

**Town of Rotterdam
Planning Commission
December 5, 2023**

Workshop

1. **Byron Diaz and Bianca Rivera – 387 East Campbell Road and 413 East Campbell Road.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust $\pm 1,997$ square feet of property from 387 East Campbell Road (Tax Map No. 59.19-4-14.11) to 413 East Campbell Road (Tax Map No. 71.7-2-16). Surveyor: Blackstone Land Surveyors.
2. **Scott Trudell (Glimpse of the Past) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for office space in tenant space F-116, former Perfume Place, ± 983 square feet from December 1, 2023 – June 30, 2024 in Via Port Rotterdam.

Agenda

Approval of the Summary of Minutes November 9, 2023

1. **Jeffery Klein – 661 River Road.** Sketch Site Plan review for the installation of an 18.225 kW small scale ground mounted photovoltaic array on ± 10 acres to supply power to the Hungry Chicken Country Store. Engineer: Kasselmann Solar

Workshop

- 1. Byron Diaz and Bianca Rivera – 387 East Campbell Road and 413 East Campbell Road.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust $\pm 1,997$ square feet of property from 387 East Campbell Road (Tax Map No. 59.19-4-14.11) to 413 East Campbell Road (Tax Map No. 71.7-2-16). Surveyor: Blackstone Land Surveyors.
- 2. Scott Trudell (Glimpse of the Past) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for office space in tenant space F-116, former Perfume Place, ± 983 square feet from December 1, 2023 – June 30, 2024 in Via Port Rotterdam.

WAIVER OF SUBDIVISION REVIEW

Date: December 5, 2023

PC2023-SW8

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

APPLICANT(S): **Byron Diaz**
387 East Campbell Road
Schenectady, NY 12303

Bianca Rivera
413 East Campbell Road
Schenectady, NY 12303

PROJECT ADDRESS: 1060 & 1068 Fort Hunter Road

APPLICANT IDENTIFIED AS: **Owner(s)** **Lessee** **Contract Vendee**

REQUEST: The applicants request a Waiver of Subdivision to Boundary Line Adjust ±1,997 square feet of property from 387 East Campbell Road (Tax Map No. 59.19-4-14.11) to 413 East Campbell Road (Tax Map No. 71.7-2-16). Surveyor: Blackstone Land Surveyors.

Action Taken by Commission:

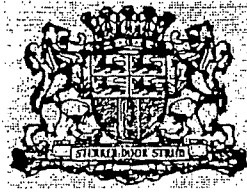
In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.
5. Prior to Chairman's signature, pin and cap new lot corners.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 5, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Subdivision.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



PAID

DEC 1 2023

Initial: _____

TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

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

Tax Map Number(s) #1 59.19-4-14.11 #2 71.07-2-16
these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Diaz, Byron & Jackeline

Mailing Address: 1035 Palazini Drive

Phone Number(s) and e-mail ~~None~~

#2 Property Owner's Name: Rivera, Bianca & Medina, Francisco

Mailing Address: 413 East Campbell Road

Phone Number(s) and e-mail _____

Contractor's/Agent/Representative's Name (if Applicable) Mark Blackstone

Address: 1152 Fort Hunter Road

Phone Number(s) and e-mail 518 3551791 markblackstone298@gmail.com

Parcel Size(s) (acreage or sq. ft): #1: 151,404 sqft #2: 30,663 sqft

Location of Property(s) (911 address) #1: 387 East Campbell Rd

#2: 413 East Campbell Rd.

Zone Classification & Lot Size: #1: R-1 #2 R-1

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

Are the lots presently conforming lots? YES NO

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

Proposed lot size(s): #1: 149,407 sqft #2 32,660 sqft

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

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

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

#1: single family residence w/ garage

#2: single family residence w/ garage

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

address & eliminate deck roof encroachment

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

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

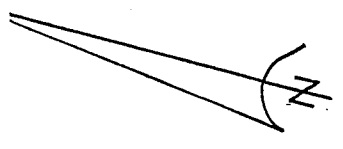
Additional data on proposed boundary line adjustment. _____

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

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

SIGNATURE OF PROPERTY OWNER PARCEL #1 _____ DATE _____

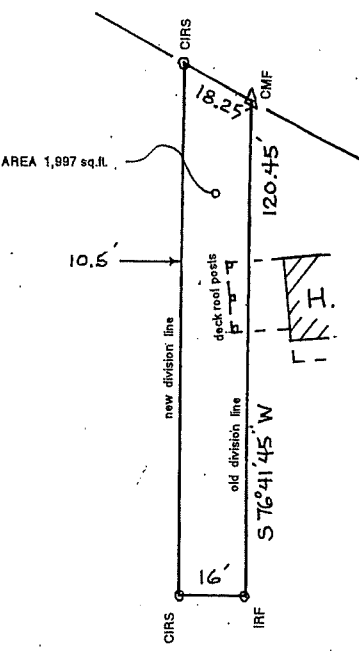
SIGNATURE OF PROPERTY OWNER PARCEL #2 _____ DATE _____



