

**Town of Rotterdam
Planning Commission
November 15, 2022**

Approval of the Summary of Minutes November 1, 2022

Workshop (7:00pm)

Waiver(s)

1. **Darnell Cunningham – 3098 Guilderland Avenue.** The applicant requests a Waiver of Site Plan review to open a Caribbean restaurant in an existing ±1,728 square foot building (formerly Girgenti Café), on a ±10,750 square foot parcel.
2. **Julisa Mercedes Dilone Almante – 1600 Altamont Avenue.** The applicant requests a Waiver of Site Plan to open a Peruvian restaurant in an existing ±2,688 square foot building (formerly Sudy Thai) on a ±0.66-acre parcel.
3. **PCC Contracting, Inc. – 1921 Chrisler Avenue.** The applicant requests a Waiver of Site Plan review to operate a contractor storage facility yard with an existing ±10,535 square foot building on a ±39,496 square foot parcel.
4. **Michael DelGallo – 3749 Mariaville Road.** The applicant requests a Waiver of Site Plan review to construct ±5,000 square foot storage building for firewood cutting and splitting equipment on a ±13.5-acre parcel.

Agenda (7:30pm):

1. **Anthony Fazzone (Owner)/Bluewave (Lessee) - 635 Mariaville Road.** Sketch Site Plan/Special Use Permit review for a 5-megawatt battery storage facility on a ±2.23-acre parcel. Engineer: Empire Engineering, PLLC.
2. **Larry Martinelli - 123 Agnes Avenue.** Preliminary/Final Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.

**DPW Comments
November 15, 2022**

Workshop (7:00pm)

Waiver(s)

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4. **Michael DelGallo – 3749 Mariaville Road.** The applicant requests a Waiver of Site Plan review to construct ±5,000 square foot storage building for firewood cutting and splitting equipment on a ±13.5-acre parcel.



**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): Darnell Cunningham Michael Griesemer

APPLICANT(S): Darnell Cunningham

MAILING ADDRESS: 736 Hampton Ave

CITY: Schenectady STATE: NY ZIP: 12309

DAYTIME TELEPHONE: 518-461-6949 (FAX) _____

PROJECT ADDRESS: 3098 Guilderland Ave

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: _____

RECEIVED
OCT 8 1 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

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 10/19/22

* 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.

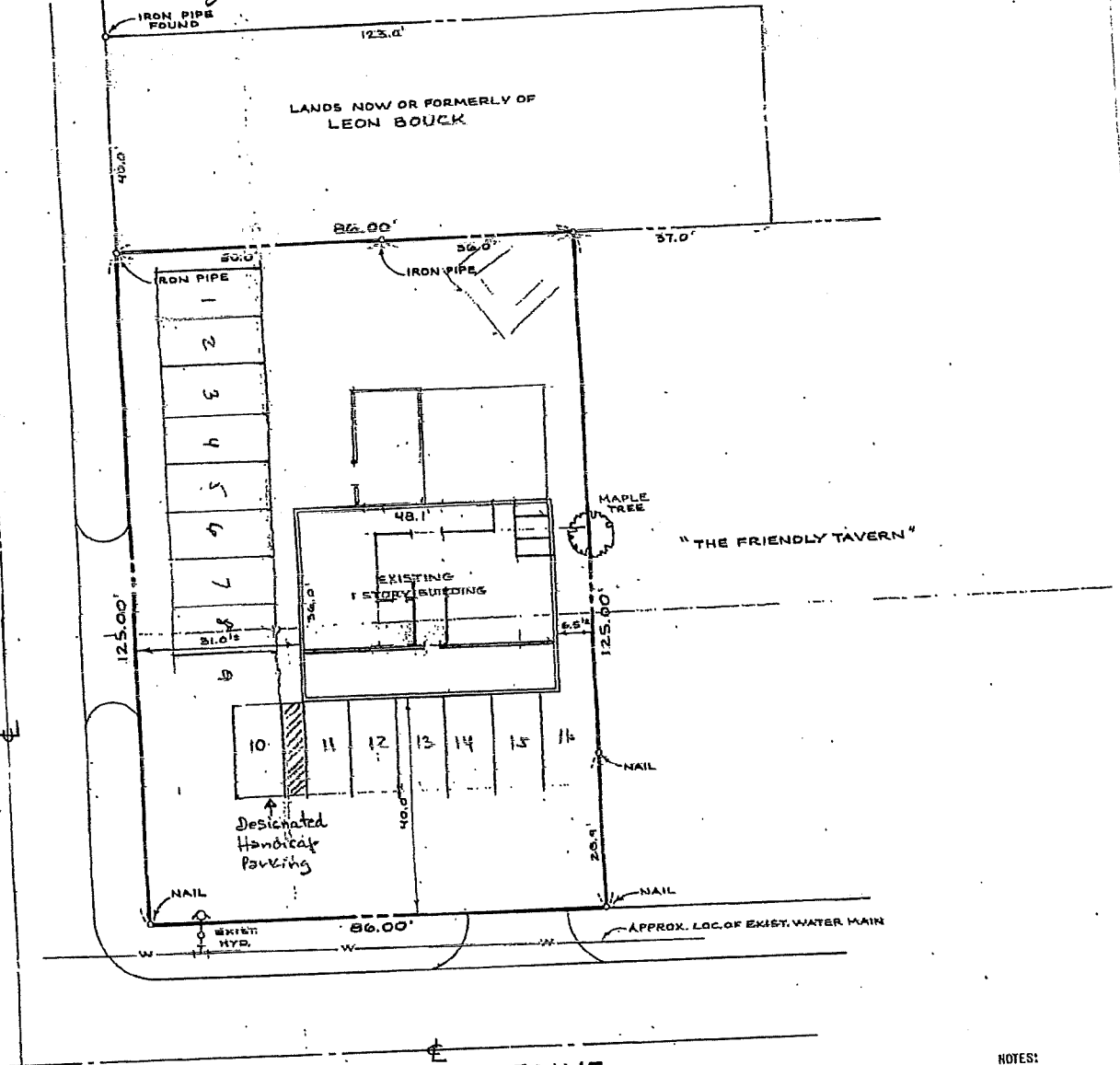
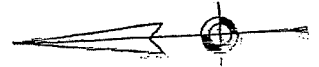
09.27.18.

Note: I Took over Giregenti's Cafe location, Everything is the same inside.

Agnes Eats 2

MON - SAT 11AM - 7PM

Self and one ~~employee~~ Employee



"Signed and sealed pursuant to Section 720B, Paragraph N, State Education Law."

- NOTES:
1. Addition to be
 2. Structure to be roof: wood raft asphalt shingle
 3. Rest-rooms:
 - a) Interior floor colored w/
 - b) Floor and curb base B
 4. Sanitary Waste with cleanouts

Phinney

John S. Boy

DATE	DESCRIPTION	APPR.	PROJ.
1/15/12	Final Plan REVISIONS	E.V. JR.	LEON BO
2/1/12	Additions Made	E.V. JR.	JOHN OF BOTTE
2/1/12	REVISIONS	E.V. JR.	SCALE: 1" = 20'
DRAWN BY:		CHECKED BY:	
APPROVED BY:		LIC. NO.	

RECEIVED

OCT 28 2022

TOWN OF ROTTERDAM
PUBLIC WORKS



Town of Rotterdam
Waiver of Site Plan Review Application

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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): April Gnidowski

APPLICANT(S): Julisa Mercedes Dilone Almonte

MAILING ADDRESS: 2835 Aqueduct Rd

CITY: Niskayuna STATE: NY ZIP: 12309

DAYTIME TELEPHONE: 518-688-4791 (FAX) _____

PROJECT ADDRESS: 1600 Altamont Ave Rotterdam, NY 12303

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: Peruvian food - open new restaurant

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 Julisa Dilone DATE 10 28 22

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09.27.18



Town of Rotterdam
Waiver of Site Plan Review Application

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PRESENT OWNER(S): PCC Contracting, Inc.

