

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

The Rotterdam Planning Commission held a meeting on Tuesday, October 7, 2025, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present: Kimberly Ricker Scannell, Chairman    Excused:  
Lynn Flansburg, Vice Chairman  
Clark Collins  
Wayne Calder  
Joseph Signore  
Joseph Miglucci  
Danielle Ciampino  
Peter Comenzo, Town Planner  
Stephen Valiquette, Attorney  
Jamilee Marino, Secretary

Chairman Ricker-Scannell called the workshop to order at 7:00 p.m.

**Discussion:**

**1. Town of Rotterdam Sanitary Pump Station (Discussion)**

Recommendation was made by Mr. Collins for vinyl fencing at pump stations.

**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.

Motion was made by Mr. Signore to approve Waiver conditioned on the following:

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.

Mrs. Ciampino seconded the motion and vote resulted in unanimous approval of the motion.

- 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).

Motion was made by Mr. Collins to approve Waiver of Subdivision conditioned on the following:

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.

Mrs. Flansburg seconded the motion and vote resulted in unanimous approval of the motion.

**Agenda:**

Attendance was taken and it was determined there is a quorum.

**Chairman Ricker-Scannell:** Alright it is 7:30. I'd like to go ahead and call the meeting to order. Jami, would you please call the roll to establish a quorum?

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Present.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Here.

**Ms. Marino:** Mr. Collins?

**Mr. Collins:** Here.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Here.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Here.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Here.

**Ms. Marino:** Mrs. Ciampino?

**Mrs. Ciampino:** Here.

**Ms. Marino:** Attorney Valiquette?

**Mr. Valiquette:** Here.

**Ms. Marino:** Mr. Comenzo?

**Mr. Comenzo:** Here.

**Chairman Ricker-Scannell:** All right. Very good. Mr. Calder, could you please lead us in the pledge?

All right. First up tonight we have oh wait no we have to vote on the minutes of the last meeting.

I don't have a cheat sheet so we're winging it. If you weren't here, please abstain from voting. Has everybody had an opportunity to review the minutes from the last meeting?

**All Members:** Yes.

**Chairman Ricker-Scannell:** Any questions, comments, concerns? I would entertain a motion to approve them.

**Mr. Collins:** I'll make the motion, Madam Chairman.

**Mrs. Ciampino:** I'll second.

**Chairman Ricker-Scannell:** Thank you, Mr. Collins. Thank you, Mrs. Ciampino. Jami, can you please call the roll?

**Ms. Marino:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Marino:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes.

Motion Carried

**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.

**Chairman Ricker-Scannell:** Very good. Now we can move right on to Heavenly Flavors by Fifi Café here for a final site plan review to allow the conversion of a former audio store into a restaurant. And we've got a revamped, colorful plan. I'm loving it.

**Mr. Morelli:** How is everybody?

**Chairman Ricker-Scannell:** Good. Thanks for being with us.

**Mr. Morelli:** Thanks for having me back. It's always good to be first.

**Chairman Ricker-Scannell:** Not if there was a lion up here.

**Mr. Morelli:** I don't experience first very often. My name is Dan Morelli with SRG Architects and I'm representing Moonwattie Lakeraj in a request for final site plan approval to operate a buffet-style Caribbean eatery at 2735 Broadway, located in a B-2 General Business district. We were in front of the Board back in August.

We did a presentation that the Board seemed to be in favor of. We had to make some modifications to the site plan, which we did. We coordinated with Peter Comenzo and I think we put together a really good site plan and met all the requirements that the town was looking for.

In essence, we shorten a buffer from 15 feet to ten (10) feet in the back. We're going to remove all the paved areas that are irrelevant to the site right now and plant grass and trees. We were able to get eight (8) parking spaces with one (1) parking spot for the ADA space, as opposed to the original six (6) that we had originally come up with.

We took away the outdoor seating and put more green space and trees up in front and the interior of the space pretty much stayed the same. We did revamp the ramp. The transition wasn't as great as we thought, so we didn't have to have a double turn.

We can basically come up one (1) way and in right at the front door. We've got a set of stairs towards the rear of the building to the parking lot and a set of stairs coming off from the sidewalk off of the Broadway side of the building. The gist of the building is primarily buffet-style.