INTERSTATE 890

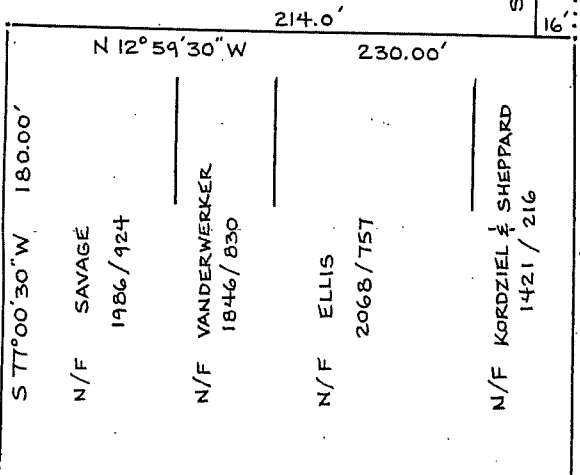
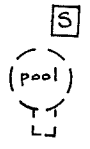
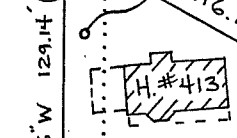
S 5°26'15" W
351.88'
370.13'

J. DIAZ
4.11



BLOW - UP 1" - 30'

116.14'
18.25'



CAMPBELL ROAD

LANDS OF B.L. RIVERA & F. MEDINA

RPTSA # 71.07 - 2 - 16

N/F MASTERPOLO

WAIVER OF SITE PLAN REVIEW

Date Reviewed: December 5, 2023

PC2023-W38

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Scott Trudell d/b/a Glimpse of the Past

ADDRESS: 7 Baldwin Road
Scotia, NY 12302

PROJECT LOCATION: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for office space in tenant space F-116, former Perfume Place, ±983 square feet from December 1, 2023 – June 30, 2024 in Via Port Rotterdam.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally.

Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 5, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



RECEIVED

NOV 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Scott Trudell / Glimpse of the Past

ADDRESS: 7 Baldwin Rd Scotia NY 12302

DAYTIME TELEPHONE: 518-857-5778 (FAX) _____

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

REQUEST: Office use

LICENSE AGREEMENT DATE: 11/29/23 AREA: 983 Sq. Ft.

TERM: FROM 12/1/24 TO 6/30/24 KIOSK OR TENANT SPACE #: F116

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 Scott Trudell DATE 11/29/23