APPLICANT(S): PCC Contracting, Inc. c/o 1921 Chrisler Avenue Associates, LLC from Belletti

MAILING ADDRESS: 1860 Chrisler Ave.

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-785-8000 (FAX) _____

PROJECT ADDRESS: 1921 Chrisler Ave.

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: Waiver of Site Plan Review for Proposed Change in Use

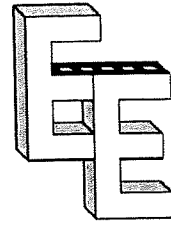
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT [Signature] DATE 10/28/12

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EMPIRE ENGINEERING, PLLC



October 28, 2022

Town of Rotterdam
Planning Commission
1100 Sunrise Blvd.
Rotterdam, NY 12306

Attn: Peter Comenzo, Senior Planner

Project Narrative

The subject project identified as **1921 Chrisler Avenue**, Tax Map I.D. is 59.7-8-21 is located in the Town of Rotterdam, Schenectady County NY. The applicant is PCC Contracting, Inc., the contract vendee of the property. The applicant's address is 1860 Chrisler Avenue, Schenectady, NY 12303. The current owner is Renato Belletti.

The subject property, zoned Light Industrial (I-1), is approximately 0.82± Acres with an existing vacant commercial structure totaling 10,535± SF and is connected to the municipal water and sanitary sewer systems. The applicant proposes to occupy the existing structure 'as is' in support of a specialty contracting business, with use of the associated yard for the staging of equipment and materials.

The applicant, PCC Contracting, specializes in masonry restoration, concrete rehabilitation, and fire & waterproofing. They currently have 10 employees. Their office hours are Monday through Friday from 8:30 a.m. to 4:00 p.m.

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various existing uses and development. The project will produce minimal noise, will be in keeping with the visual aesthetics, and meet all Town codes relative to drainage and runoff.

PARTNERS
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, P.L.S.

ABD ENGINEERS, LLP.
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

August 11, 2021

**Re: Delgallo Farms Firewood
3749 Mariaville Road
Town of Rotterdam
Project #3937A**

James Keith
Building Department
Code Enforcement
1100 Sunrise Boulevard
Rotterdam, NY 12306

RECEIVED

NOV 03 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Jim,

Enclosed for the application of Michael DelGallo to construct an agriculture storage building for firewood cutting and splitting equipment at 3749 Mariaville Road are:

1. Three (3) copies of the Site Plan, dated 08/10/2021 by ABD Engineers, LLP
2. Three (3) copies of the Building Plans, dated 07/28/2021 by Shamrock Engineering, P.C, 4 sheets (A-1, A-2, S-1, S-2)
3. Three (3) copies of the Building Permit Application
4. Three (3) copies of the Letter of Authorization
5. Three (3) copies of the NYS Ag & Markets Section, Guidelines for Review of Local Law
6. Three (3) copies of the Site Plan Review Waiver Application

Michael DelGallo will be the contractor and you should have a copy of his insurance form on file.

Please note that this is only a storage building and will not have any connection to a well and therefore no septic system. Also, the NYSDOT curb cut already exists.

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

Very truly yours,

ABD ENGINEERS, LLP.

Joseph J. Bianchine, P.E.
Partner

JJB: clv
Mike DelGallo w/encl.
3937A-08112021

RECEIVED

NOV 03 2022

TOWN OF ROTTERDAM
PUBLIC WORKS



Town of Rotterdam
Waiver of Site Plan Review Application

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PRESENT OWNER(S): Michael DelGallo

APPLICANT(S): Michael DelGallo

MAILING ADDRESS: 3667 Mariaville Road

CITY: Rotterdam STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518-416-4383 (FAX) _____

PROJECT ADDRESS: 3749 Mariaville Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: _____

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 Michael DelGallo DATE _____

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TOWN OF ROTTERDAM BUILDING PERMIT APPLICATION

Commercial & Multiple Dwelling

Application is hereby made to the Building Department for the Issuance of a Building Permit pursuant to the New York State Building Construction Code for the construction of buildings, addition, alterations, or accessory structures, or for removal or demolition, as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all Inspectors to enter the premises for the required inspections. All Electrical work must be inspected and a Certificate of Approval granted from an approved Electrical Inspection Agency.

OFFICE USE ONLY	
Application # _____	Approved: <input type="checkbox"/> Disapproved: <input type="checkbox"/>
Cost of Permit: \$ _____	
INITIALS _____	

COST OF CONSTRUCTION:	\$ _____
Property Address:	3749 Mariaville Road
Property Owner:	Michael DelGallo
Property Owner Address:	3667 Mariaville Road
Property Owner Phone No.:	518-416-4383
Applicant:	Michael DelGallo
Applicant Address:	3667 Mariaville Road
Applicant Phone No.:	518-416-4383
Contractor:	Michael DelGallo
Contractor Address:	3667 Mariaville Road
Contractor Phone No.:	518-416-4383
Contractor Insurance:	Liability <input type="checkbox"/> Workers Compensation <input type="checkbox"/> On file (submit with application)
Classification of Work: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Accessory Building Do you have: <input type="checkbox"/> Septic <input type="checkbox"/> Sewer N/A	
Construction Class Type: 1A <input type="checkbox"/> 1B <input type="checkbox"/> 2A <input type="checkbox"/> 2B <input checked="" type="checkbox"/> 3A <input type="checkbox"/> 3B <input type="checkbox"/> 4A <input type="checkbox"/> 4B <input type="checkbox"/> 5A <input type="checkbox"/> 5B <input type="checkbox"/>	
Zoning: A-1 <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/>	
Occupancy Classification: A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> A5 <input type="checkbox"/> B <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 <input type="checkbox"/> H4 <input type="checkbox"/> H5 <input type="checkbox"/> I1 <input type="checkbox"/> I2 <input type="checkbox"/> I3 <input type="checkbox"/> I4 <input type="checkbox"/> M <input type="checkbox"/> R1 <input type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> R4 <input type="checkbox"/> S1 <input type="checkbox"/> S2 <input checked="" type="checkbox"/>	
Setbacks: Front Yard: Existing N/A Proposed 32.7 Side Yard: Existing N/A Proposed 120.3 Rear Yard: Existing N/A Proposed 1080.8	
Description of Construction: _____ <div style="text-align: right;">NOV 03 2022</div>	

RECEIVED
 NOV 03 2022
 TOWN OF ROTTERDAM
 PUBLIC WORKS

RECEIVED

Applicant's Signature: Michael DelGallo Date: _____

TOWN OF ROTTERDAM

"A Nice Place to Live"

"A Nice Place to Do Business"

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

LETTER OF AUTHORIZATION FOR PERMIT AND ZONING APPLICATION

To Whom It May Concern:

I, Michael DelGallo, as owner of the property located
(print name)

at 3667 Mariaville Road, Town of Rotterdam, in the

State of New York, hereby designate Joseph J. Bianchine, P.E. and ABD Engineers, LLP
(name)

411 Union Street Schenectady, NY 12305 518-377-0315
(city, state, zip, and phone number)

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

Signature:

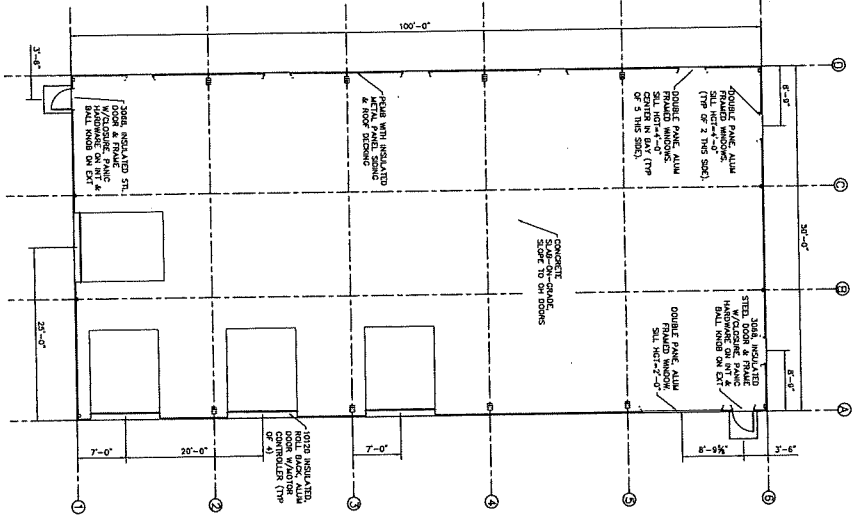
Michael DelGallo

Date:

08/19/2021

letter of authorization for permit and zoning application.doc

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



FLOOR PLAN

- NOTES:
1. FLOOR PLAN IS TO BE CONSTRUCTED BY CLARENCE, STEEL, BRASS, ETC.
 2. FLOOR PLAN IS TO BE CONSTRUCTED BY CLARENCE, STEEL, BRASS, ETC.
 3. FLOOR PLAN IS TO BE CONSTRUCTED BY CLARENCE, STEEL, BRASS, ETC.
 4. FLOOR PLAN IS TO BE CONSTRUCTED BY CLARENCE, STEEL, BRASS, ETC.

