

**Town of Rotterdam
Planning Commission
October 7, 2025**

Workshop (V. Dalton Bambury Hearing Room 2nd Floor) 7:00 pm

Waivers:

1. **David Perone – 1874 (1868) Altamont Avenue.** The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas Trees from November 15, 2025 – December 24, 2025 in designated area as depicted on application site plan of the Uptown Beverage parking lot.

2. **GDP Lville Rotterdam, LLC - 880 and 900 Duanesburg Road.** The applicants request a Waiver of Subdivision to Boundary Line Adjust ± 0.881 acres of property from 900 Duanesburg Road (Tax Parcel #57.-3-7.112) to 880 Duanesburg Road (Tax Parcel #57.7-1-1.2).

Discussion: Town of Rotterdam Sanitary Pump Stations.

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

Approval of the Summary of Minutes September 16, 2025

1. **Heavenly Flavors by Fifi Café (Moonwattie Lakeraj) – 2735 Broadway.** Final Site Plan review to allow the conversion of former audio store, $\pm 1,334$ square feet, into a restaurant on a ± 0.15 -acre parcel. Architect: SRG Architects.

2. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue.** Final Site Plan review for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.

3. **Bradley & Andrea Strang – 3705 Putnam Road.** Preliminary Minor Subdivision of land to create two (2) parcels on the east side of Putnam Road (Parcel #1 ± 16.9 acres & Parcel #2 ± 3.2 acres) and remaining lands on the west side of Putnam Road ± 10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.

Workshop (V. Dalton Bambury Hearing Room 2nd Floor) 7:00 pm

Waivers:

1. **David Perone – 1874 (1868) Altamont Avenue.** The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas Trees from November 15, 2025 – December 24, 2025 in designated area as depicted on application site plan of the Uptown Beverage parking lot.
2. **GDP Lville Rotterdam, LLC - 880 and 900 Duanesburg Road.** The applicants request a Waiver of Subdivision to Boundary Line Adjust ± 0.881 acres of property from 900 Duanesburg Road (Tax Parcel #57.-3-7.112) to 880 Duanesburg Road (Tax Parcel #57.7-1-1.2).

Discussion: Town of Rotterdam Sanitary Pump Stations.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: October 7, 2025

PC2025-43

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: David Perone

ADDRESS: 19 Sandalwood Avenue
Scotia, NY 12302

PROJECT LOCATION: 1874 (1868) Altamont Avenue

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas trees from November 18, 2024 – December 25, 2024 in designated area as depicted on application site plan of the Uptown Beverage parking lot.

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. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Removal of all trees and brush is to be completed by January 2, 2026. If debris is not removed by this date, no future seasonal sales permits will be issued to the applicant and/or associates.
3. Compliance with all NYS Building and Fire Codes.
4. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
5. Ingress/egress onto Elizabeth Street shall remain free and clear at all times.
6. Location for the sale of the trees is in the parking lot consistent with prior practice.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 7, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED
SEP 16 2025
TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): ~~DAVID PERCONE~~ MR SIMON

APPLICANT(S)/LESSEE: DAVID PERCONE

MAILING ADDRESS: 19 SANDALWOOD A

CITY: SCOTT STATE: NY ZIP: 12202

DAYTIME TELEPHONE: 518 365 9631 EMAIL ADDRESS: DAVE@HOTMAIL.COM

PROJECT ADDRESS: 1826 ARMANOR AVE

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: CHRISTMAS TREE SALES

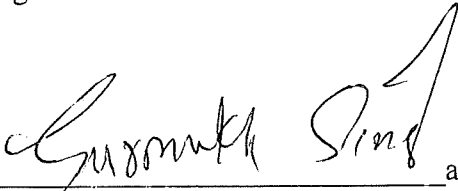
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.


SIGNATURE OF APPLICANT DATE 9/16/05

* 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.

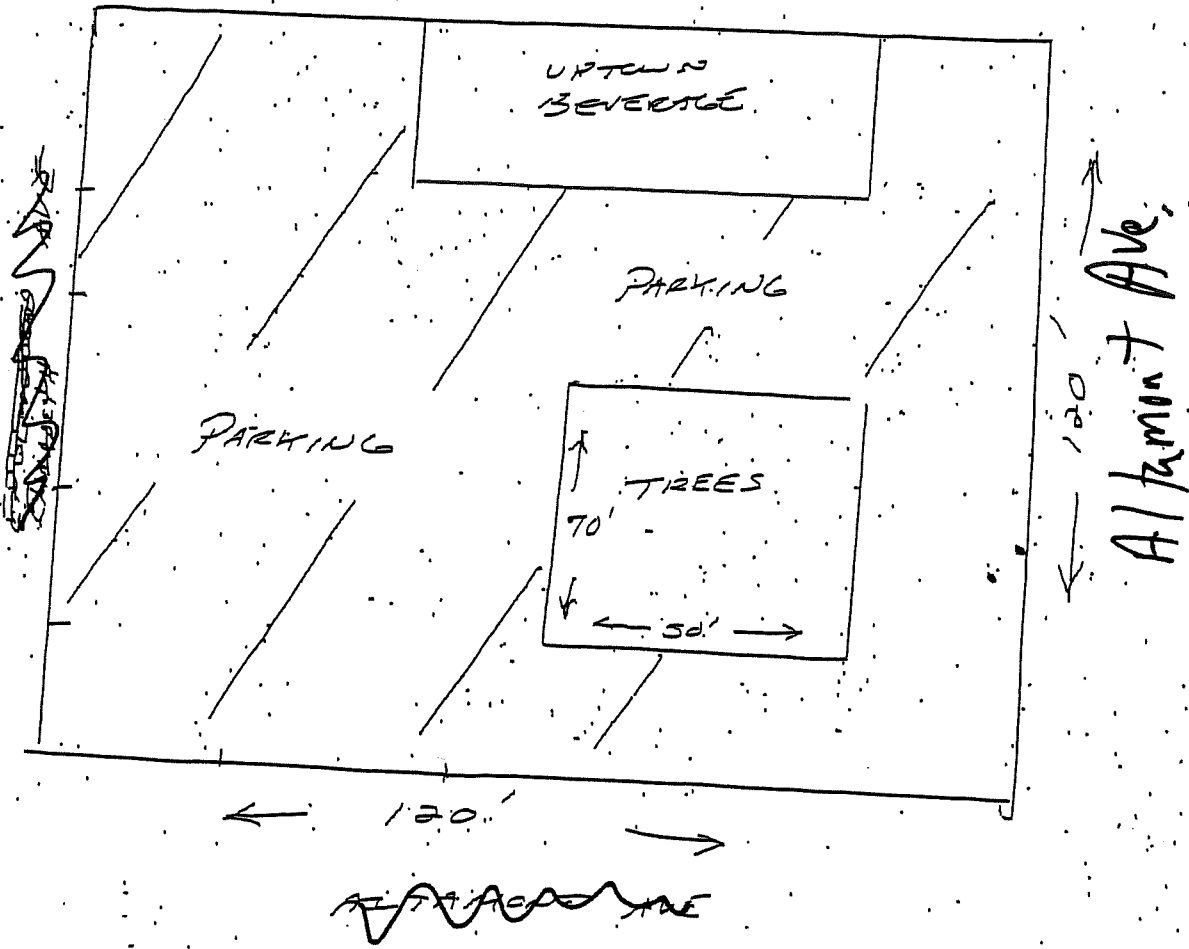
TURFCO LAWN & LANDSCAPE INC.
P.O. BOX 323
SCHENECTADY, N.Y. 12301
518-399-1442

August 2025

I  agree to lease the parking lot at 1866 Altamont Ave, Schenectady, N.Y. for the sole purpose of selling Christmas trees to Dave Perone of Turfco Lawn & Landscape Inc. Schenectady, N.Y. for the period of November 1ST 2025 to December 25 2025


Date 9/10/25

TURFCO LAWN & LANDSCAPE INC.
P.O. BOX 323
SCHENECTADY, NY 12301
399-1442



Lands
IF
Adamec

Elizabeth Street

RECEIVED

SEP 16 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

M

WAIVER OF SUBDIVISION REVIEW

Date: **October 7, 2025**

PC2025-SW3

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."