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

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

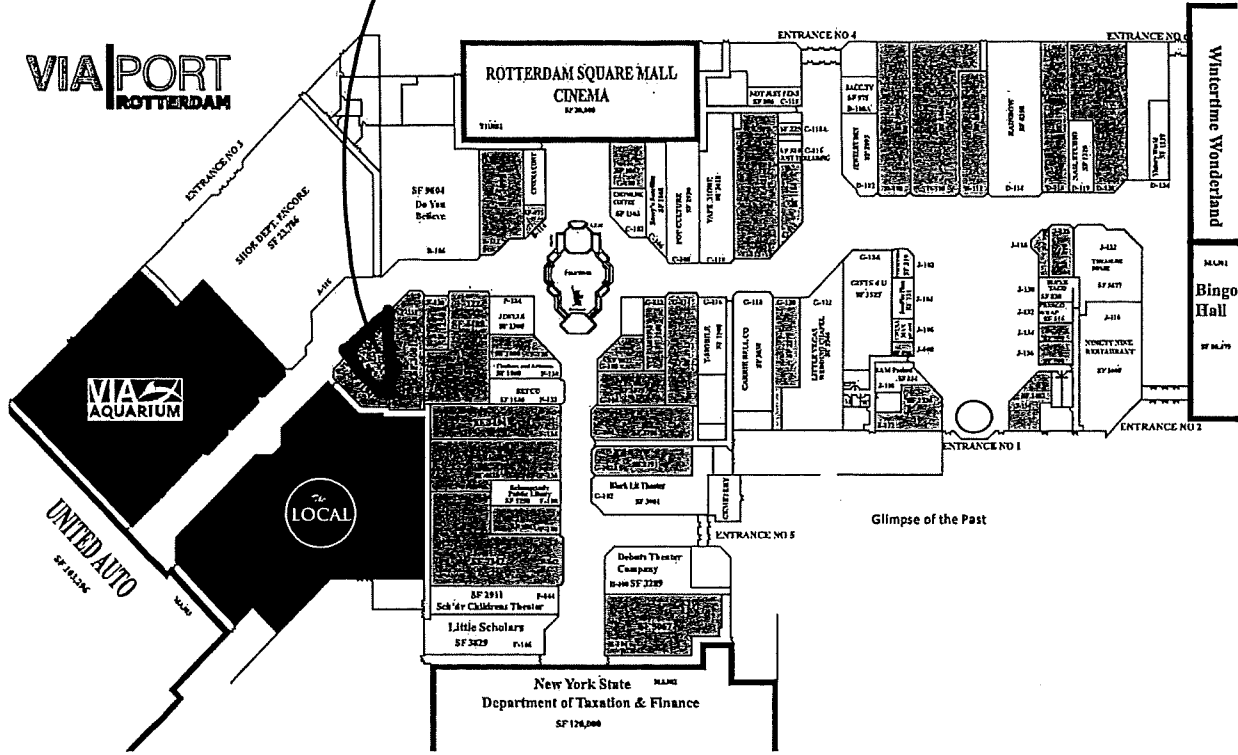
6-16-23

F-116

Glimpse of the Past
Office

EXHIBIT A

Site Map



RECEIVED

NOV 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

DPW Comments
December 5, 2023

1. **Jeffery Klein – 661 River Road.** Sketch Site Plan review for the installation of an 18.225 kW small scale ground mounted photovoltaic array on ±10 acres to supply power to the Hungry Chicken Country Store. Engineer: Kasselmann Solar
 1. Property is in Zone 3 of the Schenectady County Intermunicipal Watershed boundary.
 2. Project is in the Town of Rotterdam Aquifer Overlay District and is subject to Town Board review and approval.
 3. Small scale solar is not included in the existing Town moratorium in effect for solar projects.

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

Involved/Interested Agencies:

Schenectady County Planning Department
Schenectady County Department of Health
Schenectady County Intermunicipal Watershed Board
New York State Department of Environmental Conservation – Region #4
Fire District #1 (Rotterdam Junction)

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

RECEIVED

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information

NOV 06 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

Legal Owner's Name: Jeffrey Klein

Mailing Address: 661 River Rd

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-441-4770 E-mail: jeffklein05@gmail.com

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: Alex Martin: Kasselmann Solar, LLC.

Mailing Address: 279 Broadway bldg 2

City: Menands State: NY Zip: 12204

Daytime Phone: (518) 300-0633 E-mail: amartin@kasselmansolar.com

Project/Proposal Site Area (Acres or sq. ft.): 10 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 28-3-4

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N/A

Street Address of Proposed Site (if any): 661 River Rd

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Single family residence with Commercial use

Existing Zoning Classification: Agricultural

School District: _____ Fire District: 1

Water Supply 3/4

LEGAL INFORMATION

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

Parcel is on the opposite side of River Road from the Parking area for Kiwanis Park.

Name of public road (s) providing access: River Rd

Width of property fronting on public road: 240'

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

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

For the installation of a ground mounted solar expansion that will exceed one half of the principle structure foot print square footage.

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

Permanant.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO x _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PART IV

LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

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 (1) (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: Jeffrey Klein

Date: _____

Address: 661 River Rd

Phone: 518-441-4770

Schenectady NY 12306

Zip: 12306

Jeffrey Klein

10-2-23

*#1 Signature of Owner #1

Date

Notary

(For Signature #1 Above)

STATE OF NEW YORK) ss:

COUNTY OF ~~SCHENECTADY~~

Albany

SUBSCRIBED AND SWORN to me this 2 day of October, 2023

NOTARY SEAL

JENNIFER CUSACK
NOTARY PUBLIC, State of New York
#02021977505
Qualified in Albany County
Commission Expires 2/4/2027

Jennifer Cusack
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 2/4/2027

Name: Louise Dickinson

Date: _____

Address: 661 River Rd

Phone: 518-709-4612

Schenectady NY

Zip: 12306

Louise Dickinson

10/2/23

*#2 Signature of Owner #2

Date

Notary

(For Signature #2 Above)

STATE OF NEW YORK) ss:

COUNTY OF ~~SCHENECTADY~~

Albany

SUBSCRIBED AND SWORN to me this 2 day of October, 2023

NOTARY SEAL

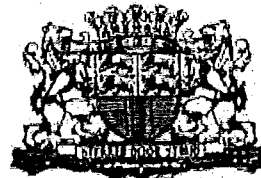
JENNIFER CUSACK
NOTARY PUBLIC, State of New York
#02021977505
Qualified in Albany County
Commission Expires 2/4/2027

Jennifer Cusack
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 2/4/2027

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Jeffrey Klein, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site plan review application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 28.-3-4

I hereby grant Alex Martin: Kasselman Solar, LLC. and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): *Jeffrey Klein*

Date: 10-2-23

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Albany

SUBSCRIBED AND SWORN to before me this 2 day of October, 2023

NOTARY SEAL

Jennifer Cusack
Notary Signature

JENNIFER CUSACK
NOTARY PUBLIC, State of New York
#2501497505
Qualified in Albany County
Commission Expires 2/4/27

Notary Public in and for the State of New York

Residing at: Albany

My appointment expires: 2/4/2027

JENNIFER CUSACK
NOTARY PUBLIC, State of New York
#2501497505
Qualified in Albany County
Commission Expires 2/4/27