- NOTES:
1. THE PLAN AND ELEVATIONS SHOWN IN THESE DRAWINGS ARE BASED ON DATA PROVIDED BY THE OWNER.
 2. THE BUILDING MANUFACTURER, RESPONSIBLE FOR THE DESIGN AND DETAILING OF THE BUILDING SYSTEMS, SHALL BE DETERMINED BY THE ARCHITECT.
 3. SHAMROCK ENGINEERING'S RESPONSIBILITY FOR THE DESIGN AND DETAILING OF THE BUILDING SYSTEMS SHALL BE LIMITED TO THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED BY SHAMROCK ENGINEERING.

A-1

Revision	App'd:	Date:
1. REBID FOR REVIEW	MJK	7-18-21

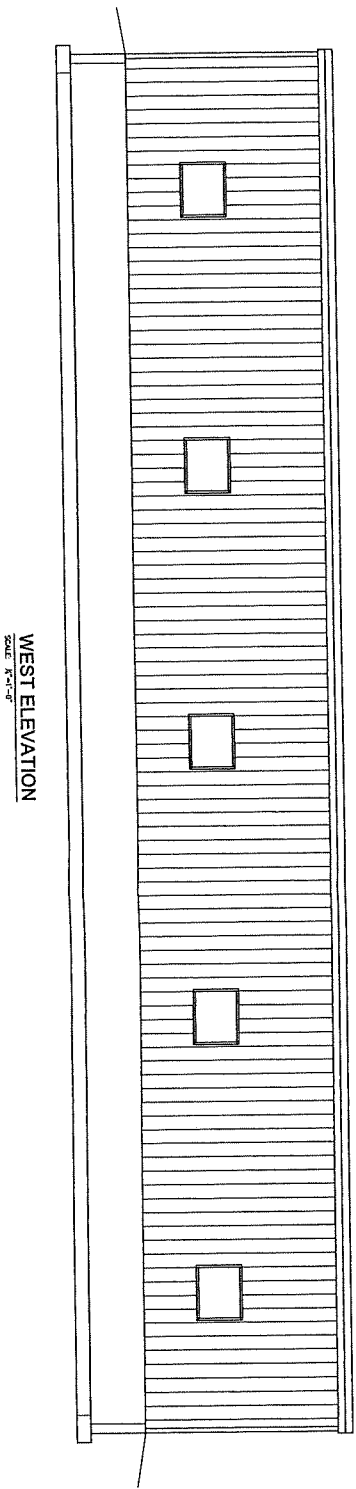
DELGALLO: NEW BUILDING
 3683 MARAVILLE ROAD
 TOWN OF ROTTERDAM
 FLOOR PLAN
 SCALE: 1/8"=1'-0" DATE: JULY, 2021

Shamrock Engineering P.C.
 1 THURSH TERRACE - EAST GREENBUSH, NEW YORK - 12061
 (518) 441-6148
 Project No. 21040

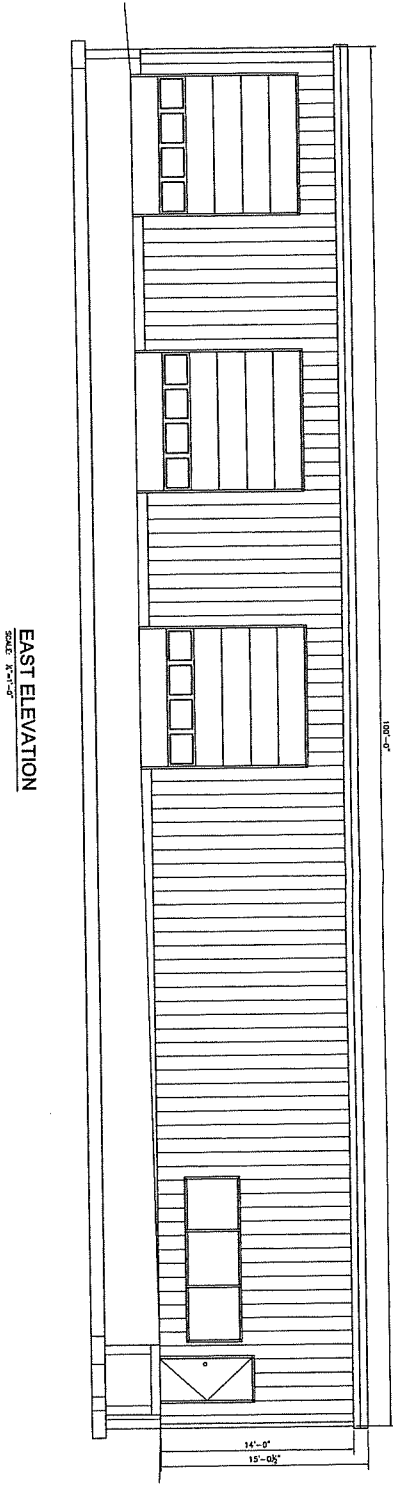


Drawn By	Date
MJK	7-10-21
MJK	7-10-21
MJK	7-18-21

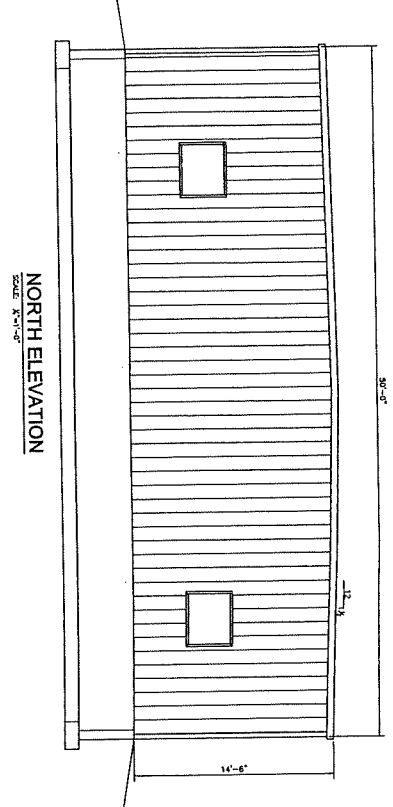




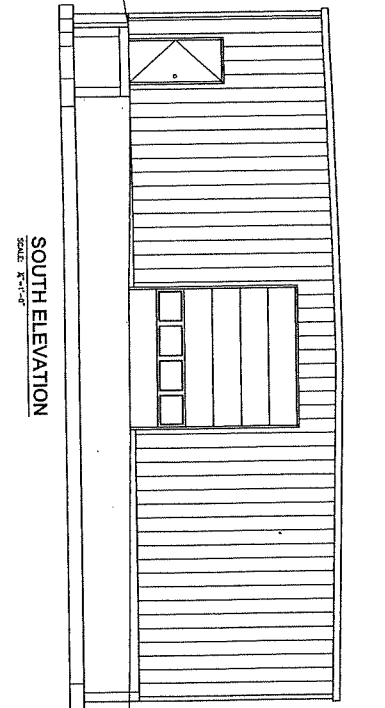
WEST ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