APPLICANTS: **GDP Lville Rotterdam, LLC**
145 Otterkill Road
Mountainville, NY 10953

PROJECT ADDRESS: **880 and 900 Duanesburg Road**

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

REQUEST: The applicants request a Waiver of Subdivision to Boundary Line Adjust ± 0.881 acres of property from 900 Duanesburg Road (Tax Parcel #57.-3-7.112) to 880 Duanesburg Road (Tax Parcel #57.7-1-1.2). Engineer: ABD Engineers & Surveyors.

Action Taken by Commission:

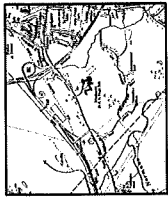
In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

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.

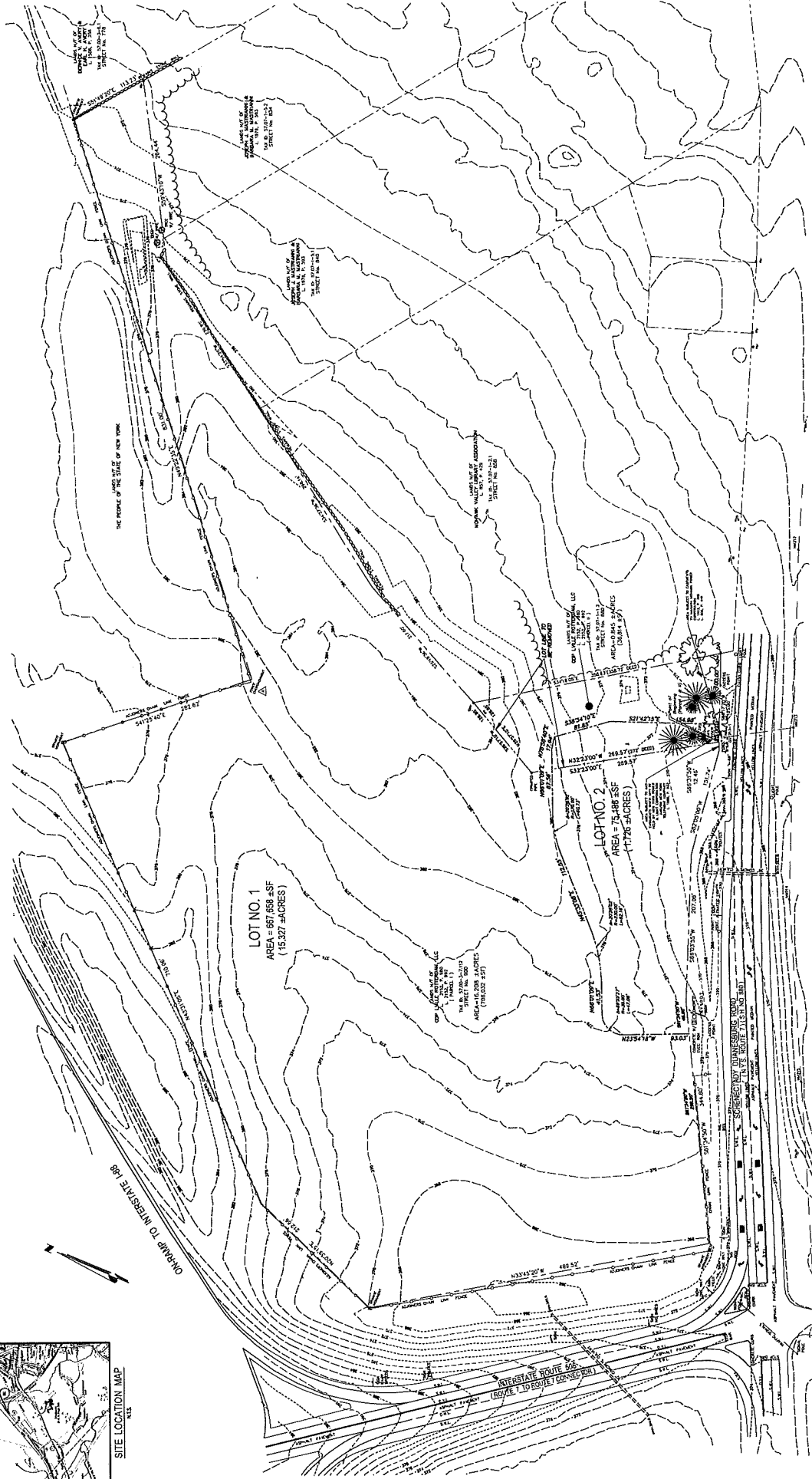
The Commission action on the Waiver application took place at the Planning Commission meeting of October 7, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Subdivision.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



SITE LOCATION MAP



- LEGEND:**
- 800 FOOT ROAD
 - 4000 FOOT ROAD
 - 1000 FOOT ROAD
 - WATER VALVE
 - WATER SHUT OFF
 - GAS VALVE
 - DASHED WHITE LINE
 - SINGLE WHITE LINE
 - DOUBLE YELLOW LINE
 - PROPERTY LINES
 - CONTOUR LINE
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE

- SURVEY NOTES:**
1. SURVEY CONDUCTED BY THE ENGINEER AND HIS ASSISTANTS ON THE DATE INDICATED ON THIS PLAN.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
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 10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.
 11. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATIONS THEREUNDER.

- MAP REFERENCE:**
- FLOOD HAZARD:**
- EXISTING ZONE:** R-1 RESIDENTIAL
- PROPOSED ZONE:** R-1 RESIDENTIAL

EASEMENT/COMMITMENT RESTRICTIONS NOTE:

THIS PLAN SHOWS THE PROPOSED LOT LINES AND THE EASEMENTS AND COMMITMENTS TO BE DEPOSITED WITH THIS PLAN. THE EASEMENTS AND COMMITMENTS ARE SHOWN BY DASHED LINES AND THE COMMITMENTS ARE SHOWN BY SOLID LINES. THE EASEMENTS AND COMMITMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT AND COMMITMENT AGREEMENTS.

TOWN OF ROTTERDAM PLANNING APPROVAL

LOT LINE ADJUSTMENT PLAN

LANDS NOW OR FORMERLY

GDPVILLE ROTTERDAM, LLC

STREET NOS 880 AND 800 DUANEBURG ROAD

DATE OF APPROVAL: SEPTEMBER 22, 2023

DATE OF PLAN: SEPTEMBER 22, 2023

SCALE: 1" = 40'

PROJECT NO.: 23-001

PROJECT NAME: LOT LINE ADJUSTMENT PLAN

ENGINEER: A.D. ENGINEERS

ADDRESS: 1000 W. 100TH STREET, SUITE 100, ROTTERDAM, NY 14623

PHONE: 607-353-1111

FAX: 607-353-1112

EMAIL: info@adengineers.com

WEBSITE: www.adengineers.com



Call 811

FOR ALL UTILITY LOCATIONS

Call 811

FOR ALL UTILITY LOCATIONS

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FOR ALL UTILITY LOCATIONS



Pump
Stations

Sept. 2025



Pump Stations Sept. 2025

DPW Comments
August 19, 2025

1. **Heavenly Flavors by Fifi Café (Moonwattie Lakeraj) – 2735 Broadway.** Final Site Plan review to allow the conversion of former audio store, ±1,334 square feet, into a restaurant on a ±0.15-acre parcel. Architect: SRG Architects.
 1. Replace silt fence detail with a filter sock and show location.
 2. Change note from City Standard Details to Town Standard Details in title box.
 3. Provide signature block: “Chairman, Rotterdam Planning Commission:
Date: _____”.
 4. Change asphalt paving detail to Type 2 stone.
 5. Parking lot shall be patched, repaired, seal coated, and striped prior to the issuance of a Certificate of Occupancy.
 6. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 7. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
 8. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to operation. Please check with DPW for retailers.
 9. Applicant shall obtain Schenectady County Health Department approval prior to operation.
 10. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 11. 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.
 12. **Add note to plan:** *“All dead/dying landscaping must be replaced in-kind for a period of five (5) years.”*
 13. **Add note to plan:** *“All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.”*
 14. All improvements shall be completed on the site prior to June 30, 2026 which include but is not limited to:
 - a) The existing wooden planter box removed from the corner of Broadway and Summer Street and replaced with grass and street trees.
 - b) Removal of existing asphalt at various locations and planting of grass.
 - c) Trees along the frontages of Broadway and Summer Street.
 - d) Removal of the existing wooden stockade fence and replacement in kind with a new 6’ high white vinyl fence.