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Louise Dickinson, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site plan review application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 28.-3-4

I hereby grant Alex Martin; Kasselman Solar, LLC. and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Louise Dickinson

Date: 10/2/23

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Albany

SUBSCRIBED AND SWORN to before me this 2 day of October, 2023

NOTARY SEAL

[Signature]

Notary Signature

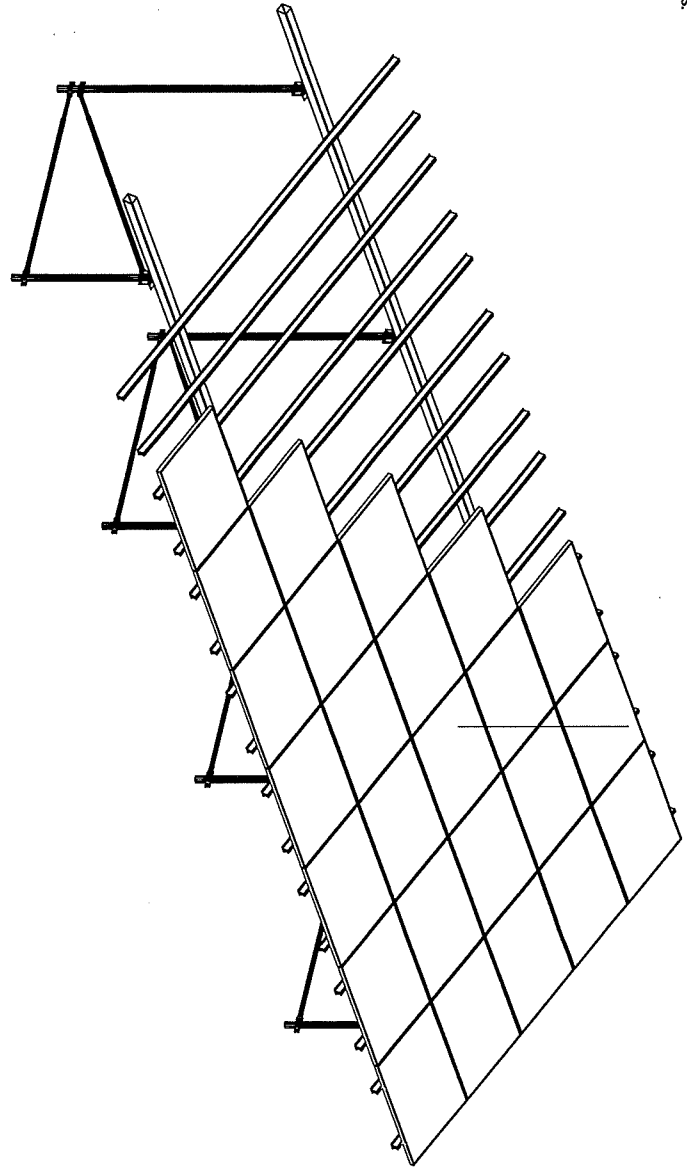
JENNIFER CUSACK
NOTARY PUBLIC, State of New York
65-11 Grand Street
Delmar, NY 12054
Notary Public License # 240627

Notary Public in and for the State of New York

Residing at: Albany County

My appointment expires: 2/4/2027

PANEL LAYOUT



ISOMETRIC VIEW
N.T.S.

DATE		REVISION		DESIGNED BY:	REVIEW BY:
09/20/2023	ORIGINAL			JB	JD
10/19/2023	REV. 1 - CHANGED TILT TO 32° & LEADING EDGE HEIGHT TO 25"			JB	JD

SHEET 1 of 3

KASSELLMAN SOLAR LLC
-PROJECT-
KLEIN RESIDENCE
661 RIVER ROAD
ROTTERDAM, NY 12306

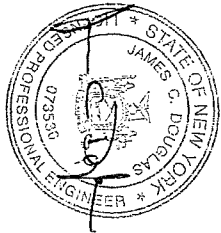
Site Design Conditions

Basic Wind Speed: 109 MPH
Basic Wind Speed: 101 MPH
Exposure Category: C
Ground Snow Load: 40 PSF
Flat Roof Snow Load: N/A
Site Contour: <= 30% slope

All design work has been performed in accordance with the 2020 Building Code of New York, State effective May 12, 2020, including but not limited to, the 2018 International Building Code with state directed modifications.
Net design pressures were calculated in accordance with ASCE 7-16 section 27.3.2, "Open Buildings with Monopoles, Pitched, or Truncated Roofs". All load cases were evaluated in determining the design wind pressure. The maximum leg height is the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