A-2

Revision	App'd	Date
D. ISSUED FOR REVIEW	M.K.	7-28-21

DELGALLO: NEW BUILDING
3683 MARSHALLE ROAD
TOWN OF ROTTERDAM

ELEVATIONS

SCALE: 1/4"=1'-0" DATE: JULY, 2021

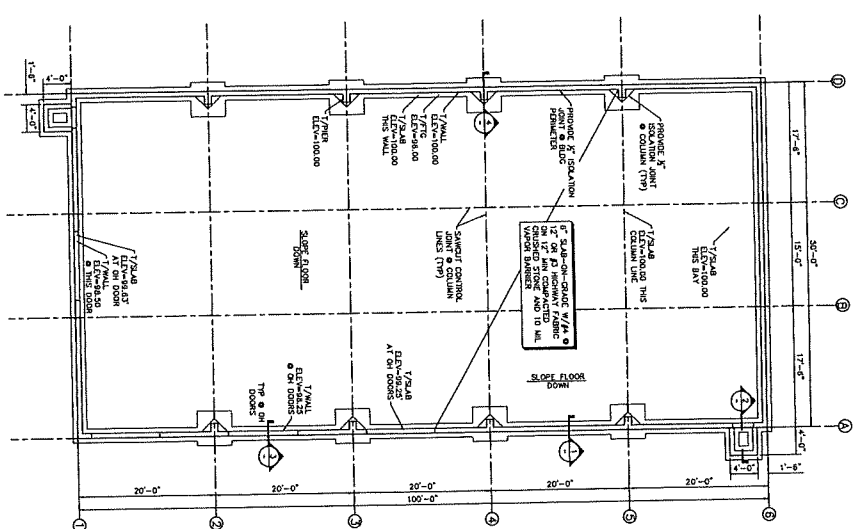
Shamrock Engineering P.C.
1 THRUSH TERRACE—EAST GREENBUSH, NEW YORK - 12081
(518) 441-8148

Project No. 21040



Drawn By	Date
M.K.	7-10-21
Drawn By	Date
M.K.	7-10-21
Checked By	Date
M.K.	7-18-21

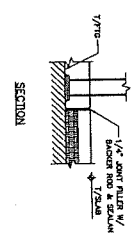
UNLAWFUL ALTERATION OF
SECTION 10, BY CONTRACTOR
OR ARCHITECT IN VIOLATION OF
ARTICLE 17 OF THE NEW YORK
STATE EDUCATION LAW



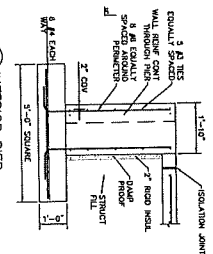
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

- NOTES: 1. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 2. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 3. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 4. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 5. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 6. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 7. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 8. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 9. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE. 10. FOUNDATION SHALL BE DESIGNED FOR ALL LOADS, INCLUDING DEAD, LIVE, WIND, EARTHQUAKE, AND OTHERS AS APPLICABLE.

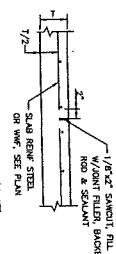
TYPICAL ISOLATION JOINT
N/S



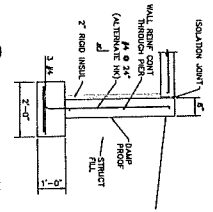
INTERIOR PIER
N/S



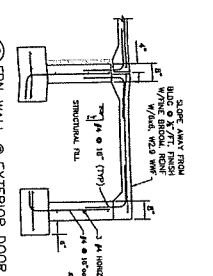
SLAB CONTROL JOINT
N/S



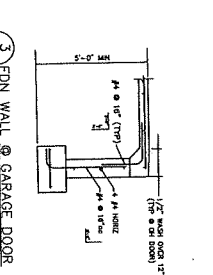
FOUNDATION WALL
N/S



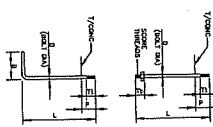
EDN WALL @ EXTERIOR DOOR
N/S



EDN WALL @ GARAGE DOOR
N/S



- NOTES: 1. THE ABOVE FOUNDATION LAYOUT, SIZES, REINFORCING, ETC. ARE BASED ON DATA PROVIDED BY OLWYPA STEEL BUILDINGS DRAWINGS. 2. SHAMROCK ENGINEERING IS RESPONSIBLE FOR THE DESIGN AND DETAILING OF THE FOUNDATION. FOUNDATION LOADS HAVE ALSO BEEN PROVIDED BY OLWYPA. THESE FOUNDATION LOADS ARE THE SOLE BASIS FOR OUR DESIGN. WE HAVE NOT PERFORMED A CODE REVIEW OR DETERMINED COLUMN REACTIONS BASED ON CODE DEFINED LOADS.



ANCHOR BOLT SCHEDULE

ANCHOR BOLT CLASS	ANCHOR BOLT DIA (IN)	ANCHOR BOLT LENGTH (IN)	ANCHOR BOLT TYPE
A	1/2"	12"	1/2" DIA W/OUT WELDER (N/A)
B	3/4"	12"	3/4" DIA W/OUT WELDER (N/A)
C	1"	12"	1" DIA W/OUT WELDER (N/A)
D	1 1/4"	12"	1 1/4" DIA W/OUT WELDER (N/A)
E	1 1/2"	12"	1 1/2" DIA W/OUT WELDER (N/A)
F	1 3/4"	12"	1 3/4" DIA W/OUT WELDER (N/A)
G	2"	12"	2" DIA W/OUT WELDER (N/A)
H	2 1/4"	12"	2 1/4" DIA W/OUT WELDER (N/A)
I	2 1/2"	12"	2 1/2" DIA W/OUT WELDER (N/A)
J	2 3/4"	12"	2 3/4" DIA W/OUT WELDER (N/A)
K	3"	12"	3" DIA W/OUT WELDER (N/A)
L	3 1/4"	12"	3 1/4" DIA W/OUT WELDER (N/A)
M	3 1/2"	12"	3 1/2" DIA W/OUT WELDER (N/A)
N	3 3/4"	12"	3 3/4" DIA W/OUT WELDER (N/A)
O	4"	12"	4" DIA W/OUT WELDER (N/A)
P	4 1/4"	12"	4 1/4" DIA W/OUT WELDER (N/A)
Q	4 1/2"	12"	4 1/2" DIA W/OUT WELDER (N/A)
R	4 3/4"	12"	4 3/4" DIA W/OUT WELDER (N/A)
S	5"	12"	5" DIA W/OUT WELDER (N/A)
T	5 1/4"	12"	5 1/4" DIA W/OUT WELDER (N/A)
U	5 1/2"	12"	5 1/2" DIA W/OUT WELDER (N/A)
V	5 3/4"	12"	5 3/4" DIA W/OUT WELDER (N/A)
W	6"	12"	6" DIA W/OUT WELDER (N/A)
X	6 1/4"	12"	6 1/4" DIA W/OUT WELDER (N/A)
Y	6 1/2"	12"	6 1/2" DIA W/OUT WELDER (N/A)
Z	6 3/4"	12"	6 3/4" DIA W/OUT WELDER (N/A)
AA	7"	12"	7" DIA W/OUT WELDER (N/A)
AB	7 1/4"	12"	7 1/4" DIA W/OUT WELDER (N/A)
AC	7 1/2"	12"	7 1/2" DIA W/OUT WELDER (N/A)
AD	7 3/4"	12"	7 3/4" DIA W/OUT WELDER (N/A)
AE	8"	12"	8" DIA W/OUT WELDER (N/A)
AF	8 1/4"	12"	8 1/4" DIA W/OUT WELDER (N/A)
AG	8 1/2"	12"	8 1/2" DIA W/OUT WELDER (N/A)
AH	8 3/4"	12"	8 3/4" DIA W/OUT WELDER (N/A)
AI	9"	12"	9" DIA W/OUT WELDER (N/A)
AJ	9 1/4"	12"	9 1/4" DIA W/OUT WELDER (N/A)
AK	9 1/2"	12"	9 1/2" DIA W/OUT WELDER (N/A)
AL	9 3/4"	12"	9 3/4" DIA W/OUT WELDER (N/A)
AM	10"	12"	10" DIA W/OUT WELDER (N/A)
AN	10 1/4"	12"	10 1/4" DIA W/OUT WELDER (N/A)
AO	10 1/2"	12"	10 1/2" DIA W/OUT WELDER (N/A)
AP	10 3/4"	12"	10 3/4" DIA W/OUT WELDER (N/A)
AQ	11"	12"	11" DIA W/OUT WELDER (N/A)
AR	11 1/4"	12"	11 1/4" DIA W/OUT WELDER (N/A)
AS	11 1/2"	12"	11 1/2" DIA W/OUT WELDER (N/A)
AT	11 3/4"	12"	11 3/4" DIA W/OUT WELDER (N/A)
AU	12"	12"	12" DIA W/OUT WELDER (N/A)