- e) Addition of pole light in the grassy area behind the parking lot near parking space #5 to light the parking lot.

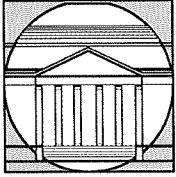
DPW Comments from August 19, 2025

1. Proposed use may be difficult due to the amount of parking available. Describe planned operations of restaurant.
2. Is the new deck proposed for public use? Issues with construction of the deck have been resolved with the Rotterdam Building Inspector.
3. Parking area is in poor shape and should be repaved. Consideration should be given to paving the rear yard and reconfiguring the layout.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on August 19, 2025. Planning Commission should consider adoption of the Draft Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
Rotterdam Highway Department
Rotterdam Police Department
Fire District #6



STRACHER ROTH GILMORE

■ A R C H I T E C T S ■

143 JAY STREET SCHENECTADY, NEW YORK 12305

(518) 374-9412

FAX: (518) 374-4049

ARCHITECTURE • INTERIOR DESIGN • SITE DESIGN • PLANNING • REHABILITATION

Town of Rotterdam
Planning Department
1100 Sunrise Boulevard
Schenectady, New York 12306

September 12, 2025

Attn: Mr. Peter Comenzo

Re: Narrative for Updates to the Site Plan Documents for **2735 Broadway**, located in Rotterdam, New York.

Mr. Comenzo:

Per our communication earlier this week regarding the required updates for the above referenced project, this letter serves as a narrative to address the plan changes made since the last planning board meeting.

1. The parking lot was redesigned and additional on-site parking spaces were added to the updated plans. On-site parking increased from six (6) spaces to eight (8) spaces, including one (1) accessible parking space with ADA striping, with the closest space to the street corner over 53' away. This was achieved by reducing the rear landscaped buffer from 15' to 10' and redesigning the accessible ramp to the building.
2. The existing wooden planter box has been removed from the corner of Broadway and Summer Street and replaced with grass and street trees.
3. A note was added to remove the existing asphalt at various locations and plant grass. In addition, several street trees were added along the frontages of Broadway and Summer Street.
4. A note was added to remove the existing wooden stockade fence and replace in kind with a new white vinyl stockade fence.
5. A pole light was added in the grassy area behind the parking lot near parking space #5 that will meet the town's lighting standards to light the parking lot. Existing under canopy recessed lighting is currently present on the building and will be used and maintained.
6. Outdoor seating was removed from the exterior front of the building. There are now only three (3) indoor tables with seats if patrons wish to dine on site, although the establishment is being advertised as a buffet-style take-out business. The name of the business will be Heavenly Flavors by Fifi Café (*See attached signage*).

Please note that twelve (12) copies of updated plans and renderings will hand delivered under separate cover later today.

Sincerely,

Daniel P. Morelli

Daniel P. Morelli
SRG Architects
518-378-8739 (Cell)

Cc: Moonwattie Lakeraj (*Fiona*)
Kimberly Ricker Scannell
Lisa Gallo
Mike Roth

Michael J. Roth RA **Frank F. Gilmore** RA **David G. Fisk** RA
PRINCIPALS

Wall Sign

Qty: (x1)

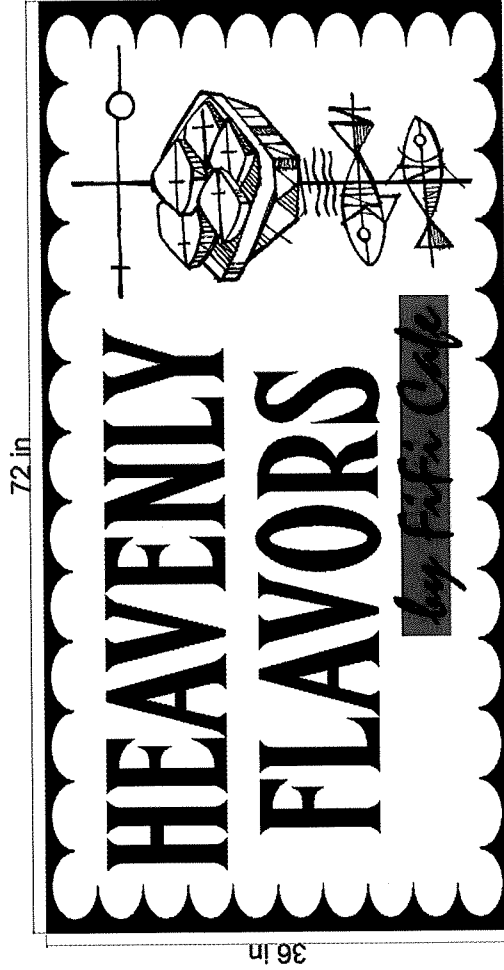
Materials: Pan (non-lit with raised lettering)

Colors: Vinyl: 3M 7125 Black

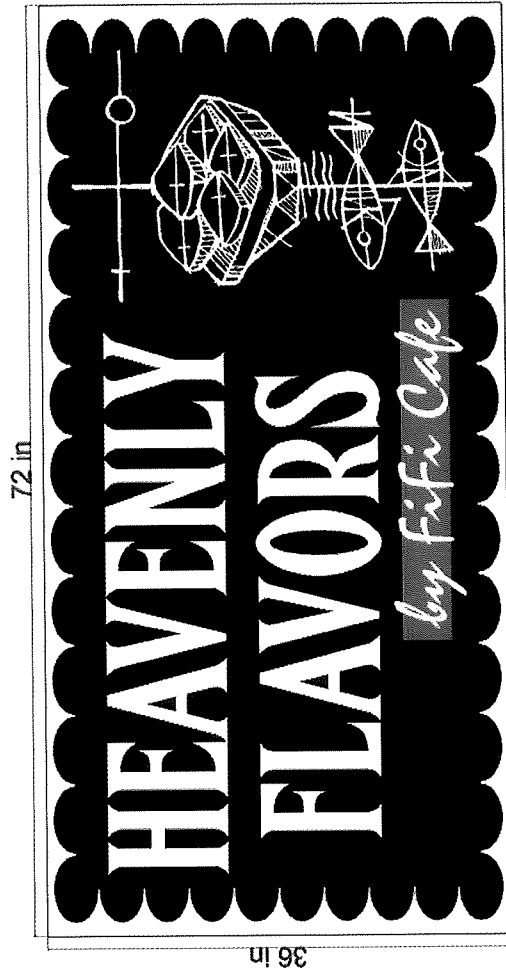
Vinyl: 3M 7125 White

Option A Vinyl: 3M 7125 Teal, TBD

Option B Vinyl: 3M 7125 Dark Aqua, TBD



OPTION A



OPTION B

842 Saratoga Road
Burnt Hills, NY 12027
(518) 399-9291
AJSigns.com

Client: Heavenly Flavors
Project: Exterior Signage
Location: --

Customer Approval: _____ Date: _____
I and/or Approval (if Required): _____ Date: _____

File Name: e62023
Salesperson: Carly Clark
Designer: Nikki
Date: 06/03/2025

Original drawings and designs are the property of AJSign Co. and may not be duplicated or reproduced in whole or part in a drawing or sign without written permission from AJSign Co. Drawing shall be included in packages. If the customer or contractor reproduces any materials, the result in subsequent projects you will then be financially responsible for the quality of the work. AJSign Co. does not accept any liability.