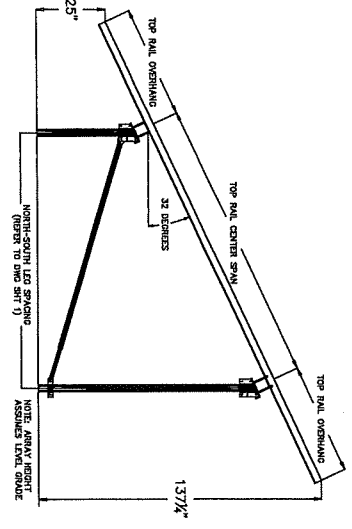
5LX9C Sub-Array Design Conditions

Front Leg Height:	41"	Array Tilt Angle:	32 Degrees
Rear Leg Height:	100%	Front Edge Ground Clearance:	25"
North-South Leg Spacing:	99%	Overall Array East-West Dim:	59'-9"
West Span Leg Spacing:	14'-9"	Number of Modules/Sub-Arrays:	45
East Span Leg Spacing:	14'-9"	Number of Sub-Arrays:	1
Quantity Center Spans:	1	Module Columns/Sub-Array:	9
Center Span Leg Spacing:	14'-9"	Number of Module Rows:	5
East & West Overhang:	5'-3"	Module Orientation:	Landscape
Overall Beam Length:	54'-9"	Module Column Spacing:	6'
Horizontal Rail Material:	5"x4-1/2" HSS	Module Row Spacing:	1'-0"
Top Rail Material:	SF Rails	Module Model:	Q.PEK DUO BLK ML-610+
Qty Rails per Panel:	2	Module Size:	41.14" x 73.98"
Top Rail Length:	212"	Individual Module Rating:	405 w/m ²
Top Rail Center Spacing:	112"	Sub Array Power Rating:	18,225 kw
Top Rail Overhang:	49"	Total Power Rating:	18,225 kw

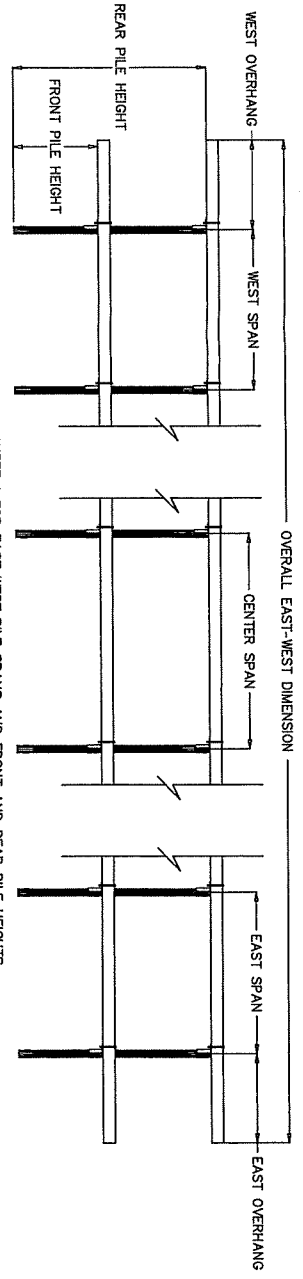


Solar Foundations USA

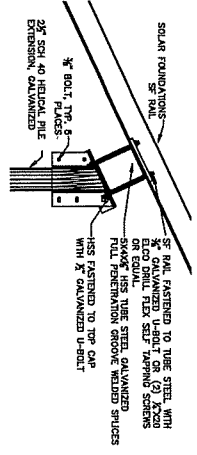
1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (856) 644-5655



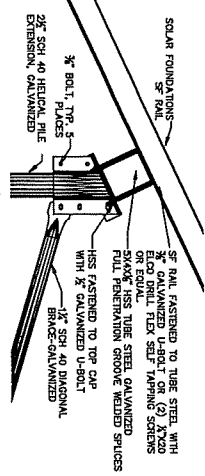
SIDE ELEVATION
N.T.S.



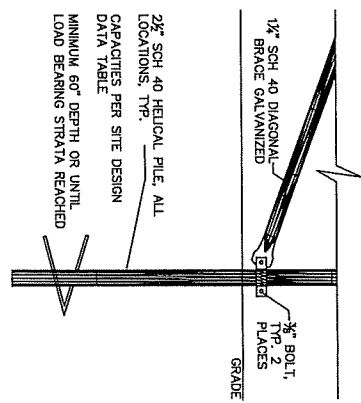
PILE SPACING ELEVATION
N.T.S.



UPPER CAP DETAIL
N.T.S.



LOWER CAP DETAIL
N.T.S.



HELICAL PILE DETAIL
N.T.S.

