

**Town of Rotterdam  
Planning Commission  
January 4, 2022**

**Workshop (7:00pm):**

Appoint a Planning Commission Vice-Chairman for the year 2022.

**Agenda (7:30pm):**

*Approval of the Summary of Minutes December 21, 2021*

1. **SA 2, LLC (Owner) – 24 West Campbell Road.** Final Two (2) Lot Minor Subdivision Public Hearing: Proposed Lot #1 = ±6.22 acres with an existing 64 Unit Apartment Complex (Wellington Gardens), Proposed Lot #2 = ±2.20 acres (Vacant). Engineer: MJ Engineering and Land Surveying, PC.
  
2. **Anthony LoFranco (Contract Vendee) - 2323 Second Avenue.** Waiver of Site Plan review to allow for the location of a Tile installation contractor (Empire State Tile) in an existing ±6,400 square foot building on a ±0.65-acre parcel.

**DPW Comments**  
**January 4, 2022**

**Workshop (7:00pm):**

Appoint a Planning Commission Vice-Chairman for the year 2022.

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**January 4, 2022**

**Agenda (7:30pm):**

- 1. SA 2, LLC (Owner) – 24 West Campbell Road.** Final Two (2) Lot Minor Subdivision Public Hearing: Proposed Lot #1 = ±6.22 acres with an existing 64 Unit Apartment Complex (Wellington Gardens), Proposed Lot #2 = ±2.20 acres (Vacant). Engineer: MJ Engineering and Land Surveying, PC.

1. Final Fees Due:	Lot fees 80 X 2	\$160.00
	Parkland	750.00
	<u>Advertising</u>	<u>31.64</u>
	Total	\$941.64

2. Pin and Cap all lot corners prior to Chairman's Signature and show on final maps.
3. Add note under GENERAL NOTES: "Lot #2 was formerly utilized as a C&D landfill. Future development potential of this property is unknown and may be severely limited."
4. Add note under GENERAL NOTES: "The deed for Lot #2 shall contain a note that identifies this property as a former C & D landfill."
5. Prior to Chairman's signature, the Applicant shall provide proof of filing with the County Clerk of the Access Easement to Trunk Sewer located near the westerly most access drive to the existing apartment community on proposed Lot 1, running from West Campbell Road to the area of the sanitary sewer line on proposed Lot 2.
6. Prior to Chairman's signature, the Applicant shall:
  - (a) provide to DPW for approval as to form a copy of the proposed 20-foot-wide ingress/egress easement in favor Lot 2.
  - (b) upon DPW approval thereof, provide a copy of the fully executed easement in favor of proposed Lot 2, which shall be filed contemporaneously with the subdivision plat.

***DPW Comments from November 16, 2021***

1. Proposed Lot #2 was formerly utilized as a C&D landfill. This should be identified on the subdivision plat and noted in the deed. Future development potential of this property is unknown and may be severely limited.
2. It appears that test pits were performed to identify the depth and breadth of the landfill materials located on Proposed Lot #2. This data should be provided to the Planning Commission.

**DPW Comments**  
**24 West Campbell Road**  
**January 4, 2022**  
**Page 2**

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on November 16, 2021. Attached is a Draft Negative Declaration as prepared by the Town Planner for your consideration.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning  
Schenectady County Department of Health  
Schenectady County Department of Public Works  
New York State Department of Environmental Conservation – Region #4  
Rotterdam Highway Department  
Fire District #6  
City of Schenectady (239nn)



# County of Schenectady

## Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306



Joe Landry  
Director of Public Works  
Phone (518) 356-5340, ext. 3226  
Fax (518) 357-9547

Paul J. Sheldon, P.E.  
Director of Bureau of Engineering  
Phone (518) 356-5340, ext. 3234  
Fax (518) 356-9077

December 6, 2021

Town of Rotterdam  
Office of the Planning Commission  
John F. Kirvin Government Center  
1100 Sunrise Boulevard  
Schenectady, NY 12306