- NOTES: 1. ALL BOLTS SHALL BE ASTM F1554, GRADE 36 WITH MINIMUM TENSILE STRENGTH OF 58,000 PSI. 2. ALL BOLTS SHALL BE GALVANNEAL. 3. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 4. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 5. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 6. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 7. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 8. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 9. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL. 10. ALL BOLTS SHALL BE PROTECTED WITH GALVANNEAL.

REINFORCING LAP LENGTHS

BAR CLASS	MIN LAP LENGTH (IN)
1	12"
2	12"
3	12"
4	12"
5	12"
6	12"
7	12"
8	12"
9	12"
10	12"
11	12"
12	12"
13	12"
14	12"
15	12"
16	12"
17	12"
18	12"
19	12"
20	12"
21	12"
22	12"
23	12"
24	12"
25	12"
26	12"
27	12"
28	12"
29	12"
30	12"
31	12"
32	12"
33	12"
34	12"
35	12"
36	12"
37	12"
38	12"
39	12"
40	12"
41	12"
42	12"
43	12"
44	12"
45	12"
46	12"
47	12"
48	12"
49	12"
50	12"

Shamrock Engineering P.C. 1 THRUSH TERRACE-EAST GREENBUSH, NEW YORK - 12081 (518) 441-6148

DELGALLO: NEW BUILDING 3683 MARAVILLE ROAD TOWN OF ROTTERDAM

FOUNDATION PLAN DATE: MAY, 2021 SCALE: 1/8"=1'-0"

Project No. 21040

Revised for Review

S-2

DPW Comments
November 15, 2022

Agenda (7:30pm):

- 1. Anthony Fazzino (Owner)/Bluewave (Lessee) - 635 Mariaville Road.** Sketch Site Plan/Special Use Permit review for a 5-megawatt battery storage facility on a ±2.23-acre parcel. Engineer: Empire Engineering, PLLC.
 1. Update maps to reflect address of 635 Mariaville Road prior to Chairman signature.
 2. The Planning Commission should authorize the Chairman to enter into an agreement with the Town to retain the services of a TDE to assist in the review of this project.
 3. DPW recommends additional fencing closer to the battery/electrical components to provide for additional security/barrier to the facility.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Police Department
Metroplex Development Authority
Fire District #6

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information

Legal Owner's Name: Anthony A. Fazzone

Mailing Address: 1536 Union St.

City: Schenectady State: NY Zip: 12309

Daytime Phone: 518-372-3300 Fax:

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Christopher Longo, PE c/o Empire Engineering, PLLC

Mailing Address: 1900 Duanesburg Road

City: Duanesburg State: NY Zip: 12056

Daytime Phone: 518-280-1371 Fax:

Project/Proposal Site Area (Acres or sq. ft.): 2.95 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.17-1-1.112

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: Alfree, John T. 48.17-1-5.1

Ambesi, Anthony 48.17-1-47, Chilton, Dean A. 48.17-1-51.21, National Grid 38.-1-2.31, Pommer, Michael D. 48.17-1-48, Stegagno, Ugo 48.17-1-46

Town of Rotterdam 48.17-1-35, Viscusi, Carlo 48.17-1-32.1

Street Address of Proposed Site (if any): 647 Mariaville Road, Rotterdam, NY 12306

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
The existing parcel is vacant with stabilized gravel access roads.

Existing Zoning Classification: General Business (B-2)

School District: Schalmont Fire District: No. 6

Water Supply: Comm / Public

LEGAL INFORMATION

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

Southeast intersection of Mariaville Road and Burdeck Street, 500 feet west of the intersection of Garrison Avenue and Mariaville Road. Niagara Mohawk Power Corp. property bisects the subject parcel.

Name of public road (s) providing access: Burdeck St. & Mariaville Rd.

Width of property fronting on public road: 101' on Mariaville Rd.

- I have attached a legal description of the proposed site: yes () no
- I have attached a deed of the proposed site: yes () no
- I have attached a lease agreement of the proposed site (if applicable): yes () no

Purpose for the requested site plan approval (and special use permit if applicable):

The applicant is proposing to install solar energy storage units with associated asphalt access drive. This is a permitted Special Use under Town Code section 270-65, G. Public Utility Installation. The completed site will be unmanned and will not require water or septic connections.

Is the proposed use to be temporary or permanent? If temporary, please explain:

The proposed use is permanent.

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

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

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

No. The proposed use is in keeping with the existing uses at the intersection of Burdeck St and Mariaville Road. There is adequate access to existing public roadways and all runoff will be treated and stored within an on-site stormwater management area prior to discharge. This amendment does not alter the original design for stormwater runoff.

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

No. The proposed development, with an approximate 10' unit height, presents a low profile and will not impact the adjoining properties. Additional screening will be provided in addition to a now existing vinyl stockade fence.

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

No. The project is an in-fill development and an adaptive re-use of a property which is currently vacant. It is in keeping with other public utilities immediately adjacent to the site.

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

Yes. The parcel has frontage on Mariaville Road with existing curb cuts to be reused. As the completed site will be unmanned, water and septic are not required. Private driveways and parking spaces will be constructed to service the development and a private stormwater system has been constructed.

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

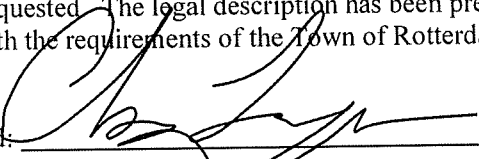
Yes. The parcel includes existing curb cuts providing access to Mariaville Road. The access point will be kept and an internal system of private driveways will be constructed to adequately service the intended traffic and minimize congestion. No significant traffic other than routine maintenance is expected to the site.

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

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: 

Date: 10/24/22

Address: Christopher Longo, P.E.
Empire Engineering , PLLC
1900 Duanesburg Road
Duanesburg, NY 12056

Phone: 518-280-1371

FAX: _____

License Number: 095840



PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Anthony A. Fazzone
Scott R. Emerle Date: 10/2/19

Address: 1536 Union St Phone: 518/372-3300

Schenectady NY Zip: 12309-6002

[Signature] Signature of Applicant or Representative Date: 10/2/19

Scott Emerle Signature of Applicant or Representative Date: 10/2/19

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 2nd day of October, 2019.

NOTARY SEAL [Signature]
Notary Signature

Notary Public in and for the State of ~~NEW YORK~~ **NEW YORK** **K. EMERLE**
Notary Public, State of New York
No. 01EM5073760

My appointment expires: Qualified in Schenectady County
Commission Expires March 3, 2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Part II

TOWN OF ROTTERDAM

PLANNING COMMISSION SITE PLAN CHECKLIST

The following is a list of Site Plan Requirements as outlined in § 270-132 of the Town of Rotterdam Zoning Code. All required information should be contained in the application unless specifically waived by the Planning Commission. Failure to submit will cause the application to be deemed incomplete and returned to the applicant for revision.