GENERAL INFORMATION

OWNER: JAMES R. SCODIE
 2735 BROADWAY
 BROOKLYN, NEW YORK 10024

TAX MAP IDENTIFICATION:
 4053-4

PROPOSED PROPERTY CLASS:
 444 - USE B4 B2A

PROPOSED USE OF SITE:
 BARTER STYLE TAKE-OUT RESTAURANT PRESENTED BY SIGN

PROFESSIONAL CERTIFICATION:
 THE SITE PLAN WAS PREPARED BY THE OFFICE OF ROY ADRIANOTTI
 AND IS IN ACCORDANCE WITH THE ZONING AND SUBDIVISION
 LAWS OF THE STATE OF NEW YORK AND DEEMED TO BE ACCURATE
 FOR ALL PURPOSES OF RECORD AND FOR THE CITY OF BROOKLYN.

SITE STATISTICS

ZONING DISTRICT	B-3 GENERAL BUSINESS DISTRICT
LOT SIZE	0.05 ACRES (2,100 SQ. FT.)
NET BUILDING FOOTPRINT	1,334 SQ. FT.
CLIENT USE	RESTAURANT / TAKE-OUT
PROPOSED USE	RESTAURANT / TAKE-OUT
PROPERTY OWNER	JAMES R. SCODIE

LOT DEVELOPMENT STANDARDS, NON-RESIDENTIAL USES

- MAXIMUM STORY HEIGHT: 35 FEET
- MAXIMUM GROUND COVER: 30%
- MAXIMUM LOT COVERAGE: 50%
- MAXIMUM OF RECALCULATED PERCENTAGE
- MAXIMUM OF 50'
- MAXIMUM OF 50'

PROPOSED PAVEMENT & SIDEWALK TABLETIONS

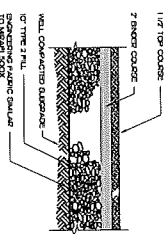
EXISTING SIDEWALK	1,334 SQ. FT.	0.00
EXISTING WOOD DECK	1,000 SQ. FT.	0.00
PAVEMENT / SIDEWALK	1,000 SQ. FT.	0.00
CONCRETE WALKS	500 SQ. FT.	0.02
GRANITE WALK	1,334 SQ. FT.	0.06
TOTAL	4,168 SQ. FT.	0.08

PARKING REQUIREMENTS

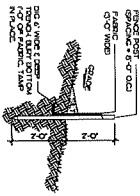
PROPOSED STAIRWAY (SEE PLAN)	(A) STAIRWAY SPACES
PROPOSED SIDEWALK (SEE PLAN)	(B) SIDEWALK SPACES
PROPOSED TOTAL	(C) TOTAL SPACES

MISCELLANEOUS REQUIREMENTS

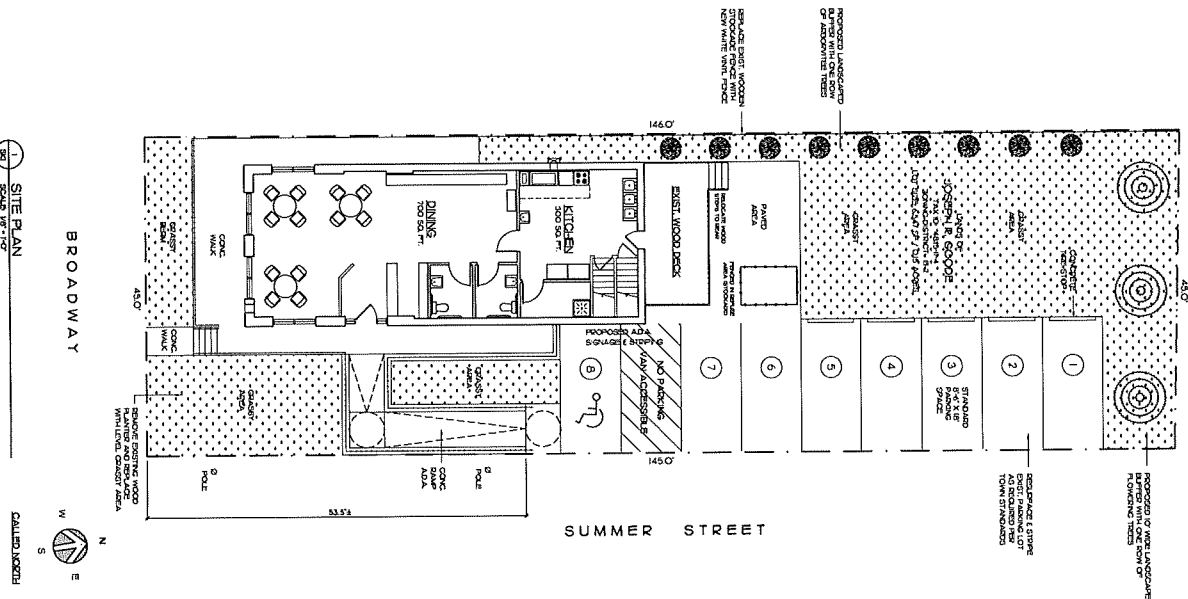
1. ALL SIDEWALKS SHALL BE CONCRETE WITH SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW FOR GENERAL BUSINESS DISTRICTS
2. EXISTING SIDEWALKS AND SIDEWALK FACILITIES SHALL BE USED AND MAINTAINED
3. EXISTING WALKWAYS AND SIDEWALK FACILITIES SHALL BE USED AND MAINTAINED
4. A PROPOSED SIDEWALK SHALL BE CONSTRUCTED PER SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
5. EXISTING SIDEWALK SHALL REMAIN ON EXISTING STRUCTURE AND SHALL COMPLY WITH SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
6. ALL SIDEWALKS SHALL COMPLY WITH SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
7. ALL SIDEWALKS SHALL COMPLY WITH SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
8. SIDEWALKS SHALL BE CONSTRUCTED PER SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
9. THE PAVING AREA SHALL BE RECALCULATED, STRIPPED, AND LAID ACCORDING PER SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW
10. THESE SHALL BE IN ACCORD WITH THE SIDEWALK PER SECTION 02040 OF THE TOWN OF BROOKLYN ZONING LAW.



1 ASPHALT PAVING DETAIL
 NOT TO SCALE



2 SILT FENCE DETAIL
 NOT TO SCALE



1 SITE PLAN
 SCALE: 1/8\"/>

	ARCHITECT ROY ADRIANOTTI 110 WEST 11TH STREET NEW YORK, NY 10011 (212) 254-1100 RAD@ADRIANOTTI.COM
	DATE: 08-08-23 SCALE: NOTED DRAWN BY: SPML CHECKED BY: MLD SHEET TITLE: SITE PLAN CITY STANDARD DETAILS
PROJECT TITLE: PROPOSED CHANGE IN TENANCY 2735 BROADWAY BROOKLYN, NEW YORK 10024	CLIENT: 1 OF 2

THE QUALITY AND THE SPEED AND PRICES INDICATED HEREIN AS AN INDICATOR OF PROFESSIONAL SERVICE IS THE PROPERTY OF SUBJECTS BOTH EXCLUSIVE AGENTS AND IS NOT TO BE USED IN ANY MANNER OR IN ANY FORM FOR ANY OTHER PROJECT.



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-27-25

Applicant Moonwattie Lakeray

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a former Stewart's Shop on a .15 acre parcel, requesting site plan approval to convert the building into a restaurant. Located on the southwesterly corner of Broadway and Summer Street. Access is proposed via Summer Street.

RECOMMENDATION

Receipt of zoning referral is acknowledged on August 27, 2025. 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:

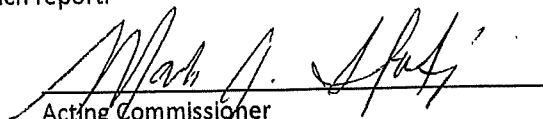
A highway work permit from the County Dept. of Engineering and Public Works is required for any work within the r-o-w of Broadway (CR 161). As indicated on the plans, asphalt in front of the building along Broadway and Summer Street should be removed and replaced with grass/landscaping to prevent patrons from parking along Broadway and near the intersection of Broadway and Summer Street. The town should review the handicapped parking accessible aisle location as it may be more appropriately located on the other side of the parking space.