Attn: Mr. Peter Comenzo, Senior Planner

Re: SEQR Lead Agency  
SA 2, LLC (Owner)  
24 W Campbell Road  
(T) Rotterdam, Schenectady County

RECEIVED

DEC 16 2021

TOWN OF ROTTERDAM  
PUBLIC WORKS

Dear Mr. Comenzo:

We are in receipt of the above referenced application for SA 2, LLC located at 24 W Campbell Road for a proposed lot subdivision. This office has reviewed the application and have the following comment:

- The applicant must obtain a County Highway Work Permit for any work that will be performed in the Schenectady County right-of-way including driveways and all utility work.
- The proposed driveway location to Lot 2 must provide adequate sight distance.
- Should there be soil disturbance on site please forward a copy of Stormwater Drainage Map.
- Proposed Subdivision site is located within State regulated wetland checkzone, who is the permitting agency for working within the zone.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,

Yi-Mei Han, CPESC  
Environmental Programs Manager

Cc: File

# 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 11-23-21  
Case No. R-19-21  
Returned 12-14-21

**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

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

Special Permit  
 Use Variance  
 Area Variance  
 Other (specify) \_\_\_\_\_

TOWN OF ROTTERDAM  
PUBLIC WORKS

**PUBLIC HEARING OR MEETING DATE:** December 21, 2021

**SUBJECT:** SA 2, LLC (Owner) – 24 West Campbell Road. Two (2) Lot Minor Subdivision. Proposed Lot #1 = ±6.22 acres with an existing 64 Unit Apartment Complex (Wellington Gardens), Proposed Lot #2 = ±2.20 acres (Vacant). Engineer: MJ Engineering and Land Surveying, PC..

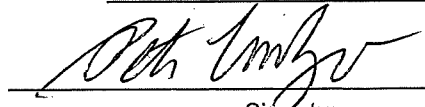
**REQUIRED ENCLOSURES:**

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



Signature

Date: 11 17 21



# PLANNING & ZONING COORDINATION REFERRAL

Case No. R-19-21

Applicant SA 2, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 7.42 acre parcel with an apartment complex (Wellington Gardens), requesting subdivision approval to create a 5.22 acre parcel for the existing apartments and a 2.20 acre parcel for future development. Located on the south side of West Campbell Road immediately east of the town sewage treatment plant.

## RECOMMENDATION

Receipt of zoning referral is acknowledged on November 23, 2022. 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:**

The results of the test pits on lot 2 should be identified on the subdivision map. A note should be placed on the map indicating the previous use of proposed lot 2 as a C&D landfill.

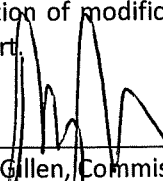
**Disapprove. Reason:**

\*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.

12/13/21

Date

  
Ray Gillen, Commissioner  
Economic Development and Planning

## Peter Comenzo

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**From:** Walt Lippmann <wlippmann@mjels.com>  
**Sent:** Tuesday, December 28, 2021 8:06 AM  
**To:** Peter Comenzo  
**Cc:** Alison Yovine; Lisa Gallo  
**Subject:** RE: 24 W Campbell Minor Subdivision

Peter,

The test pits were approximately 8-10' deep and brick and wood was observed through the depths of each test pit location.

**Walter F. Lippmann, P.E.**

MJ Engineering & Land Surveying, P.C.  
P: (518) 371-0799 x490

**From:** Peter Comenzo  
**Sent:** Monday, December 27, 2021 11:18 AM  
**To:** Walt Lippmann <wlippmann@mjels.com>  
**Cc:** Alison Yovine <ayovine@mjels.com>; Lisa Gallo <lgallo@rotterdamny.org>  
**Subject:** RE: 24 W Campbell Minor Subdivision

Walt:

We have them here. DPW had requested information on the test pits that were performed on Lot #2. Do you have that information?