DATE		REVISION		DESIGNED BY:	REVIEW BY:
09/20/2023	ORIGINAL			JB	JD
10/19/2023	REV. 1 - CHANGED TILT TO 32° & LEADING EDGE HEIGHT TO 25"			JB	JD

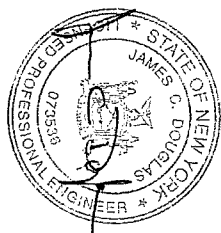
SHEET 2 OF 3

KASSELMAN SOLAR LLC

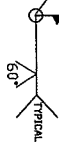
-PROJECT-
KLEIN RESIDENCE
661 RIVER ROAD
ROTTERDAM, NY 12306

Solar Foundations USA

1142 River Road, New Castle, DE 19720 Ph: (859) 738-7200 Fax: (866) 644-5665



NORTH COLUMNS MAY USE THREADED COUPLING IN PLACE OF WELD COUPLING TO BE LOCATED ABOVE THE WIND BRACE



2-1/2" SCH 40 LEAD SECTION

CONTINUOUS FLIGHT HELIX
2" X 1/8" HELICOID LENGTH TYPICAL

WHEN USED IN HIGH DENSITY SOILS, ROCKY SOILS OR BEDROCK, PRE-DRILL THE PILE LOCATION WITH A 3-1/2" ROCK DRILL OR ROCK AUGER AS NEEDED

HELICAL PILE DETAIL
N.T.S.

SHEET 3 OF 3

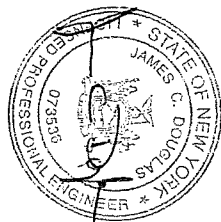
DATE	REVISION	DRAWN BY	REVIEW BY
09/20/2023	ORIGINAL	JB	JD
10/19/2023	REV 1 - CHANGED TILT TO 32° & LEADING EDGE HEIGHT TO 25"	JB	JD

KASSELMAN SOLAR LLC

-PROJECT-
KLEIN RESIDENCE
661 RIVER ROAD
ROTTERDAM, NY 12306

Solar Foundations USA

1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (866) 644-5665



SPECIFICATION REQUIREMENTS:

- THE FOLLOWING MATERIAL SPECIFICATION REQUIREMENTS PERTAIN TO THE FABRICATION OF THE SOLAR FOUNDATIONS USA GROUND MOUNT SOLAR SUPPORT STRUCTURE AS INDICATED ON THESE DRAWINGS.
- SOLAR FOUNDATION ALUMINUM RAILS SHALL CONFORM TO ASTM B221.
- STRUCTURAL STEEL TUBING SHALL BE ASTM A500 HIGH YIELD (60 KSI).
- STEEL PIPE FOR PILES SHALL CONFORM TO ASTM A500 GRADE C.
- STEEL PILE EXTENSIONS SHALL BE ASTM A53 GRADE B.
- STEEL PIPE FOR DIAGONAL BRACING SHALL BE ASTM A53 GRADE A.
- FABRICATED STEEL PLATE FOR COLUMN CAP ASSEMBLIES, BRACING CLAMPS, ETC. SHALL BE ASTM A36 OR A1011.
- STEEL BOLTS FOR CAP FASTENERS SHALL CONFORM TO SAE J429 GRADE 5. ALL OTHER BOLTS SHALL CONFORM TO SAE J429 GRADE 5 OR BETTER.
- STEEL U-BOLTS SHALL CONFORM TO ASTM 1018.
- USS FLAT STEEL WASHERS SHALL CONFORM TO ASTM F944 AND NUTS FOR STEEL CONNECTIONS SHALL CONFORM TO ASTM A563 GRADE A.
- ALL WELDS SHALL CONFORM TO AWS D11.1/D11M STRUCTURAL WELDING CODE REQUIREMENTS.
- ALL STEEL SHALL BE HOT-DIP GALVANIZED PER ASTM A123 OR A153 AFTER ALL FABRICATION HAS BEEN COMPLETED.

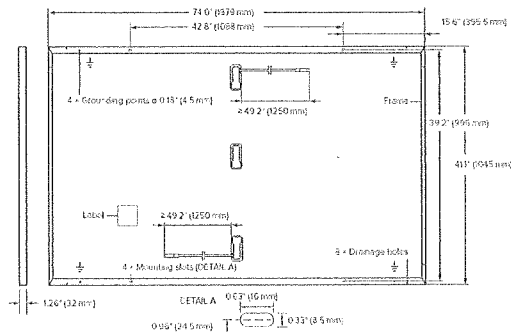
INSTALLATION REQUIREMENTS:

