
Part 1 / Question 20 [Remediation Site]	No

Project:	GAA Properties 2 lot 743 Giffords
Date:	October 1, 2024

**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: **GAA Properties 2 lot**

Date: **October 1, 2024**

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

October 1, 2024

Name of Lead Agency

Date

Kimberly Ricker Scannell

Planning Commission 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)

PRINT FORM

DPW Comments
October 1, 2024

3. YWCA Northeastern NY – 80 W. Campbell Road. Final Site Plan to convert former ±23,500 square foot Office Max to day care center with associated outdoor play area on a ±4.97-acre parcel. Engineer: ABD Engineers LLC.

1. Final Fees Due: Final Site Plan \$350.00
2. The three curbed islands with trees that are being removed as part of the outdoor playground need to be replaced as opposed to paint. Trees and curbing will provide shade, increase aesthetics, and adds additional protection for the outdoor play area.
3. Additional child warning signs should be placed in front of the building and in parent parking area.
4. Access isle from handicapped parking in front of the building needs to be perpendicular to drive isle and ADA compliant curbing installed. Show on final site plan and in detail sheet.
5. Thru traffic from adjoining retail store is problematic. Applicant’s attorney should review proposed cross easements and existing lease with current tenant. Modifications to the easement to prevent vehicles from passing in front of the daycare center should be further explored.
6. Stop signs and stop bars need to be added to the northern parking islands.
7. Several trees in the existing parking islands are in very poor condition and should be removed and replaced with red maple.
8. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
9. Prior to the issuance of a certificate of occupancy, all site plan improvements shall be completed.
10. Add note to Plan: “One water meter shall be installed on the service connection. Final type/location to be approved by DPW.”
11. Add note to Plan: “Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage.”
12. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.

13. Prior to issuance of building permits for construction, mutual easements and maintenance agreements providing for shared traffic access, shared traffic circulation, shared parking, and snow storage shall be reviewed by Town DPW for review by the Town Attorney.
14. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments July 16, 2024

1. More detail needs to be provided. Traffic circulation, drop-off/pick schedule, crosswalks, traffic circulation, and parking needs to be addressed by the applicant. Appropriate directional signage and pavement marking should also be addressed.
2. Additional landscaping should be considered in parking area and on site. Driveway aisles and parking lot is in poor shape and should be repaired/repaved.
3. Bollards or other heavy-duty barriers should be installed near primary entrance and along outdoor play area.
4. Detail lighting and provide lighting plan.
5. Special Use Permit questions on Page 7 of the application need to be completed.


SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on July 16, 2024. Application and materials were circulated for SEQR on August 23, 2024. A Draft Negative Declaration has been prepared by the Senior Planner and is attached for your review.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Office of Children and Family Services
Rotterdam Police Department
Fire District #6
Fire District #7
Schalmont School District

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



ENGINEERS

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

DEDICATED
RESPONSIVE
PROFESSIONAL

August 23, 2024

**Re: 80 West Campbell Road - Daycare
Town of Rotterdam
Project #2790D**

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

RECEIVED

AUG 23 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Peter,

In response to DPW comments (in italics) dated July 16, 2024 we respectively respond as follows (in bold):

- 1. More detail needs to be provided. Traffic circulation, drop-off/pick up schedule, crosswalks, traffic circulation, and parking needs to be addressed by the applicant. Appropriate directional signage and pavement marking should also be addressed.*
More detail has been provided as requested.
- 2. Additional landscaping should be considered in parking area and on site. Driveway aisles and parking lot is in poor shape and should be repaired/repaved.*
As noted per plan.
- 3. Bollard or other heavy-duty barriers should be in stalled near primary entrance and along outdoor play area.*
Planters are now shown on the revised plans.
- 4. Detail lighting and provide lighting plan.*
Lighting leads will be updated as noted per plan.
- 5. Special Use Permit question on Page 7 of the application need to be completed.*
Page 7 is now enclosed.

Enclosed are twelve (12) copies of the Site Plans and Page 7 of the Special Use Permit application.

We would greatly appreciate being placed on the September 17th Planning Commission agenda for final approval.