Thanks  
Peter

*Peter Comenzo - Senior Planner  
Town of Rotterdam  
1100 Sunrise Boulevard  
Rotterdam, NY 12306  
Phone # 518-355-7575 Extension 338  
Fax # 518-355-2725*

*e-mail: [pcomenzo@rotterdamny.org](mailto:pcomenzo@rotterdamny.org)*

*town website: [www.rotterdamny.org](http://www.rotterdamny.org)*

**From:** Walt Lippmann <wlippmann@mjels.com>  
**Sent:** Monday, December 27, 2021 10:20 AM  
**To:** Peter Comenzo <pcomenzo@rotterdamny.org>  
**Cc:** Alison Yovine <ayovine@mjels.com>; Lisa Gallo <lgallo@rotterdamny.org>  
**Subject:** Re: 24 W Campbell Minor Subdivision

Hi Peter,

We did submit the subdivision plat last Wednesday. Let me know if you have received. We included the callout on the plat that the site is a former C&D landfill. We will plan on being at the 1/4 meeting.

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

**Date:** January 4, 2022

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:** SA 2, LLC  
1741 State Route 9  
Clifton Park, NY 12065

**Tax Map Number(s):** 48.00-4-2.1

**Project Location:** 24 West Campbell Road, Schenectady, NY 12306

**Zoning:** Multiple Family Residential (R-3) Zoning District

**Action:** Two (2) Lot Minor Subdivision of an existing ±8.42-acre parcel: Proposed Lot #1 = ±6.22 acres with an existing 64 Unit Apartment Complex (Wellington Gardens), Proposed Lot #2 = ±2.20 acres (Vacant).

**Reasons Supporting This Determination:**

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

This project is an Unlisted Action and 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 applicant is seeking a Two (2) Lot Minor Subdivision of an existing  $\pm 8.42$ -acre parcel: Proposed Lot #1 =  $\pm 6.22$  acres with an existing 64 Unit Apartment Complex (Wellington Gardens), Proposed Lot #2 =  $\pm 2.20$  acres (Vacant).

Property is developed with an existing 64 Unit Apartment Complex on Lot #1. Lot #2 is currently vacant and was previously utilized as a Construction and Demolition Debris (C&D) Landfill approximately 40-50 years ago. Both the subdivision and the deeds for Lot #2 will contain language identifying the former landfill site and the potential limitations for development in the future.

Both parcels meet the current zoning code requirements and an easement to the Town of Rotterdam will remain in place to access the sanitary sewer trunk line that traverses the rear of the property.

**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 January 4, 2022. Adoption of this negative declaration was moved by XXXXXXXXXXXXX, seconded by XXXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

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Planning Commission Chairman