Section A *Preliminary plans. Application for preliminary site plan approval shall be accompanied by the following information located on the site plan. Failure to complete this information will result in a determination of "incomplete" and the application will be held in abeyance pending receipt of all required information.*

1. A map of the applicant's entire lot, plot or parcel of land at the scale of one inch equals 40 feet, unless the Planning Board determines a different scale more appropriate, showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to abut the applicant's property.
2. The name and address of the applicant, vendee, contract vendee or owner and title of drawing.
3. The North symbol, date and scale.
4. The name, address, title and license number of the person or firm responsible for the preparation of the map.
5. Structures and circulation: ten (12) sets of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures dimensions, square footage, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes.
6. Landscaping: Show location, dimension, type, and condition of existing landscaping, and location, dimension and type of proposed landscaping.
7. Cut and fill: extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads.
8. Stormwater retention: provisions for on-site stormwater retention basins during and after construction, designed to handle any increased rate of runoff.
9. Wells: location and test yields in gallons per minute of all proposed on-site wells.
10. Drainage fields or dry wells: location and percolation test results of all proposed drainage fields or dry wells.
11. Water supply and sewage disposal: description of method of water supply and sewage disposal and location of such facilities.
12. Location of existing wetlands and floodplains.
13. Lighting, power and communication facilities: location and design of lighting, power, fiber optic, and communication facilities.
14. Signs: location, design and size of all signs.
15. Site improvements: location of all existing and proposed drains, culverts, retaining walls and fences.
16. Outdoor storage: location of any outdoor storage and other accessory uses.
17. Uses: detailed breakdowns of all proposed floor space by type of use.
18. Other industrial uses: In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process and the proposed method of disposal of such wastes or by-products shall also be shown.
19. State Environmental Quality Review: No application shall be deemed complete without compliance with State Environmental Quality Review (Please include with submittal).

Section B The Planning Commission often requests these additional information items during the preliminary meeting. The applicant is typically requested to modify the site plan or explain this information in more detail at the meeting. This usually involves the expenditure of additional time and expense to the applicant.

If these additional information items are included with the initial submittal, it may be possible to skip over the initial sketch plan review meeting and proceed directly to preliminary plan review. Answering these information items now may reduce the review time by a minimum of two (2) to four (4) weeks. The decision to allow the applicant to waive the sketch meeting shall reside with the Planning Commission Chairman after consultation with the Town of Rotterdam Department of Public Works.

1. Show location of snow storage area or indicate if it will be removed off site. In addition, provide a note on the site plan that reads "snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."
2. Provide a signature space for the Planning Commission Chairman with the following wording below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
3. Show location and dimension of all entrances and exits to all building(s), specify which are handicap accessible, and indicate the primary exit(s) and emergency exits.
4. Show location and dimension of all entrances and exits to the site, and indicate the primary entrance/exit.
5. Show handicap parking space(s) and striping from the space(s) to the handicap entrance(s).
6. Show location, dimension, type, and condition of all existing and proposed paved areas, parking areas with striping, and sidewalks. Indicate which exist and which are proposed.
7. Show location, dimension, type, and condition of refuse/dumpster area and any existing/proposed screening.
8. Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features.
9. Show location of drive-thru window and corresponding traffic circulation pattern(s) if applicable.
10. Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.
11. Show location of all outdoor lighting fixtures and provide a note on the face of the plan that states: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination"
12. Show location, type, and size of existing and proposed fencing and buffer screening.
13. Add note on the face of the site plan that reads "Development must meet all NYS Building and Fire Codes."
14. Add note on the face of the site plan that identifies the zoning of the subject property.

I have completed all of the above requested items which apply to this site plan **under Section A** and request that this application be placed on the next available Planning Commission meeting for sketch plan review.

I have completed all of the above requested items which apply to this site plan **under Section A and Section B** and request that this application be placed on the next available Planning Commission meeting for preliminary review.

Christopher Longo, PE c/o Empire Engineering, PLLC

10/24/2022

Print Name

Date

Signature

Short Environmental Assessment Form

Part 1 - Project Information

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.

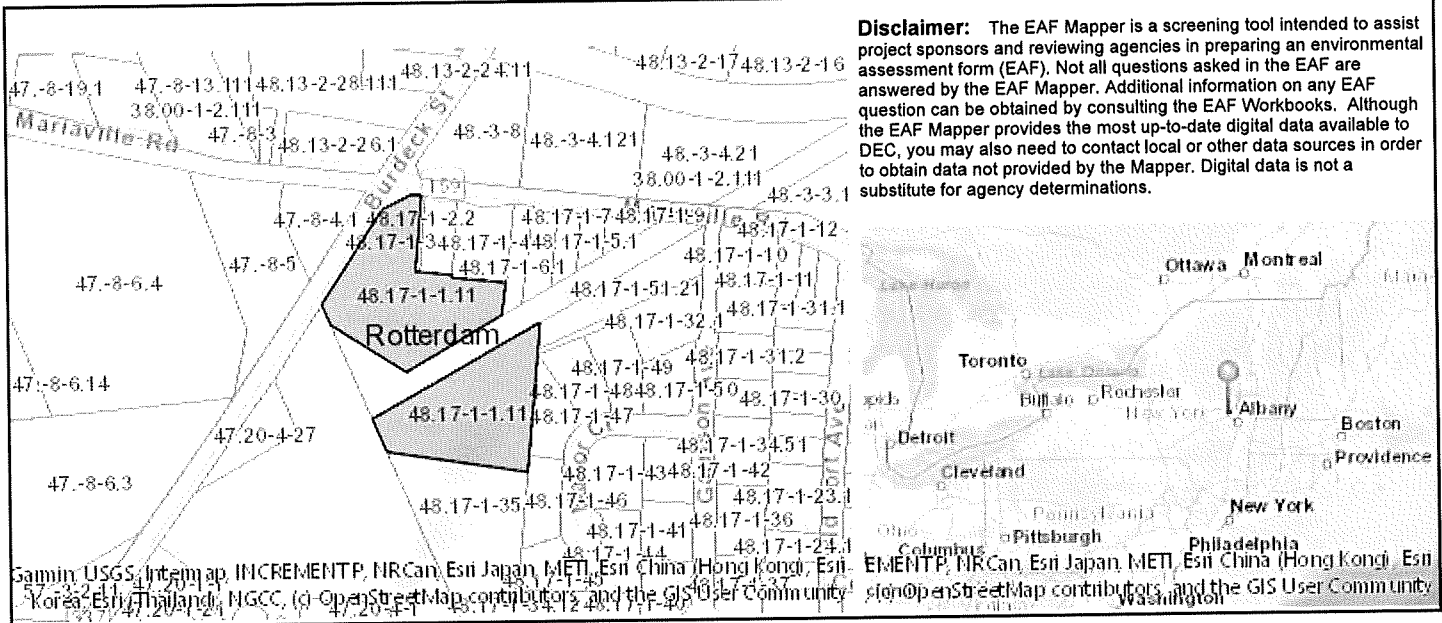
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: BlueWave Solar Energy Storage			
Project Location (describe, and attach a location map): Mariaville Road at Burdeck St., Rotterdam NY			
Brief Description of Proposed Action: Proposed installation of solar energy storage units on a vacant parcel with existing stabilized gravel surface and stormwater management system. <div style="text-align: center; color: gray; font-size: small;">001 31 2072 COMMUNITY DEVELOPMENT 20110-20101</div>			
Name of Applicant or Sponsor: BlueWave Solar		Telephone: 518-365-8180 E-Mail: cbiseglia@bluewavesolar.com	
Address: 111 Huntington Ave., Suite 650			
City/PO: Boston		State: MA	Zip Code: 02199
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"/>
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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.95 acres b. Total acreage to be physically disturbed? _____ 0.75 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.95 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action,			
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?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not Applicable	<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: _____ Not Applicable	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

EAF Mapper Summary Report

Thursday, September 8, 2022 9:45 AM



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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

BLUEWAVE

October 28, 2022

Town of Rotterdam
Office of the Planning Commission
1100 Sunrise Blvd
Rotterdam, NY 12306

RE: Supplement to – Site Plan/Special Use Permit Application – 647 Mariaville Road,
Rotterdam, NY

Dear Planning Board Members:

BlueWave Storage Origination, LLC (“BlueWave”) is pleased to provide documentation and information in support of the installation of a 5 Megawatt Battery Storage project at the location referenced above in the Town of Rotterdam (“Town”). In support of this application, please find plans and information supporting this application. This project is located in the B-2 General Business district on a parcel located behind the new Stewarts Shop off of Mariaville Road.