- THE MINIMUM AVERAGE INSTALLATION TORQUE REQUIRED TO OBTAIN THE REQUIRED INDICATED CAPACITIES AND THE MINIMUM INSTALLATION DEPTH SHOWN ON THE PLANS SHALL BE SATISFIED PRIOR TO TERMINATION OF THE INSTALLATION. THE INSTALLATION TORQUES SHALL BE AN AVERAGE OF THE INSTALLATION TORQUES INDICATED DURING THE LAST 1 FOOT OF INSTALLATION.
- THE TORSIONAL STRENGTH RATING OF THE TORQUE ANCHOR SHALL NOT BE EXCEEDED DURING THE INSTALLATION. IF THE TORSIONAL STRENGTH LIMIT OF THE ANCHOR HAS BEEN REACHED BUT THE ANCHOR HAS NOT REACHED THE TARGET DEPTH, PERFORM THE FOLLOWING:
 - IF THE TORSIONAL STRENGTH LIMIT IS ACHIEVED PRIOR TO REACHING THE TARGET DEPTH, THE INSTALLATION MAY BE ACCEPTABLE IF REVIEWED AND APPROVED BY THE ENGINEER.
 - THE INSTALLER MAY REMOVE THE TORQUE ANCHOR AND INSTALL A NEW ONE WITH SMALLER DIAMETER HELICAL PLATE.
 - IF USING A CONTINUOUS FLIGHT PILE, PRE-DRILL THE PILE LOCATION WITH A 3-1/2" ROCK AUGER OR 3-5/8" ROCK DRILL AS NEEDED.
- IF THE TARGET DEPTH IS ACHIEVED, BUT THE TORSIONAL REQUIREMENT HAS NOT BEEN MET THE INSTALLER MAY DO ONE OF THE FOLLOWING:
 - INSTALL THE TORQUE ANCHOR DEEPER TO OBTAIN THE REQUIRED CAPACITY.
 - REMOVE THE TORQUE ANCHOR AND INSTALL A NEW ONE WITH A LARGER DIAMETER HELICAL PLATE OR ONE WITH MULTIPLE HELICAL PLATES.
 - REDUCE THE LEAD CAPACITY ON THE INDIVIDUAL TORQUE ANCHOR BY PROVIDING ADDITIONAL TORQUE ANCHORS AT A REDUCED SPACING.

Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Släubli MC4; IP68

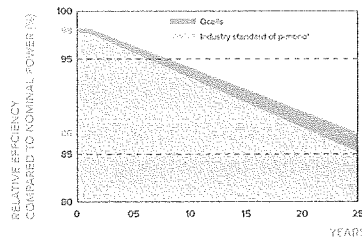


Electrical Characteristics

POWER CLASS		385	390	395	400	405	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5W/-0W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	385	390	395	400	405
	Short Circuit Current ¹	I_{SC} [A]	11.04	11.07	11.10	11.14	11.17
	Open Circuit Voltage ¹	V_{OC} [V]	45.19	45.23	45.27	45.3	45.34
	Current at MPP	I_{MPP} [A]	10.59	10.65	10.71	10.77	10.83
	Voltage at MPP	V_{MPP} [V]	36.36	36.62	36.88	37.13	37.39
	Efficiency ¹	η [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	288.8	292.6	296.3	300.1	303.8
	Short Circuit Current	I_{SC} [A]	8.90	8.92	8.95	8.97	9.00
	Open Circuit Voltage	V_{OC} [V]	42.62	42.65	42.69	42.72	42.76
	Current at MPP	I_{MPP} [A]	8.35	8.41	8.46	8.51	8.57
	Voltage at MPP	V_{MPP} [V]	34.59	34.81	35.03	35.25	35.46

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} , $V_{OC} \pm 5\%$ at STC; 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

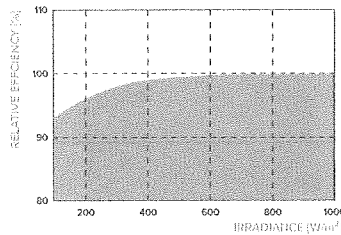


At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

¹Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI/UL 61730	TYPE 2
Max. Design Load, Push/Pull ³	[lbs/ft ²]	75 (3600 Pa)/55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull ³	[lbs/ft ²]	113 (5400 Pa)/84 (4000 Pa)		

³ See Installation Manual

Qualifications and Certificates

UL 61730, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells),



Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hawaii Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL: +1 949 748 59 96 | EMAIL: hq-enquiry@qcells.com | WEB: www.qcells.com

qcells

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: Hungry Chicken Country Store Ground Mounted Solar Array			
Project Location (describe, and attach a location map): 661 River Rd, Rotterdam , NY 12306			
Brief Description of Proposed Action: The installation of an 18.225 kW ground mounted PV array.			
Name of Applicant or Sponsor: Alex Martin: Kasselmann Solar, LLC.		Telephone: (518) 300-0633 E-Mail: amartin@kasselmansolar.com	
Address: 279 Broadway bldg 2			
City/PO: Menands		State: New York	Zip Code: 12204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Board: Site Plan Review Town of Rotterdam Building Department: Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		10 acres	
b. Total acreage to be physically disturbed?		0.022 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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? Name: Aquifer Area Overlay Zone, Reason: Conserve, improve, protect natural resources, Agency: Rotterdam, If Yes, identify: <u>Town of, Date: 4-5-85</u>		<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Renewable Energy Technology.</u>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<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 type="checkbox"/>	<input checked="" 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: _____		<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:

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 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 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: Alex Martin Date: 10/23/2023

Signature: *Alex Martin* Title: Permit Coordinator

PRINT FORM

Town of Rotterdam, NY
Wednesday, November 29, 2023

Chapter 270. Zoning

Article XXVIII. Small-Scale Solar

[Added 2-22-2017 by L.L. No. 1-2017]

[1] *Editor's Note: Former Art. XXVIII, Critical Impact Uses and Critical Impact Permits, adopted 11-8-2006 by L.L. No. 16-2006, was repealed 9-6-2011 by L.L. No. 9-2011.*

§ 270-220. Permits required.