# Short Environmental Assessment Form

## Part 1 - Project Information

RECEIVED

NOV 05 2021

TOWN OF WESTERDAM  
PUBLIC WORKS

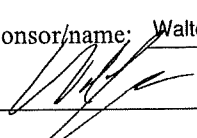
### Instructions for Completing

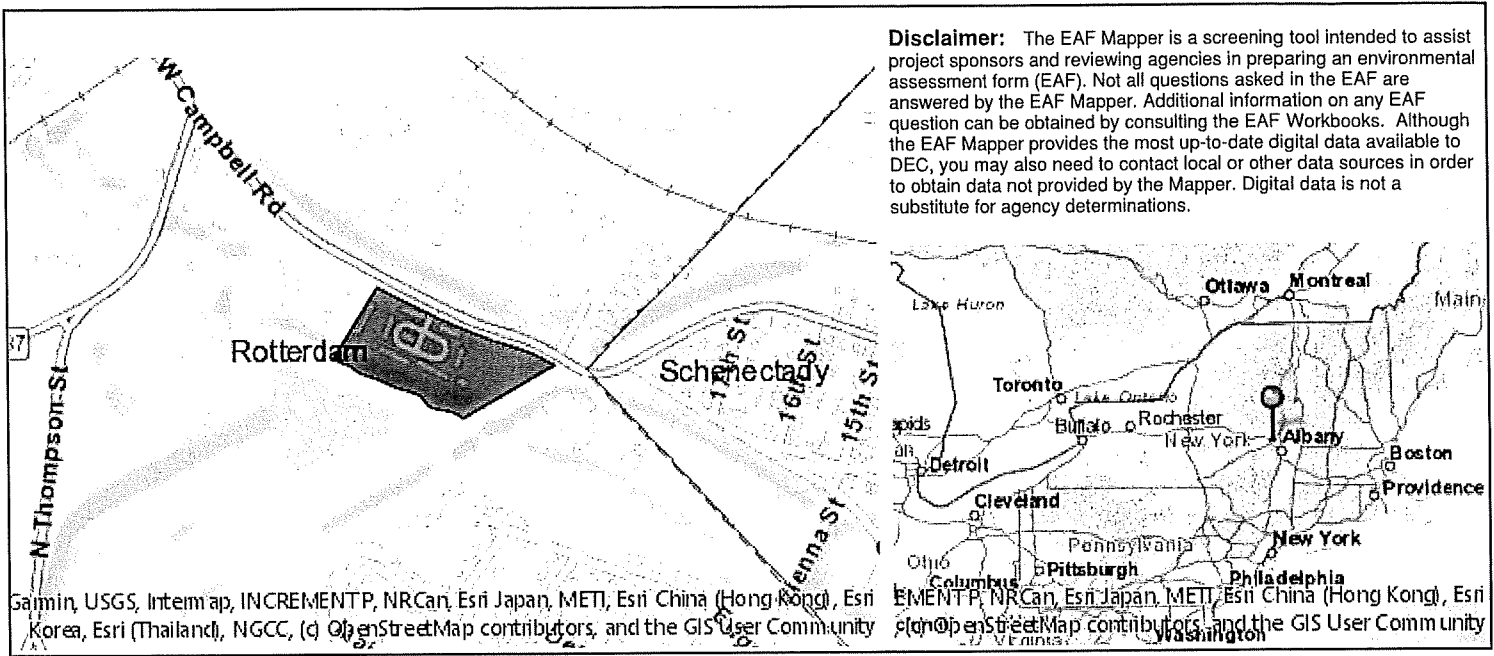
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Subdivision of Lands N/F SA 2, LLC			
Project Location (describe, and attach a location map): 24 West Campbell Road			
Brief Description of Proposed Action: Subdivision of 8.42 acres into two (2) lots, Lot 1 with the existing Wellington gardens and Lot 2 for future use.			
Name of Applicant or Sponsor: SA 2, LLC		Telephone:	
		E-Mail:	
Address: 1741 Route 9			
City/PO: Clifton Park		State: NY	Zip Code: 12065
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 checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 8.42 acres	
b. Total acreage to be physically disturbed?		_____ 0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 8.42 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	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"/>	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Walter Lippmann, PE (Agent to applicant)</u> Date: <u>11/5/2021</u> Signature: <u></u> Title: <u>Project Manager</u>		



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

- Part 1 / Question 7 [Critical Environmental Area] 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] Yes
- Part 1 / Question 20 [Remediation Site] Yes

**Agency Use Only [If applicable]**

<b>Project:</b>	Wellington Gardens 2 Lot Subdivision
<b>Date:</b>	January 4, 2022

***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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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: Wellington Gard. 2 Lot

Date: January 4, 2022

### **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

January 4, 2022

Name of Lead Agency

Date

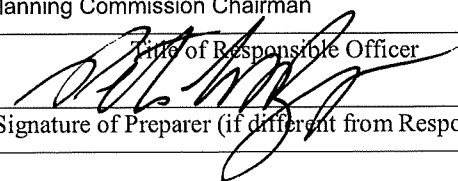
Planning Commission Chairman

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)



**DPW Comments**  
**January 4, 2022**

2. **Anthony LoFranco (Contract Vendee) - 2323 Second Avenue.** The applicant requests a Waiver of Site Plan review to allow for the location of a Tile installation contractor (Empire State Tile) in an existing ±6,400 square foot building on a ±0.65-acre parcel.
1. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
  2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
  3. A water meter must be installed. Check with DPW for specifications on meter prior to installation.
  4. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.
  5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
  6. Chain link fencing and gates should be repaired and/or replaced no later than June 30, 2022.
  7. Paved parking/loading area shall be patched, striped, and seal coated no later than June 30, 2022.