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.

Date



Acting Commissioner
Economic Development and Planning

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

Date: October 7, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: N & M Homes, LLC
527 Ontario Street
Schenectady, NY 12306

Location: 2375 Broadway
Schenectady, NY 12306

Tax Map Number(s): 48.15-11-4

Zoning: General Business (B-2) Zoning District.

Action: Final Site Plan review to allow the conversion of former audio store, ±1,334 square feet, into a restaurant on a ±0.15-acre parcel.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested Site Plan approval to allow the conversion of former audio store, ±1,334 square feet, into a restaurant on a ±0.15-acre parcel.

This is in an existing commercial zoning district with an existing commercial building that was formerly an audio store and prior to that a Stewart's Shop. The applicant is proposing to create additional greenspace, increase parking, and general updates to the exterior of the building. Property is serviced by municipal water and sanitary sewer.

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or

(xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

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

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on October 7, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXXXX, seconded by XXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

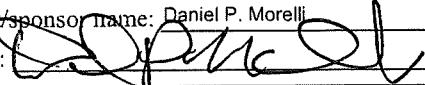
Instructions for Completing

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: Proposed Change in Tenancy for 2735 Broadway				
Project Location (describe, and attach a location map): 2735 Broadway - Rotterdam, New York 12306				
Brief Description of Proposed Action: Change of Tenancy to convert an existing vacant single-story structure into a Buffet Style Take-Out Restaurant with minimal seating.				
Name of Applicant or Sponsor: Daniel P. Morelli		Telephone: 518-378-8739 E-Mail: dmorelli@nycap.rr.com		
Address: 143 Jay Street				
City/PO: Schenectady		State: New York	Zip Code: 12305	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site plan approval and required building permits.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.15 acres		
b. Total acreage to be physically disturbed?		_____ 0.03 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.15 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Existing municipal storm water system: _____ _____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Daniel P. Morelli _____ Date: 07-02-25 _____</p> <p>Signature:  _____</p>		

Project:	Heavenly Flavors Cafe
Date:	October 7, 2025

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

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<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: Heavenly Flavors Cafe

Date: October 7, 2025

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

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

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

Rotterdam Planning Commission

October 7, 2025

Name of Lead Agency

Date

Kimberly Ricker-Scannell

Planning Commission Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

DPW Comments
October 7, 2025

2. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue.** Final Site Plan review for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC:
 1. Draft resolution to be considered by the Planning Board to be provided.

DPW Comments from August 19, 2025

1. Public hearing was held on June 17, 2025 and left open.
2. Applicant has responded to TDE and DPW comments and provided updated site plans and building elevations that incorporate changes to the project with the addition of the garages and modifications to the building footprints.
3. See comment letter dated, August 12 from Ronald D. Treers, RLA, with CHA Solutions.

DPW Comments from June 17, 2025

1. Hearing was requested by the developer at the May 20, 2025 meeting to gather public comments. See attached letter from Ron Treers of CHA dated June 6, 2025 with updated TDE comments on the latest submittal. DPW comments from May 20th meeting below.

DPW Comments from May 20, 2025

1. Plans were last presented to the Planning Commission on October 3, 2023. TDE is currently reviewing revised plans and updated comments will be forthcoming.
2. Coordinate meeting with Fire District #2 and discuss updated site plan and draft emergency response plan. This should be finalized and formalized prior to scheduling for next meeting.
3. Access for emergency services and service vehicles should be created at the rear of the Assisted Living facility. Remove or relocate some of the spaces and create direct building access. Piazza area may be congested and serves as a main entryway for 224 living units.
4. Provide updated floor plans and updated architectural plans. These should be included in the next submission and should match proposed buildings and added to plan set.
5. Update Cree lighting plan dated 10/27/21 and add to plan set.
6. Proposed garage structures in the vicinity of clubhouse parking appear to be in the 50-foot setback of the SLD and should be modified to meet the zoning code.
7. Parking should be clearly delineated for residents, visitors, and staff with appropriate signage. This should be incorporated into the phasing plans. Residential independent parking should be directed away from prime spaces once the assisted and memory care units are constructed.
8. Number of proposed garages may be problematic given that residents of the independent living units may be downsizing and looking for covered storage rather than motor vehicle parking. Garage structures without doors may be a solution.
9. Provide building dimensions and elevations for proposed garages and add to site plan.

10. The independent living building should incorporate a convenient loading area(s) for residents to use.
11. Proposed phasing plan to stay under the 5-acre minimum for SWPPP compliance is not supported by a corresponding grading plan and appears to be unfeasible. Plan should be adjusted or grading plans and justification should be provided.
12. Bollards in the piazza appear to be a critical element to the safety and function of the outdoor space. Details should be added to the signage sheet. Applicant may want to vary style at different locations, but given their location they will need reflective material and/or lighting. Spacing distances of bollards should also be added to plan.
13. Add no parking/standing signs (MUTCD standard) along roadways and add to detail sheet. There is a concern that residents/visitors in the independent living units will park along the roadway leading to Phase #1 and possibly on other access roadways in the facility.
14. Add signage details to signage layout sheet.
15. Add bollards to protect outdoor dining area on west side of Independent Living facility.
16. Add irrigation for landscaping around buildings and identify ground cover (grass, mulch, etc).
17. Vegetative protection area should be clearly noted on ESC and grading plans and protective construction fencing added to the plans to prevent disturbance in this area.

DPW Comments October 3, 2023

1. Applicant has revised building design, parking, and phasing plan to address comments from the August 15, 2023 meeting. Engineer is looking for comments from the Planning Commission on the revised layout prior to redesign.

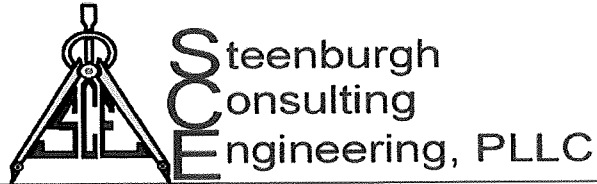
DPW Comments August 15, 2023

1. Phase 2 was presented once to Planning Board during Caucus on April 20, 2021. No plans were received or distributed. Applicant has worked with CHA on technical engineering comments since that time.
2. Town of Rotterdam is not taking over ownership and maintenance of sewer and water lines in Phase #2, however, easements need to be provided in case emergency access is needed.
3. Add a north arrow to all maps in the plan set.
4. Cover Page should be amended to add reference to the DEIS and approval dates. Phase #1 project should also be referenced.
5. Typical parking formula 1.5 spaces per unit for multifamily dwellings which would call for 557 spaces. Per Senior Living District as written by the developer, the allowed parking was reduced and 305 spaces are required. Current proposal is for 263 spaces leaving a shortage of 42 spaces.
6. The spaces proposed along the north side of the memory care and assisted living portion of the project are in the rear of the building. These 33 parallel parking spaces are not dimensioned but need to meet MUTCD standard. They are very inconvenient to access and use should be identified as these may further reduce meaningful parking.
7. Applicant to provide estimated number of employees and shifts for employees. Large parking area is somewhat inconvenient with majority of parking several hundred feet from the entrance. Applicant should designate employee, visitor, and resident parking. Additional handicap parking should be discussed due to the nature of the facility and the age of the visitors.