This parcel 48.17 – 1- 1.112 was reviewed and approved for a warehouse/storage installation on May 19th, 2020. BlueWave proposes to modify the original approval with an alternative request to site battery storage containers, inverters and associated equipment which will connect to the National Grid infrastructure that is located adjacent to this parcel. The site plans provided by Empire Engineering demonstrating the location of these containers can be found attached here as **Exhibit A**. The footprint of the containers remains consistent with the footprint requested previously for the warehouse and parking lot. BlueWave does not intend to further modify the property and has insured that all previously installed stormwater features will remain in the design. The stormwater system was recently reviewed for efficacy. Please find that report attached to this letter as **Exhibit B**.

Battery energy storage systems (BESS) are essential to the long-term deployment of renewable energy in New York state. The BESS charges from the grid during times of low electricity demand (late at night and early in the morning) and when renewables are at peak electricity generation typically mid-morning to early afternoon. The BESS will store that energy until later in the day during times of high electricity demand (early evening) but when the renewable energy sources are not available as the sun has set and the wind has not started to blow.

BlueWave has chosen Eos Energy as the battery equipment manufacturer for this project. Eos has a zinc based battery system which has a closed loop water based coolant system and is not subjected to the thermal runaway concerns with lithium ion batteries. This coolant system allows Eos batteries to avoid the need for air conditioning units and provides additional safety features for

October 28, 2022

Page 2

the system overall. Attached as **Exhibit C**, please find a deck explaining BlueWave's energy storage platform in greater detail.

The BlueWave team looks forward to discussing this proposal further with the Planning Board and appreciates the time and attention from the board in reviewing this application and supplementary information. If you have any questions or concerns, please feel free to reach out to me directly at 518-365-8180 or my colleague Alex Fukuchi at (818-964-1987).

Sincerely,

Colleen Bisceglia
Director, Storage Development

Attachments to follow

Exhibit A – Site Plans
Exhibit B – Stormwater features report
Exhibit C – BlueWave battery storage presentation

DPW Comments
November 15, 2022

- 2. Larry Martinelli - 123 Agnes Avenue.** Preliminary/Final Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.
1. Applicant has revised the plan to address fencing/screening concerns discussed at the 3/15/22 meeting. See attached minutes and revised site plan narrative.
 2. 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.
 3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 4. No dumpster area is proposed. How is waste being handled?
 5. **Add note to plan:** “Outdoor storage area is limited to the existing foundation and gravel parking area as depicted on the site plan.”
 6. **Add note to plan:** “Vehicle and trailer storage is limited to operable and licensed vehicles only, properties not to be utilized for auto/truck repair or scrapyards.”
 7. **Add note to plan:** “Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval.”
 8. **Add note to plan:** “All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.”

DPW Comments from March 15, 2022

1. Angers Avenue is a substandard roadway and in rough shape.
2. Planning Commission may look to limit storage area to the rear of the property or add screening/landscaping along Agnes Avenue.
3. Sketch plan lacks details and is very difficult to discern what is existing and what is proposed. Pavement? Lighting? Fencing? Drainage?
4. Residential properties exist to the west and screening/landscaping should be addressed.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on March 15, 2022. A Draft Negative Declaration has been prepared by the Town Planner and is attached for your consideration.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Rotterdam Highway Department
Rotterdam Police Department
Fire District #3

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 3-22-22
Case No. K-8-22
Returned 4-5-22

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

MAR 22 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 19, 2022

SUBJECT: Larry Martinelli – 123 Agnes Avenue. Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.

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: 3 17 22

RECEIVED

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-08-22

Applicant Larry Martinelli

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a vacant .54 acre parcel with an existing concrete foundation, requesting site plan approval to construct a 2,400 SF building for a contractor shop and storage yard.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 22, 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:

Site plan should show proposed water service connection and perc test results for the septic system.

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.

3/30/22
Date

Ray Gillet, Commissioner
Economic Development and Planning

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

Date: November 15, 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: Larry Martinelli
3501 Guilderland Avenue
Rotterdam, NY 12306

Tax Map Number(s): 59.15-10-30

Project Location: 123 Agnes Avenue
Schenectady, NY 12303

Zoning: Light Industrial (I-1) Zoning District

Action: Final Site Plan review for a contractor storage yard on a ±23,837 square foot parcel.

This project is an Unlisted Action and the Planning Commission conducted as a SEQRA coordinated review. These agencies include the following: Schenectady County Economic Development and Planning, Schenectady County Department of Health, New York State Department of Environmental Conservation – Region #4, Rotterdam Highway Department, Rotterdam Police Department, Mohonasen School District, and Fire District #3. The applicant has supplied an Environmental Assessment Form along with supporting documents 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 March 17, 2022.

The Town of Rotterdam Planning Commission, as lead agency, has reviewed the Short Environmental Assessment Form Part One completed by the Project Sponsor. The plans were reviewed by the Town Department of Public Works and the Rotterdam Planning Commission with modifications made addressing any potential environmental impacts that were raised. All comments and concerns have been addressed.

The project site lies in an industrial and residentially developed area and is one parcel ±23,837 square feet in size. The subject property is currently vacant except for an existing 60' x 40' cement foundation that was previously contained an industrial structure. The site was formerly used for industrial purposes. The parcel has frontage along Agnes Avenue to the west.

The applicant proposes to utilize the property for outdoor contractor storage yard. Storage use will be restricted to the existing foundation and a gravel parking area depicted on the site plan. Additionally, a berm and fencing will be utilized to visually screen the site from existing residences located in the vicinity of the property on Agnes Avenues and Bryan Avenue.

After a review of the modified 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 November 15, 2022. Adoption of this negative declaration was moved by XXXXXXXX, seconded by XXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

FEB 10 2022

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: Martinelli Site Plan			
Project Location (describe, and attach a location map): East side Agnes Avenue, 400' south of May Avenue			
Brief Description of Proposed Action: Contractor Storage yard			
Name of Applicant or Sponsor: Larry Martinelli		Telephone: 518-528-2489	
Address: 3501 Guilderland Avenue		E-Mail:	
City/PO: Scheneectady		State: NY	Zip Code: 12306
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	YES
		<input checked="" type="checkbox"/>	<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	YES
Town of Rotterdam Planning Commission / Site Plan review		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.55 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.98 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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			

		NO	YES	N/A
5. Is the proposed action,	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?		<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: _____		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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: _____ _____		<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: _____ _____		<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: <u>on-site septic</u> _____		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<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: _____ _____ _____		<input checked="" type="checkbox"/>	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Larry Mod Date: 2-15-22

Signature: Larry Martielli Title: OWNER

Project:	123 Agnes - Martinelli Storage
Date:	November 9, 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: 123 Agnes - Martinelli

Date: November 15, 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

November 15, 2022

Name of Lead Agency

Date

Thomas P. Yuille

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Peter Comenzo
Signature of Preparer (if different from Responsible Officer)

3. Larry Martinelli – 123 Agnes Avenue. Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.

Chairman Yuille: Mark, we missed you at the last meeting, so we moved you to this one.

Mr. Blackstone: I was out of town at the last meeting, and we asked to be tabled so we are back with this application and previously appeared before the Planning Commission under the contemplation of relocation of AC Towing. It took a little bit of a beating and so that application was terminated, and I believe they relocated elsewhere. What we are here today is for an approval to utilize the existing site at the end of Agnes Avenue. There is an existing foundation 40 x 60 that is situated on the left side of the parcel, and we are proposing utilizing the existing gate for access and contemplating with the comments, contemplating putting a six foot (6') high fence in front of the middle of the building to help add some screening on site. The differential in elevation between the parcels, I think there is a duplex and a three unit across the street, there is not a fence allowed in this town that would screen this site from those structures. What we thought we would do is place a six foot (6') high fence about even with the middle of the building to help create an area at least give six foot (6') of screening at that point.