**SEQR Requirement:** 6 NYCRR 617 Listed Type 2 Action.



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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:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Hoy Real Estate Ent. LLC

APPLICANT(S): Anthony LoFranco (or an LLC to be formed)

MAILING ADDRESS: 19 Whitney Road

CITY: Saratoga Springs STATE: NY ZIP: 12866

DAYTIME TELEPHONE: 518.857.9412 (FAX) \_\_\_\_\_

PROJECT ADDRESS: 2323 Second Avenue

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: Applicant seeks waiver of site plan approval on the subject property. Applicant's intended use is identical to the current use of the property.

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 12.28.2021

\* 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.

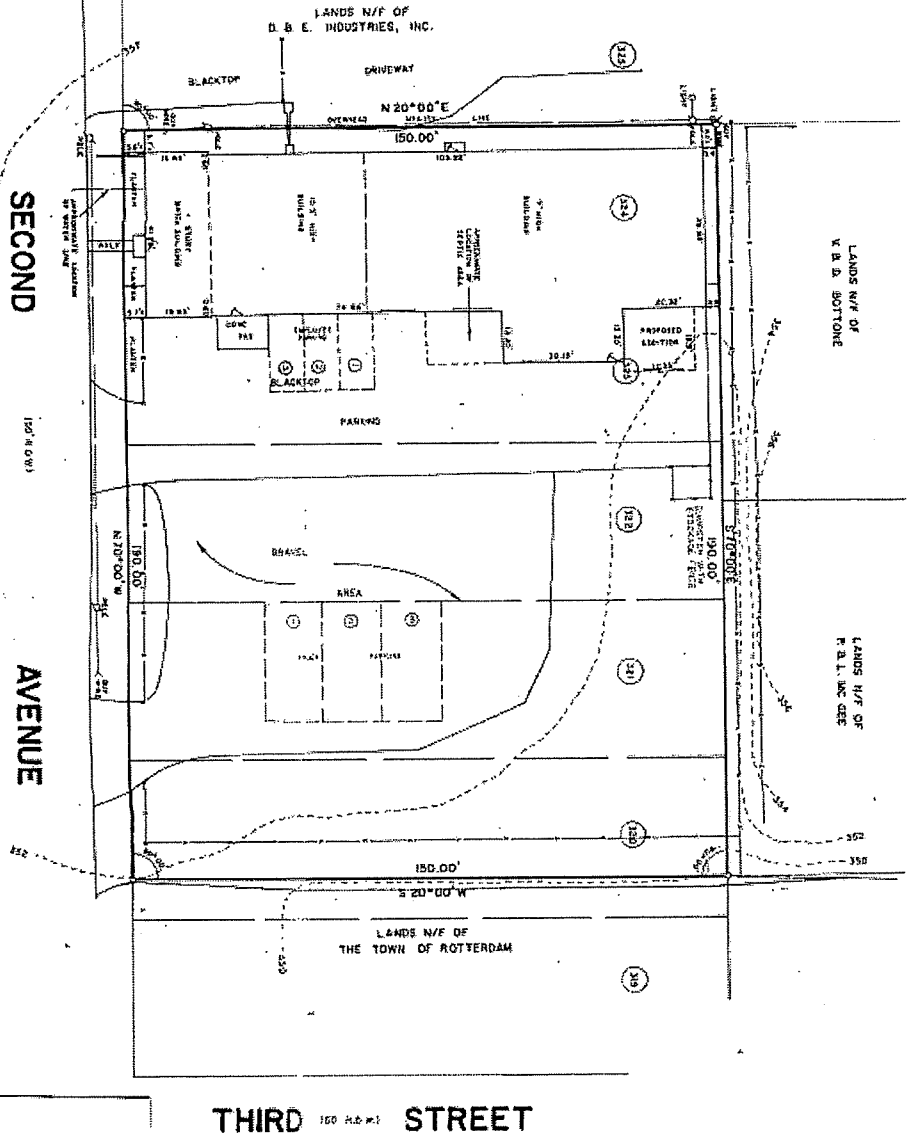
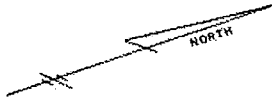
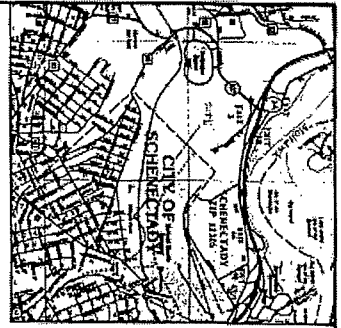
\*\* All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