8. Building plans are not included, however, it appears that the sidewalks in several locations along the building may be in the dripline for the roof. Accumulation of ice especially on the north side of the 3-story building is a concern. This should be verified and site plan modified if necessary
9. An additional covered loading area not blocking main entryway should be added in addition to the proposed one. These types of facilities generate a substantial amount of outside transportation and delivery vehicles. Groceries, moving, visitors, senior service vehicles, and residents should have an addition protected area to provide refuge in inclement weather.
10. Doorways, access, and who has access needs to be identified on the site plan. Site circulation is difficult to decipher. Project sequencing in narrative should be depicted and better-defined on the site plan. A separate plan sheet that shows access, roadways, and utilities during construction and temporary facilities should be clearly shown.
11. Sanitary Sewer will be required to have a muffin monster with cleanouts. Final type and design will need to be reviewed and approved by the Town. These types of facilities typically have issues with non-flushable health related products in the waste stream.
12. Emergency BU generator? If so, these location(s) should be shown on plan. Landscaping may need to be required in vicinity of the equipment based on location.
13. Parking lot adjacent to eastern portion of the independent living units does not meet standards. Accessway is only 22' feet and needs to be widened as 24' is minimum standard. Additionally, a light pole is located directly behind the parking spaces in conflict with backing maneuvers and is unprotected.
14. Sidewalks along Helderberg Avenue need to be installed during first phase. Should be maintained by facility with potential agreement with Town and/or Schenectady County.
15. Show snow storage areas.
16. Piazza area is very difficult to plow, is heavily shaded in the winter, and is proposed to be the central hub of activity. The stamped concrete area should be heated to keep clear at all times and eliminate snow/ice.
17. Access and wayfinding signage is very important. A separate signage plan and details need to be provided as the existing proposed signage on the site plan is incomplete and difficult to decipher.
18. Bollards in the piazza appear to be a critical element to the outdoor space. They should be shown on the separate detail sheet (on signage sheet?). Applicant may want to vary style at different locations, but given their location they will need reflective material and/or lighting. Spacing distances of bollards should be added to plan.
19. Add no parking/standing signs (MUTCD standard) along roadways and add to detail sheet. There is a concern that residents/visitors in the independent living units will park along the roadway leading to Phase #1 and possibly on other access roadways in the facility.
20. Identify height of walkway bridge. Warning signage and protection is important especially if a box truck cannot fit underneath. If a vehicle is over height, how are they able to be turned around?
21. Landscaping plan should be updated to identify trees and species in the "to be preserved" area and identify protection method in this area during construction. Trees and vegetation also need to be identified in the required buffers and clearly delineated and shown on landscaping plan.
22. Identify all proposed ground cover on landscaping plan.
23. Renderings show more robust landscaping adjacent to the buildings especially in the area around the entrance/courtyard area. Planning Commission may want to consider requiring additional planting.

24. Rear of independent living building with associated decks are in very close proximity to the main roadway entrance to Whispering Pines Phase #1. Additional landscaping should be utilized to break-up the rear expanse of the building and potentially add some privacy to these units. If HVAC units are proposed at the rear of these buildings, landscaping around these elements should be used.
25. Applicant has supplied a draft emergency response plan for review.
26. Town to facilitate meeting with Fire District #2 to discuss site plan and draft emergency response plan. Need to finalize proposed hydrant layout and emergency vehicle access.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. EIS process completed in 2020.



September 10, 2025

Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Attn: Mr. Peter Comenzo

Re: Whispering Pines – Senior Housing

Dear Peter,

Please find attached to this letter and electronic copy of the revised plans, SWPPP and NOI for the Whispering Pines Senior Project. The plans have been updated to address the TDE comments from CHA for the Whispering Pines Senior Housing Project dated September 4, 2025.

CHA Comments Dated August 12, 2025

General Comments

1. CHA understands that a waiver to disturb more than five acres of soil at one time at the project site will be requested. This should be acknowledged in the SWPPP and the eNOI. The waiver request will need to be approved by the Town of Rotterdam (MS4). The five-acre waiver should be developed based on the requirements of Construction General Permit GP-0-25-001 and include phasing/sequencing plans that will minimize the amount of time that greater than five acres of soil is disturbed. **Comment remains; this should be acknowledged on the correct eNOI form.**

The eNOI form has been updated to the new form and the 5-acre waiver has been noted.

2. Provide interim grading plans to illustrate how grading and drainage will work in the three development stages that occur between the four separate phases of building construction. Currently grading is only shown for the final development stage/full build out.

Comment remains; the phased grading plan requires more development. Phase 2B and 2C do not show grading and drainage in the areas where the future buildings will be built. The slope across the temporary lawn area in phase 2A is 0.25%, which is insufficient to convey water across the area. Adding a low point with a drainage structure at the west side of this area was discussed. Consider a drainage structure at the east side of assisted living. Enlargements could be a larger scale specific to the areas where interim grading is needed.

Main Office:
2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
Info@SCEngpe.com

Adirondack Office:
PO Box 437
Caroga Lake, NY 12032
(518) 365-0675
Info@SCEngpe.com

The yard drains and storm sewer infrastructure have been shown in these locations between phases. Given the highly permeable A hydrologic soils and storm sewer infrastructure we believe this will provide adequate drainage to prevent ponding between phases.

Remaining SWPPP Comments

3. The SWPPP narrative stated that stormwater only leaves the site in 2 locations (Analysis Points B and D). However, Question #37 on the NOI listed only the peak flows for Point D for the existing and proposed conditions 10- and 100- year storms. Please revise and make corrections on the NOI.

Comment Remains: The 100-year peak flow rate of 0.0 cfs listed on the eNOI does not correspond to the flow rates listed on page 9 of the SWPPP.

The eNOI has been updated. The runoff into the proposed area is generated from the area over the existing infiltration basin. Due to the site development there is no longer any runoff outside of the immediate infiltration basin from the development area being conveyed to this location. To balance the pre-development and post-development areas we are showing a runoff however, given that this is one site the runoff off from the site is technically zero.

4. The proposed condition "Whispering Pines 1" HydroCAD model indicated that CB-7 and YD-21 are flooded with water depths exceeding the inlet elevations during the 10-year and 100-year storms. Please clarify and make corrections as needed.

Response: The 12" outlet pipes are receiving 1.47 cfs and 2.15 cfs respectively for the 10-year storm. This does not exceed the typical inlet capacity of 12" pipe of 2.5 cfs. The closed storm water management system is designed for the 10-year storm therefore the 100-year storm capacity is not evaluated. Closed storm water conveyance systems are typically not designed for 100-year storm capacity, however grading in the area slopes north to the Swint property. During higher storm events runoff will flow into the neighbor's property to the north (Lands of Swint). Higher rainfall events should not create off site stormwater runoff.

Summary for Pond FORBAY: PLUNGE POOL PRE TREATMENT

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=933)

[63] Warning: Exceeded Reach CB-7 TO POND INLET depth by 1.70' @ 20.01 hrs

[63] Warning: Exceeded Reach YD-26 TO POND INLET depth by 2.11' @ 20.01 hrs

Inflow Area = 3.875 ac, 64.09% Impervious, Inflow Depth > 3.60" for 100-YEAR event
 Inflow = 22.57 cfs @ 11.98 hrs, Volume= 1.161 af
 Outflow = 13.15 cfs @ 12.00 hrs, Volume= 0.927 af, Atten= 42%, Lag= 1.3 min
 Primary = 13.15 cfs @ 12.00 hrs, Volume= 0.927 af
 Routed to Pond FORBAY B : PLUNGE POOL PRE TREATMENT

Routing by Dyn-Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 337.54' @ 19.61 hrs Surf.Area= 11,277 sf Storage= 29,772 cf

Plug-Flow detention time= 875.7 min calculated for 0.926 af (80% of inflow)
 Center-of-Mass det. time= 791.9 min (1,588.4 - 796.5)

Comment Remains: The peak elevation of 337.54' in the forebay during the 100-yr storm will create a tailwater condition at the FES outfall invert of 335.3'. Thus, the 24" HDPE pipe "trunk line" from CB-7 will be full and cause a backup of runoff flowing/draining out.

Per our phone conversation, a hydraulic profile has been added to detail sheet D-3. The hydraulic profile shows the peak water elevation at all storm events and it can be seen there will be no surcharge from the catch basins or runoff offsite.

5. Provide design calculations and details for the temporary sediment basins on the ESC plans and clarify how runoff will be discharged from the sediment basin (i.e. outlet device) in accordance with the NYS DEC Standards and Specifications for Erosion and Sediment Control Blue Book (2016).

Response: The sediment basins have been removed from Erosion and Sediment Control Plan. The entire site is in a bowl with minimal to no discharge off site. The soils are extremely permeable and there will be no need for sediment basins during construction. Temporary sediment basins should be included as part of the stormwater design.