What we are proposing is not a very elaborate storage yard but immediately adjacent to it there is a very active contractor storage yard with 20 trailers and all sorts of construction equipment and what not and what we propose to do is to utilize this site similarly but not as intensively. So, we are anticipating a request for contractor storage yard, probably looking at a two (2) phase operation. One is to clean up the site a little bit and that would be Phase I and to get the storage yard aspect underway and then the second part of the process would be to erect a structure on the existing 40 x 60 foundation.

Questions relative to lighting and things of that nature are really not applicable for this first phase concept with the chain link fence enclosing the majority of the site. We believe we have security under control. It's not a site that gets any traffic at all. What we are proposing to do also is to put a couple of planters, one on either side of the proposed entrance which is really an existing entrance also and utilizing the site for storage of materials whether it be gravel, block, things of that nature, small equipment. We don't have any anticipated use of multiple trailers, things of that nature, but if we do have some small stockpile of gravel or whatnot, there may be a small bobcat kind of front-end loader but eventually obviously, they would be stored inside but for our first phase is to try to get the site approved to go ahead to make some improvements in there to get it ready to move onto the second phase which is the construction of the structure.

The comments related to the status of Agnes Avenue is not ideal, it has not been kept up by the town, but I went up there this afternoon thinking it would be a good opportunity to see how all the melting has impacted and in all honesty, I was rather surprised that it was in better shape than I thought it would be, but, that being said with a proposed intensity of use here being significantly less than what is immediately adjacent to it, we don't believe the existing situation with the road presents a problem or that our traffic would create a greater problem with the exiting status of Agnes Avenue. I would be happy to answer any questions.

Chairman Yuille: Mrs. Flansburg, any questions?

Mrs. Flansburg: Any idea when the existing foundation was put in? How long has it been in the elements and does that even matter?

Mr. Blackstone: It's been buried for a long time. It was brought up to grade and it has an engineers report and worked with the building department previously relative to the option of utilizing it for future construction. It's okay and it's in good shape. It was an industrial site previously so, it's "Inaudible" to stand the test of time basically.

Mrs. Flansburg: I did visit Agnes Avenue when it was originally supposed to be on our agenda, covered in the snow. GPS has no idea what is 123 Agnes Avenue but when you drive on it, is it the straight on or to the left? I know the industrial use, the business that is there that you pass...

Mr. Blackstone: It's immediately adjacent to it on the same side of the road.

Mrs. Flansburg: It has nothing to do with the straight on?

Mr. Blackstone: Correct.

Mrs. Flansburg: Its boundary line ends before that piece of property?

Mr. Blackstone: Yes. Straight on belongs to the three (3) unit apartments there. I think we were here five (5) years ago doing a subdivision to create a potential building lot straight on but that is a residential zone but the other side of the street of Agnes is zoned industrial. The industrial ends at the end of this parcel as far as heading up the road.

Mrs. Flansburg: That is all I have. Thank you, Mr. Chairman.

Chairman Yuille: Mr. D'Alessandro?

Mr. D'Alessandro: So basically, like the first phase is just going to be storage only?

Mr. Blackstone: Correct.

Mr. D'Alessandro: That's all I have.

Chairman Yuille: Mr. Signore?

Mr. Signore: No questions.

Chairman Yuille: Mr. Calder?

Mr. Calder: That is very rough over there. I went over there myself. I'm kind of afraid that it is going to wind up being a junkyard to be honest with you.

Mr. Blackstone: That is not what we are anticipating our use. We were in here before and that point was made very strongly by the Planning Commission and that is why we pulled the application or did not attempt to move forward with it previously. The site immediately adjacent to it is significantly intensive use is not something we are even heading towards and that is kept clean. You can have a storage yard that is kept clean.

Mr. Calder: I hope so. Bryan Avenue is right in the rear of Mr. Martinelli's property. It runs off of Highbridge Road and I went back there and it's all open from Bryan Avenue in the back of their houses, it's right open until Agnes Avenue where this project is going to be. Those people are going to be looking at that all the time. Number one I am concerned with lights. You talked about security. I think that is where you were talking about the lights. I'm talking about it bothering the neighbors in the back. There are no fences back there that are there now and I'm a little bit concerned with that part of it. You were talking about putting a fence in the front of Agnes Avenue I'm not sure it's going to do a lot for Agnes Avenue, but it may help more in the back to separate the property a little bit so that the residential homes back there can be kept up and probably don't want to look at that.

Mr. Blackstone: I didn't look at that today as far as the visibility to the rear. I know there is a power line in there. That is pretty heavily wooded, but I didn't look at it without the leaves. I've been in there in spring, summer and fall and there is no visibility then. My equipment shoots, this is a big shot for me shoot and it was hard to find a way through the woods to even get to the power line, but that being said it would be a comment or requirement to further fence in the event the Planning Commission heads in that direction. For the vast majority of the year the visibility isn't clear from the backs of them to us.

Mr. Calder: Just my opinion.

Mr. Blackstone: I didn't look at it from that perspective, from the winter perspective.

Mr. Calder: I walked in the backyards, and I wouldn't want to live there right now to look at that mess. That is a rough looking end of the street on Agnes, real rough.

Mr. Blackstone: The adjacent parcel is a little rough and certainly intensive, but our site is really just leveled up.

Mr. Calder: I feel strongly about that.

Chairman Yuille: Mr. Denny, any questions?

Mr. Denny: I have no questions.

Chairman Yuille: I hadn't looked at it from the other aspect coming through from the back. I looked at it from Agnes, but this is only the first meeting on this, and this is the sketch site plan, and we will take a look at that and in the meantime, you can take a look at that also.

That septic system that you show on your plan, that is existing now.

Mr. Blackstone: That is proposed. The point in time the building construction happens, we have done deep tests and it's all sand in there, but we did not perform perk tests with the county as of yet because it's sort of like I said it's kind of Phase II and we would hope to accomplish that.

Chairman Yuille: Now is there water coming into the site?

Mr. Blackstone: There is existing water. There were buildings there previously that are all gone now.

Chairman Yuille: That is why I didn't know about the septic system because it didn't say existing or proposed. There is a water line some place in there?

Mr. Blackstone: Yes. Larry constructed a duplex across the street and checked into all that because they needed to create a new water service for the new duplex across the street. We are kind of on top of knowing what in the ground right now because Agnes being what it is it was a concern as to how far the water came up and things of that nature.

Chairman Yuille: Do you have any plans to put anything other than equipment on that property right now until the building goes up? I know you mentioned gravel, like scaffolding, lumber, that kind of stuff, you know?

Mr. Blackstone: No. Nothing that wouldn't be screened. Once the building is up, the area behind the building has a kind of screened area because the building would screen it. So, the exterior storage as long as it is screened from view, I think is a reasonable use of a piece of property zoned industrial.

Chairman Yuille: Once you build the building how is that six-foot (6') fence that you're going to put in the middle going to affect it?

Mr. Blackstone: It's not going to. We would position it in a manner to accommodate the anticipation of two (2) overhead doors so it would be to provide space, like I said some screenings to be able to let's just say look out the front window and see a concrete mixer sitting across the street so anything of that nature, any of our exterior storage out of the

ordinary would be screened behind the building or behind this fence so as to not create a visual impact on the residential adjoining uses.

Chairman Yuille: Anyone in the audience have a question even though it is not a public hearing? Nothing? At this time, I would entertain a motion to declared lead agency on this project.

Mr. Denny: I'll make the motion, Mr. Chairman.

Chairman Yuille: Motion made by Mr. Denny. Is there a second?

Mr. D'Alessandro: I'll second the motion.

Chairman Yuille: Motion seconded Mr. D'Alessandro. Are there any questions on the motion? Please call the vote.

Marlo Carter: Mr. Denny?

Mr. Denny: Yes.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Chairman Yuille?

Chairman Yuille: Yes.

Motion carried.