Narrative for Site Plan Review waiver for Anthony LoFranco

Applicant, Anthony LoFranco is the proprietor of Empire State Tile. His business provides tile installation residentially and commercially in the Capital District. The business currently has 6 employees. All but one employee would be in the field as a tile installer. One employee would be in office as administrative/product sorting staff.

The proposed use of the building at 2323 Second Avenue would be almost exclusively for product storage. There is no retail aspect to this business and customers would not visit this building. Tile and tiling product would be dropped off throughout the day by a wholesaler. It would be loaded into the warehouse and then sorted on-site. Employees of this business would arrive each day, collect the product they needed for their assignment and head out to individual job sites. They would return the next day to do the same. There will be little on site traffic. Because of the nature of this business, there would not be standard hours of operation. However, generally, all business activity on site will happen between 7:00 a.m. and 4:00 p.m.

As the current use of the property is directly in line with the applicant's needs, there are no intended modifications to the property. Additionally, from the attached satellite image, you can see that the parking lot is large, but not currently stiped.



- MAP REFERENCE: 200 OF LANDS BELONGING TO ALIEN PROPERTY, 1958, AS AMENDED BY WILLIAM GERRARD AND FILED SEPTEMBER 14, 1984.
- NOTES:
1. The site lies within an L-1 zone.
  2. This survey was prepared in accordance with the provisions of title 16 of the laws of the State of New York, subject to any statement of fact that such abstract of title or title report may reveal.
  3. Any proposed signage must meet the Town Sign Code.
  4. The site is to meet all Building and Fire Codes.
  5. The plan shall comply with all applicable Building Codes.
  6. The plan shall be required to meet IRS and Town Building Codes.
  7. This site was granted a variance on May 19, 1999.