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

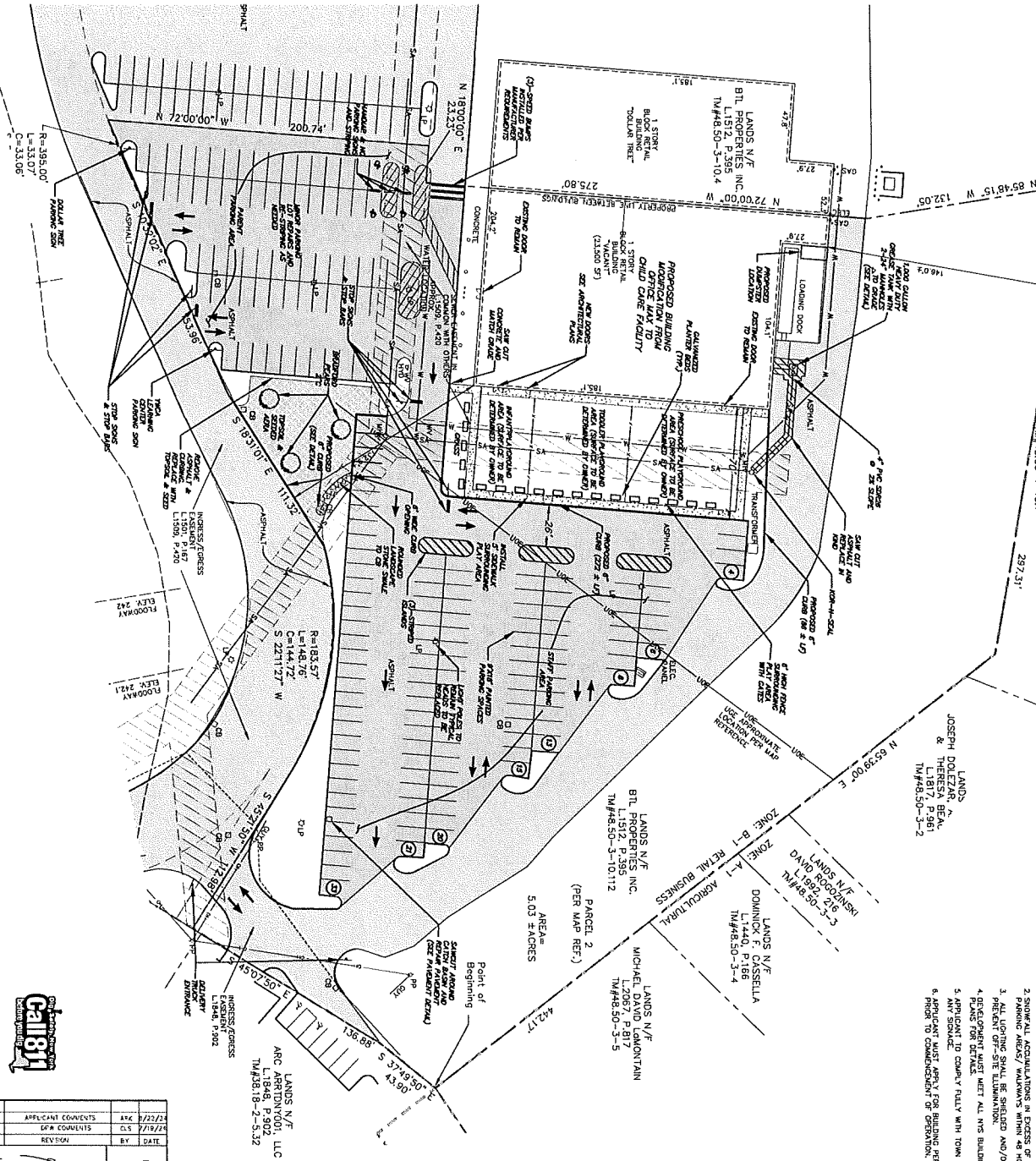
Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



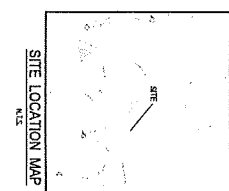
Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: YWCA NENY Team w/encl. (via email)
2790D-08232024