Comment Remains: Provide calculations on the ESC plans to indicate that the "low area" has sufficient volume to contain 3,600 CF per acre of drainage area (requirement from the Blue Book).

The calculation has been added to the phased grading plan over the undeveloped area in phase 2A

6. The proposed "check dam" between the proposed sediment basin and Infiltration Basin I-1 is not a standard practice. We recommend replacing it with an earth berm and spillway similar to Plunge Pools 1 and 2 and Infiltration Basin I-2.

Comment Remains: The berm needs to include a spillway weir (update contours) to allow water to drain from the forebay into the infiltration basin as defined in the HydroCAD model.

The contours and detailing of the spillway have been updated to accurately reflect the design intent.

New SWPPP Comments:

7. The eNOI found in Appendix L of the SWPPP is for the GP-0-20-001 which expired already. Please replace it with the new eNOI for the GP-0-25-001 to obtain CGP coverage.

The eNOI has been updated to the new form.

8. Question #4 on the eNOI stated that the project will disturb 14 acres of land, but section 1.3 of the SWPPP stated that it will disturb 15 acres of land.

The eNOI has been updated

9. Answers to question #8 of the eNOI should be revised.

The start date for the project has been updated in the eNOI.

10. The maps included in Appendix B of the SWPPP are not Erosion Control Plan sheets, they are drainage area maps. Please include all proposed grading plans, interim grading plans, erosion and sediment plans, and details related to stormwater management and ESC practices in Appendix B of the SWPPP.

This has been updated in the SWPPP.

11. The existing and proposed conditions drainage maps should be included in either Appendix C or a new appendix in the SWPPP. Please turn off proposed landscaping on the drainage maps.

The requested modification have been completed.

12. Appendix I in the table of contents should be updated to the new GP-0-25-001 permit.

The eNOI has been updated to the new form

Remaining Comments on Sheet SP-1 Site Plan

13. The numbers in the parking chart are not consistent with the spaces shown on the plan. I am counting 248 spaces in 2A (this includes 39 garage spaces and 25 surface parking accessible spaces). In Phase 2B I am counting 60 spaces (includes 4 accessible). This totals 308 total parking spaces (includes 29 accessible). The parking charts on sheets SP-1 and PH-

1 need to be updated. Please review the parking numbers and reflect the correct number of spaces being provided in both charts.

The parking table numbers have been updated.

New Comments on Sheet SP-1 Site Plan

14. The parking lot east of Independent Living has a driveway connection to Whispering Pines Way. Is this driveway connection necessary? It creates another intersection with Whispering Pines Way that is close to the main campus through road entrance just to the east of this. A few parking spaces could be gained in the lot by eliminating this connection.

Although the entire parking area can be accessed from the interior entrance, we feel there are advantages to having the second access to parking lot. These include minimizing turning movements, spreading out traffic at the intersections and emergency vehicle access.

15. Illustrate the location of generator(s) on the site plan.

The proposed generator location has been added near the loading dock area.

16. Illustrate the location of exterior mechanical equipment on the site plan.

A mechanical location note has been added to the plans.

New Comments on Sheet GP-1 Grading Plan

17. Provide grades along the accessible route to the doors (see plan).

The grades have been added to the plan.

18. The 343 contour is not on the 343 spot grade in this area. The distance from the curb to door is roughly 9'. A level landing is necessary outside the door opening. What length ramp is remaining outside the required landing at the door (see plan)? An enlargement of this area would be helpful.

The grades have been adjusted to require a 4' ramp at 1:12 providing a 5' landing area.

19. A low spot is being created in this corner of the parking spaces (see plan).

This grade has been modified.

20. Define ramp grades (see plan). An enlargement of this area would be helpful.

The grades have been added to the plan.

21. Review spot elevation as this appears to be incorrect (see plan).

The spot elevation has been adjusted.

22. Define curb ramps and landings (see plan). An enlargement of this area would be helpful.

The grades have been added to define the ramps and landing areas as required.

23. The cross slope is excessive (see plan).

The grades have been adjusted to modify the cross slope.

24. A 343 contour is missing in two places (see plan).

The 343 contours have been added.

New Comments on Sheet GP-2 Detailed Grading Plan

25. A minimum 6' ramp length (from the back of curb) is required for a curb ramp with a six-inch grade change (see plan).

This ramp has been graphically modified to address this comment.

26. Correct spot elevations (see plan).

The spot elevations have been adjusted.

27. Correct spot elevations (see plan).

The spot elevations have been adjusted.

28. Correct TOC elevation (see plan).

The TOC elevation has been corrected

29. Missing 342 contour (see plan).

The 342 contour has been added.

30. Slope exceeds 2.0% on plaza area (see plan).

The spot elevations have been adjusted.

31. Cross slope exceeds 2.0% (see plan).

The spot elevations have been adjusted.

New Comments on Sheet UP-1 Utility Plan

32. Provide a detail for the typical downspout transition to below grade storm water piping.

A downspout detail has been added to the detail sheets.

33. Provide connection points for the roof leader downspouts. Catch basins and area drains to be utilized for the connection of downspouts should have a pipe connection stubbed out the structures to facilitate the tie in of the roof lines. Extend roof leader tie in lines beyond pavement edges and cap for connections related to future building phases. Maintain sufficient cover on these lines to prevent maintenance issues.

The intended down spout connections have been added to the utility plan; however, they should be considered schematic. Until we have detailed roof plan from the architect showing the exact downspout locations, we cannot finalize this design. A roof leader note has been added to the plan to reflect this.

34. Provide a detail of the intended yard drain to be used.

A yard drain detail has been added to the detail sheets.

35. Rim elevations of the trench drains near the garages listed on UP-1 are incorrect.

The rim elevations have been updated.

Comments on Sheet SG-1 Proposed Signage Layout

36. Provide representative sign images.

Representative signage images will be provided to the planning board at the meeting

37. Add a building entrance sign at the west side of Phase 2C.

This entrance is intended to be an employee entrance therefore no signage has been proposed.

Comments on Sheet PH-1 Proposed Phasing Plan

38. Update the parking chart with the correct numbers. Comment Remains

The parking charts have been updated.

39. The layout plan being referenced into the viewports is out of date on this sheet. Garages are still on the plan on the west side and some of the accessible spaces are shown in in the wrong locations.

The garages have been removed and accessible spaces moved.

Remaining Pump Station Comments

40. Details for the connection to the receiving manhole were not provided. It is recommended to add an internal lining or coating to the receiving manhole of the 4" FM (MH-16) for corrosion and scour protection. Consider including a detail or language in the specification to cover this requirement in Ten States section 49.3.

A detail of the connection has been added to detail sheet D-2 with the corrosion notes.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
1	13	Z	Single	1.000	N.A.	65	ARR3AC-CL-T3_G3LED65-T5-30K
2	5	OSOW-3M-8L	Single	1.000	8600	55	OSOW-C-8L-40K7-3M-LUL-WM...
3	2	5L-16L-2	2 @ 160"	1.000	15400	97	OSDM-C-16L-30K7-5L-LUL-WM... w/OSG-M-L-C-DA...
4	2	2M-16L	SINGLE	1.000	14650	97	OSDM-C-16L-30K7-2M-LUL-WM... w/OSG-M-L-C-DA...
5	9	3M-16L	SINGLE	1.000	14650	97	OSDM-C-16L-30K7-3M-LUL-WM... w/OSG-M-L-C-DA...
6	4	4M-16L	SINGLE	1.000	14650	97	OSDM-C-16L-30K7-4M-LUL-WM... w/OSG-M-L-C-DA...
7	5	5L-16L	SINGLE	1.000	15400	97	OSDM-C-16L-30K7-5L-LUL-WM... w/OSG-M-L-C-DA...
8	22	OSOP-5M	SINGLE	0.980	2710	23	OSOP-C-3L-30K7-5M-LUL-P9...WB - OSOP-C-P948-ABT-WB

Calculation Summary (Footcandles calculated using LMF: 1.00)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.47	13.5	0.0	N.A.	N.A.