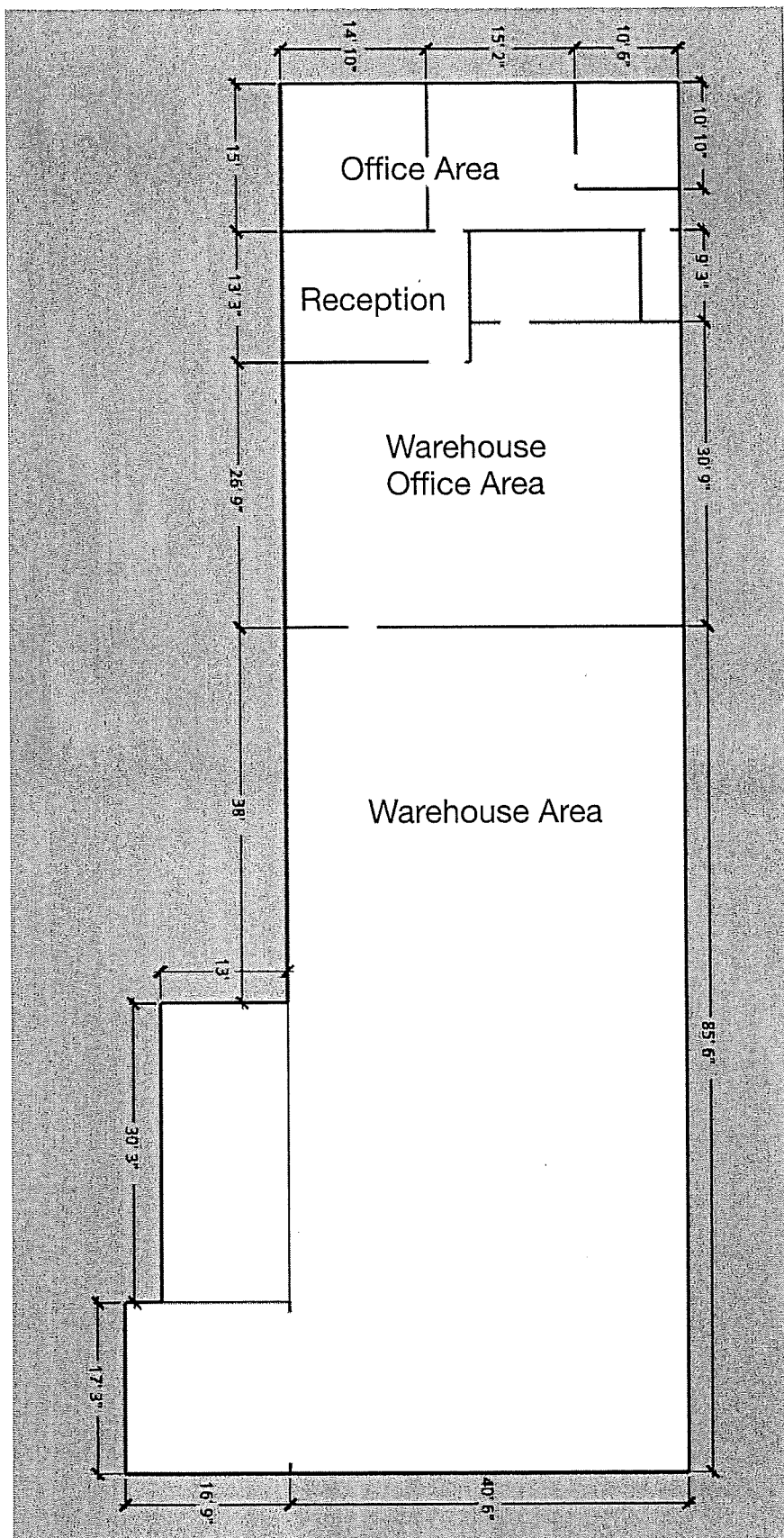
RECORD OF WORK	BY	DATE
REVISION	SMW	11-11-99
REVISION	SMW	11-11-99

**SITE PLAN OF LANDS FOR**

**IRM REAL ESTATE OF SCHENECTADY, INC.**

OWNER	IRM REAL ESTATE OF SCHENECTADY, INC.
ADDRESS	3333 SECOND AVENUE, SCHENECTADY, NY 12305
DATE	APRIL 19, 1999
DESIGNER	D. J. MEYER & SON, 4 VLY ROAD, ALBANY, NEW YORK
PHONE	PLS. ETC. NO. 045511 (518) 869-0971
SCALE	AS SHOWN
DATE	2000-03-29