- GENERAL NOTES**
1. THE PLAN SHOWS SOME KNOWN SURFACE STRUCTURES. ABOVE-GROUND STRUCTURES MAY BE FOUND AT THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS ADVISED THAT THERE MAY BE FOUND IN THE AREA VARIOUS UTILITIES IN THE AREA MAY BE FOUND OR MAY NOT BE FOUND, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT WITH CARE ALL EXISTING UTILITIES AND WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE AGENCY'S REQUIREMENTS.
 2. SPECIAL ACCUMULATIONS IN EXCESS OF FOUR (4) HOURS SHALL BE REMOVED FROM ALL PARKING AREAS/VALETWAYS WITHIN 48 HOURS.
 3. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH FOR A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
 4. DEVELOPMENT MUST MEET ALL THE BUILDING AND FIRE CODES, NOTER TO ARCHITECTURAL, PLANS FOR DETAILS.
 5. THE COUNTY FULLY WITH TOWN SIGN CODE AND OBTAIN A BUILDING PERMIT FOR ANY SIGNAGE.
 6. APPLICANT MUST APPLY FOR BUILDING PERMIT AND RECEIVE CERTIFICATE OF OCCUPANCY PRIOR TO COMMENCEMENT OF OPERATION.



LEGEND

EXISTING: Solid line

PROPOSED: Dashed line

ASPHALT: Stippled pattern

CONCRETE: Horizontal lines

PAVING REQUIREMENTS

FRONT YARD:	20 FEET	REQUIRE:	4" GRAVEL
REAR YARD:	10 FEET	REQUIRE:	10" GRAVEL
SIDE YARD:	25 FEET	REQUIRE:	10" GRAVEL

CONCRETE STATISTICS

EXISTING	PROPOSED
23,500 SF	23,500 SF
118,218 SF	104,124 SF
78,500 SF	87,702 SF
35.3%	40.5%
TOTAL	216,218 SF (4.97 ACRES) 100%

APPLICANT COMMENTS

DATE: MAY 18, 2024

SCALE: 1" = 30'

ABO ENGINEERS
SUPERVISORS

ARC ARRDIVY001, LLC
80 WEST CAMPBELL ROAD

YMCA CENTER

SITE PLAN MODIFICATION

FOR

DATE: _____



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

Date: October 1, 2024

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: BTL Properties
90 W Campbell Road
Schenectady, NY 12306

Contract Vendee: YWCA Northeastern NY
44 Washington Ave.
Schenectady, NY 12305

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

Project Location: 80 W Campbell Road
Schenectady, NY 12306

Zoning: Retail Business (B-1) Zoning District

Action: Site Plan to convert former ±23,500 square foot Office Max to day care center with associated outdoor play area on a ±4.97-acre parcel.

Reasons Supporting This Determination:

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

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on August 23, 2024. All comments and concerns have been addressed.

This subdivision request is for the conversion of a former ±23,500 square foot Office Max to day care center with associated outdoor play area on a ±4.97-acre parcel.

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

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on October 1, 2024. Adoption of this negative declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