Fixture Mounting Height: 20' HFC (20' Pole + 3.0' Base)

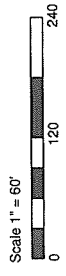
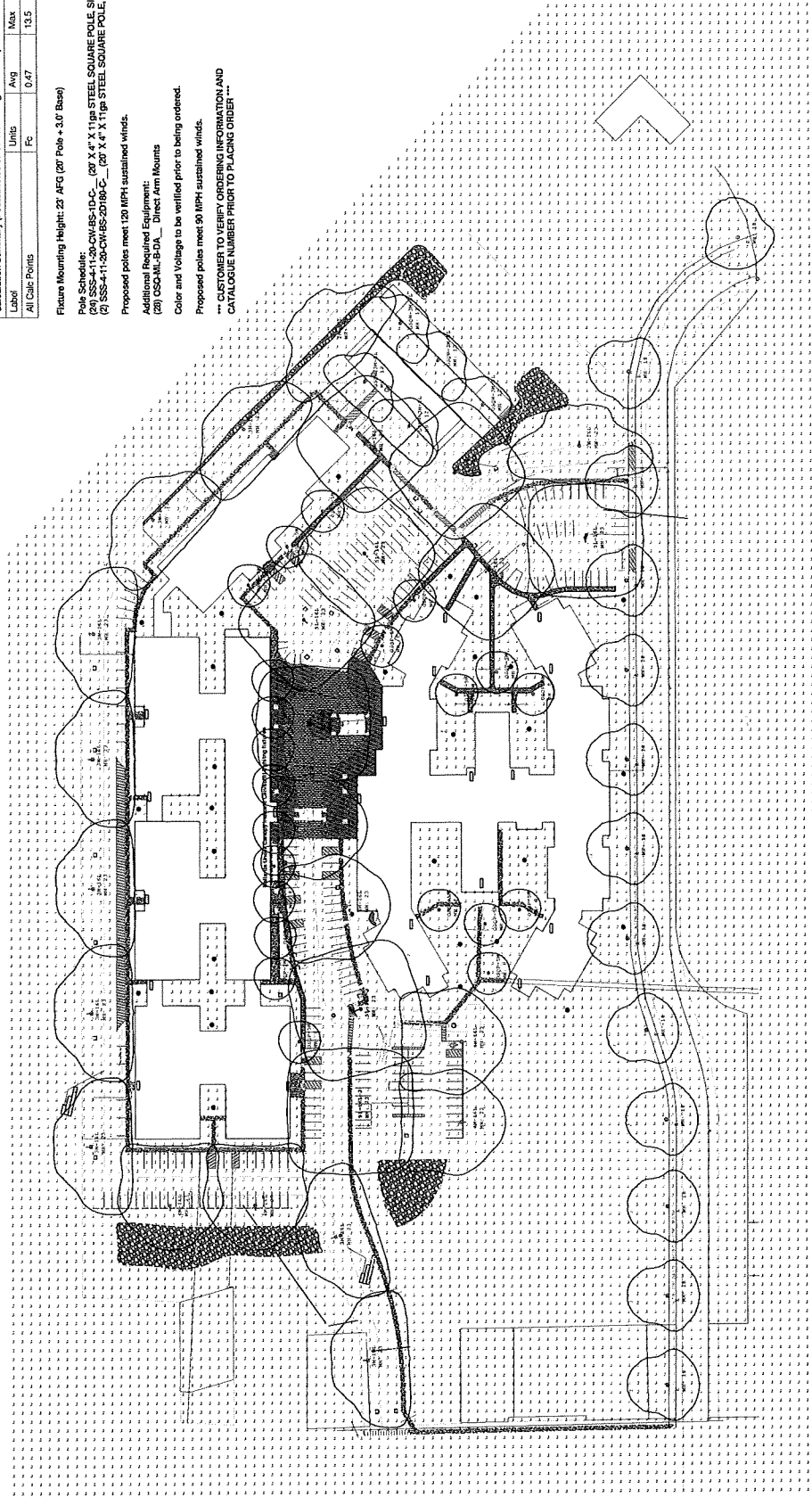
Pole Schedule:
 (24) SSS-4-11-30-CW-B5-1D-C... (20' X 4" X 11ga STEEL SQUARE POLE Single)
 (2) SSS-4-11-30-CW-B5-2D-86-C... (20' X 4" X 11ga STEEL SQUARE POLE 2@160")

Proposed poles meet 120 MPH sustained winds.

Additional Required Equipment:
 (24) OSO-M-L-C-DA... Street Arm Mounts

Color and Voltage to be verified prior to being ordered.
 Proposed poles meet 90 MPH sustained winds.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Layout By:
Colin Withrow

Date: 6/27/2025

Filename: 211025FK1JBRB4.AGI

Footcandles calculated at grade

Project Name: Whispering Pines - 2200 Helderberg Avenue Schenectady, NY 12306 - EXIT

CASE #: 00454941
 RC: AE-00700051

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DPW Comments
August 19, 2025

3. Bradley & Andrea Strang – 3705 Putnam Road. Preliminary Minor Subdivision of land to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±16.9 acres & Parcel #2 ±3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.

1. Applicant is preparing subdivision for estate purposes; no construction is proposed.
2. New property corners should be pinned and capped prior to Chairman's signature.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
Plotterkill Fire District #8

LEGAL INFORMATION

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

ON Putnam Rd Near intersection of Mariaville rd
Rynex Coopers rd

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

Width of Property Fronting on Public Road in Linear Feet: # 2 lot 260.7 lot 3 748.5 Listed on map included

I have attached a legal description of the proposed site: Yes () No (All applications must contain an attached legal description stamped by the Land Surveyor. Include the legal description for the entire area to be subdivided on a preliminary subdivision map.)

I have included a copy of the deed(s) of the proposed site: () Yes () No (All applications must contain a current deed of the proposed site)

I have attached a vicinity map of the proposed site: Yes () No (All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)

What impact will the proposed subdivision have on the adjacent properties? None

What factors support this subdivision?

What measures do you propose to mitigate your proposal's impact upon or otherwise to make appropriate provision for open spaces, drainage waste, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools, and school grounds, and impacts which relate to the public health, safety and general welfare?

SUBDIVISION INFORMATION

Number of Lots: 2
Typical Lot Size: 16.9
Smallest Lot Size: 3.2

Gross Area: 20 ACRES
Proposed Net Density: _____
Minimum Frontage: _____

Proposed Source of Water: () Public System () Private Community System () Individual Wells
() Other, please describe NONE

Proposed Means of Sewage Disposal: () Public Sewer () Community System () Dry Sewer
() Septic Tank & Drain field () Other, please describe _____
NONE

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?
() Yes No If yes, please explain: _____

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:
() Public Roads
() Arterial Roads

NONE

Describe Any Combination of Above: _____

Estimated Time Period Expected for Complete Development of Subdivision: _____

Is phasing of the finalization of the subdivision proposed?
() Yes. If yes, show phasing on subdivision map.
 No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)
() Yes. If yes, please explain below:
 No.

SEP 24 2025

Short Environmental Assessment Form

Part 1 - Project Information

TOWN OF ROTTERDAM
PUBLIC WORKS

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Bradley Strang Subdivision			
Name of Action or Project:			
Putnam rd Schenectady NY 12306			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
<p>TO separate 27.20 Acre property into 3 3 parcels. Proposed Lot # 1 16.922 Acres Proposed Lot # 2 3.2 Acres Home site 36.-3-33.111 7.08 Acres? IN ROLL 3705 Putnam rd Schenectady NY 12306</p>			
Name of Applicant or Sponsor:		Telepho: ---	
Bradley Strang		E-Mail: ---	
Address:			
3705 Putnam rd Schenectady			
City/PO:		State:	Zip Code:
Schenectady		NY	12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		27.20 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?		27.20 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): 210 1 Family res			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
County Road drain ditch		
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 checked="" 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: Bradley Strang Date: 9-23-25
 Signature: Bradley Strang Title: CO. OWNER OF PROPERTY