DATE: 03/29/00



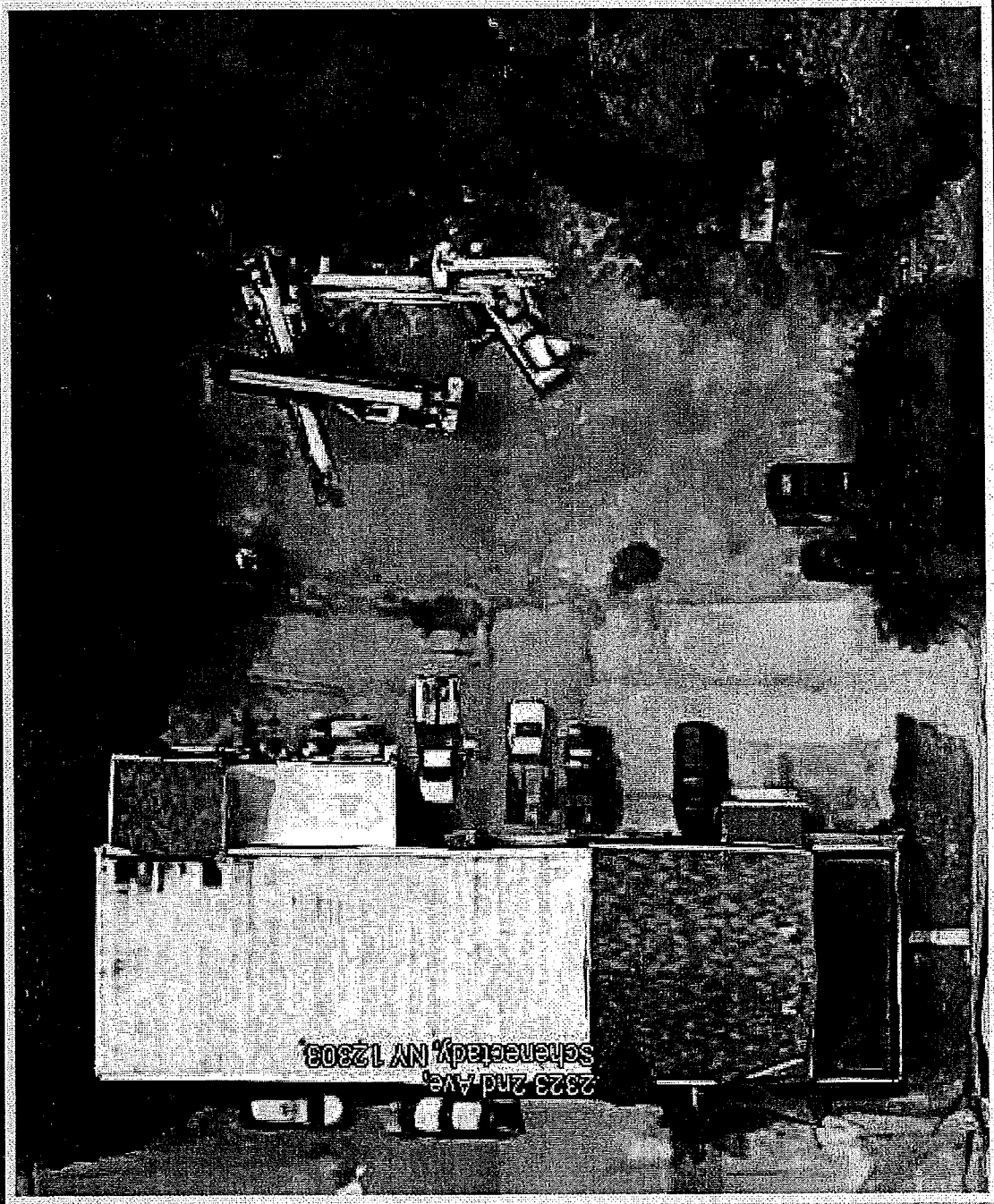
For More information: Steve Cronin - 518.469.2836 - [steve@croninreny.com](mailto:steve@croninreny.com)

Cronin Real Estate NY - 11 Herbert Drive - Latham, NY 12110

2nd Ave

2nd Ave

2nd Ave



2823 2nd Ave,  
 Schenectady, NY 12308