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JUL 03 2024

Instructions for Completing

TOWN OF ROTTERDAM
PUBLIC WORKS

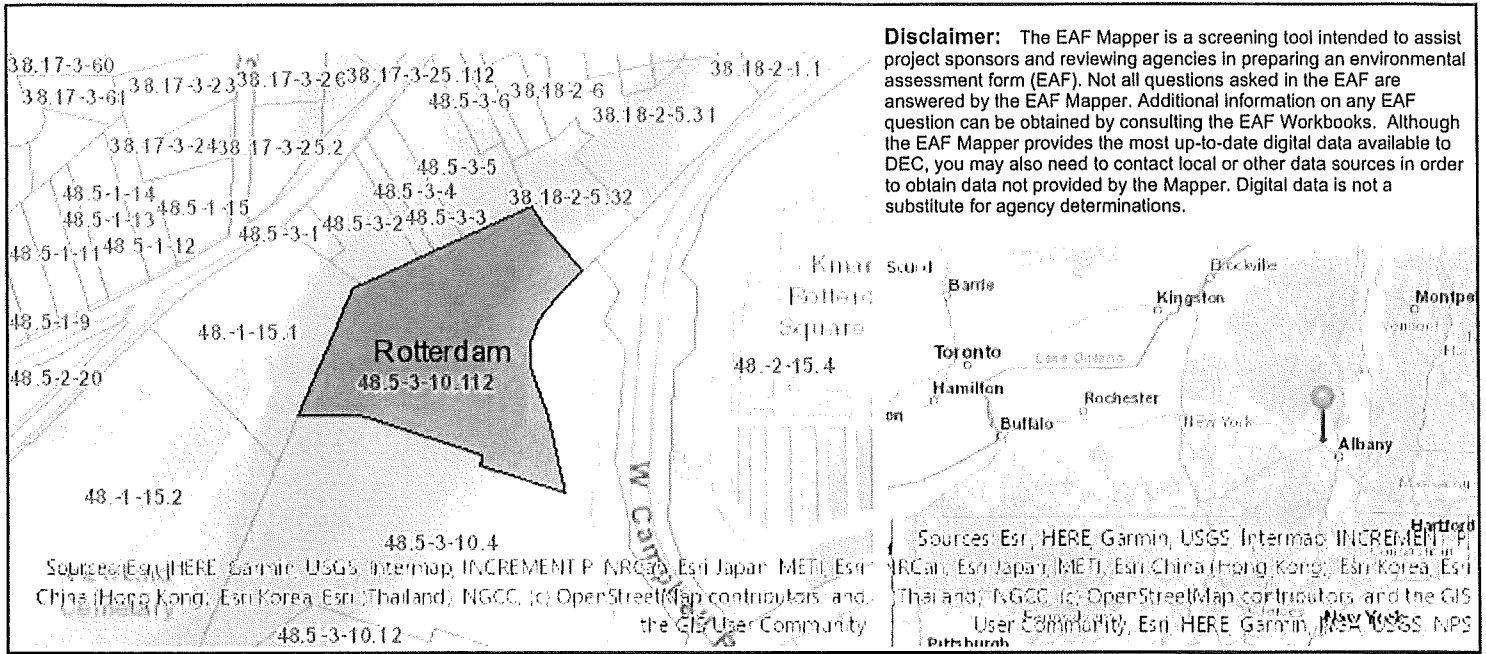
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: YWCA Daycare Facility			
Project Location (describe, and attach a location map): 80 West Campbell Road			
Brief Description of Proposed Action: Applicant proposes to redevelop the existing building into a daycare facility with outdoor play areas. Parking lot modifications are proposed and greenspace will be increased. Existing utilities will remain.			
Name of Applicant or Sponsor: Kim Sicillano, YWCA Northeastern NY		Telephone: 518-374-3394 E-Mail: ksicillano@ywca-neny.org	
Address: 44 Washington Avenue			
City/PO: Schenectady		State: NY	Zip Code: 12305
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: Planning Board and Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.0 acres	
b. Total acreage to be physically disturbed?		0.9± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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	YES	
	<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? Name: Aquifer Area Overlay Zone, Reason: Conserve, improve, protect natural resources, Agency: Rotterdam, If Yes, identify: <u>Town of, Date: 4-5-85</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing on site stormwater drains.		
_____ _____		
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
_____ <i>Ven Roll site on West Campbell Road</i> _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>June 17, 2024</u>		
Signature: <u><i>Luigi A. Palleschi</i></u> Title: <u>Professional Engineer</u>		



- Part 1 / Question 7 [Critical Environmental Area] Yes
- Part 1 / Question 7 [Critical Environmental Area - Identify] Name:Aquifer Area Overlay Zone, Reason:Conserve, improve, protect natural resources, Agency:Rotterdam, Town of, Date:4-5-85
- 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] Yes

Project:	YWCA Daycare 80 W Campbell
Date:	October 1, 2024

**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: YWCA 80 W Campbell

Date: October 1, 2024

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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	October 1, 2024
Name of Lead Agency	Date
Kimberly Ricker Scannell	Planning Commission 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)

PRINT FORM