- A. The provisions of this article apply to small-scale solar energy systems. No small-scale solar energy system or device shall be installed or operated in the Town except in compliance with this article.
- B. Rooftop and building-mounted solar collectors. Rooftop and building-mounted solar collectors that constitute small-scale solar energy systems are permitted in all zoning districts in the Town subject to the following conditions:
- (1) Building permits shall be required for installation of all rooftop and building-mounted solar collectors.
 - (2) Rooftop and building-mounted solar collectors shall not exceed the maximum allowed height of the principal use in any zoning district.
 - (3) All rooftop and building-mounted solar collectors shall meet all applicable standards set forth in the New York State Uniform Fire Prevention and Building Code.
- C. Building-integrated photovoltaic (BIPV) systems. BIPV systems that constitute small-scale solar energy systems are permitted in all zoning districts and shall be shown on the plans submitted for the building permit application for the building containing the system. All BIPV systems shall meet all applicable standards set forth in the New York State Uniform Fire Prevention and Building Code.
- D. Freestanding or ground-mounted solar energy systems. Freestanding or ground-mounted solar collectors that constitute small-scale solar energy systems are permitted as accessory structures in all zoning districts of the Town subject to the following conditions:
- (1) Building permits are required for the installation of all ground-mounted and freestanding solar collectors.
 - (2) All ground-mounted or freestanding solar collectors shall be set back from the property line by the greater of i) 20 feet or ii) the otherwise applicable setback in the subject zoning district. No ground-mounted or freestanding solar collectors shall be permitted on any lot which is less than one acre in size.
 - (3) The height of the solar collector and any mounts shall not exceed 15 feet when oriented at maximum tilt.
 - (4) Solar energy equipment shall not be sited within any required buffer area.
 - (5) The total surface area of all ground-mounted and freestanding solar collectors on a lot shall not exceed one half of the area of the ground covered by the building structure of the largest building on the lot measured from the exterior walls, excluding patios, decks, balconies, screened and open porches and attached garages, provided that nonresidential placements exceeding this size may be approved by the Planning Board, subject to site plan review pursuant to Article **XVII** of this chapter.
 - (6) The area beneath ground-mounted and freestanding solar collectors shall be included in calculating whether the lot meets maximum permitted lot coverage requirements for the applicable district as if the ground-mounted and freestanding solar collectors were deemed to be principal or accessory buildings for purposes of the definition of the term "lot coverage"; and

- (7) The installation of ground-mounted and freestanding solar collectors shall be considered a land development activity for purposes of Article **XXVI** of this chapter.
- E. Solar-thermal systems. Solar-thermal systems that constitute small-scale solar energy systems are permitted in all zoning districts subject to the following conditions:
- (1) Building permits are required for the installation of all solar-thermal systems;
 - (2) Ground-mounted and freestanding solar-thermal systems shall be subject to the same requirements set forth in Subsection **D** above as for ground-mounted and freestanding solar collectors.
- F. Solar energy systems and equipment that constitute small-scale solar energy systems may be permitted only if they are determined not to present any unreasonable safety risks, including, but not limited to, related to the following:
- (1) Weight load.
 - (2) Wind resistance.
 - (3) Ingress or egress in the event of fire or other emergency.
- G. Solar collectors and related equipment that constitute small-scale solar energy systems shall be surfaced, designed and sited so as not to reflect glare onto adjacent properties and roadways.
- H. All small-scale solar energy systems shall be designed to produce only so much energy as may be required on the lot or in the building to be served by the system. The Building Inspector/Code Enforcement Officer shall be authorized to require any applicant to submit proof of the last 12 months of electricity usage for such lot or building or, in the case where 12 months of electricity usage data cannot be produced, proof of the projected electricity usage for such lot or building. The Building Inspector/Code Enforcement Officer shall be authorized to deny any application that seeks to install a solar energy system that is designed to produce, or is capable of producing, energy in excess of the electricity usage data or projection for such building or lot.

§ 270-221. Safety.

- A. All solar collector installations must be performed by a qualified solar installer.
- B. Prior to operation, electrical connections must be inspected by the Building Inspector/Code Enforcement Officer and by an appropriate electrical inspection person or agency, as determined by the Town.
- C. Any connection to the public utility grid must be inspected by the appropriate public utility.
- D. Solar energy systems shall be maintained in good working order.
- E. If solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use and when no longer used shall be disposed of in accordance with the laws and regulations of the Town and other applicable laws and regulations.
- F. Solar energy systems and equipment shall be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. Materials used for marking shall be weather resistant. For residential applications, the marking may be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, then the marking should be placed on the outside cover. For commercial applications, the marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.

§ 270-222. through § 270-224. (Reserved)