There are a couple of seats in here in case somebody just wants to sit for a quick bite, but the flow of the building would be the customer would come in, check in at the reception area, go to the buffet tables, get what they need, get away and check out, exit the building. There are three (3) tables if people wanted to sit and have a quick bite, but it's not a hangout, it's not a restaurant-style buffet. It's just a quick in-and-out eatery.

The kitchen is in the back area. There's a wood deck for exiting for just the kitchen area only. It won't be accessible to the clientele and the customers.

We've got a dumpster enclosure here, and the owner has agreed to replace the dilapidated wood fence along the property with a brand-new six-foot (6') vinyl white fence. Does the Board have any questions for me? I did receive the staff comments and the DPW remarks, and we're in agreement with all of them, have no issues with changing some details to Town standards, and I'll take any questions that the Board may have.

**Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)**  
**2735 Broadway**

**Chairman Ricker-Scannell:** So, we thank you for the very visible improvements. I actually stopped there on my way here tonight, and I can see where the direction that you would like for this to head in, and I think it will be a dramatic improvement to that whole area. Let's talk about the deck on the back. What's the purpose of that deck?

**Mr. Morelli:** It's pre-existing. It was there. It happened sometime in the past several years, ten (10) years, five (5) years, something like that.

I don't have an exact record of that, but it's a pre-existing deck that never had permits. We actually pulled the permit on it, and they got it re-inspected by the Town, and...

**Chairman Ricker-Scannell:** It looks newish.

**Mr. Morelli:** It looks very new, yes.

**Mr. Collins:** Yeah, they did it not too long ago without...

**Mr. Morelli:** Without permits, right. Not this owner.

**Chairman Ricker-Scannell:** No, no, no, I recognize that. I understand that. We're not going to hold that against you guys.

But I wonder, I mean, I have seen handicapped ramps. I understand the kitchen is at the end, and then I did see how the layout was, but I have seen kind of handicapped accessible areas that would... As I looked at that deck, I thought to myself, you kind of could have, if you just made it a little bit wider, I don't know if that was a consideration at all.

**Mr. Morelli:** It really wasn't, because at the time of the initial design, we weren't sure if the Town was going to make us take the deck down or leave the deck in place. So, we went with the more feasible design along Summer Avenue.

**Chairman Ricker-Scannell:** Can you talk a little bit about what's going on in that area? I know we have a drawing of it, it just... Is it like a two (2) way? Like a ramp?

**Mr. Morelli:** So, basically what would happen is the ADA spot is right here. This space is right here, and then the ramp would start here, and then upward to a platform, and then upward again to the main concrete platform that's there. And between that, you can see we've got a little green area in there.

We elevate that raised area to give us sides on the inner part of the ramp, which we're going to need anyway, and we put some green space, some vegetation inside that raised area just to enhance it.

**Chairman Ricker-Scannell:** Yeah, I think it'll look great.

**Mr. Morelli:** And I think it beats the two (2) way ramp that we originally had where you had to come up, hit a platform, or turn up and hit another platform. We don't need that run anymore like we originally thought. As we got into the construction drawing portion of it, we realized that the length didn't have to be as long as we originally had it.

**Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)**  
**2735 Broadway**

**Chairman Ricker-Scannell:** Excellent. And I also think it's good use of that particular space just because of that telephone pole.

Which isn't going anywhere.

**Mr. Morelli:** That's right.

**Chairman Ricker-Scannell:** And that concrete that kind of runs all the way around it, that's staying all the way around?

**Mr. Morelli:** Correct. Yes.

**Chairman Ricker-Scannell:** Okay.

Open it up to the Planning Commission. Mr. Miglucci, questions, comments, concerns?

**Mr. Miglucci:** Yeah, just a couple of comments on the parking. So, you have like Uber Eats, Grubhub, Mealeo. Is there a designated parking space for those people?

**Mr. Morelli:** We do have two (2) spots in the front of the building on the street.

**Mr. Miglucci:** Okay, okay.

**Mr. Morelli:** Which we don't offer that.

They pull up, go downstairs, grab their product, right?

**Chairman Ricker-Scannell:** We have signage for that?

**Mr. Morelli:** We could.

**Mr. Miglucci:** I have one (1) more parking question. Your van accessible, isn't that supposed to be reversed? Isn't van accessibility on the right side?

**Mr. Morelli:** So, we originally had it on the right side, and we're asked to flip it.

So, we originally had...

**Mr. Miglucci:** Don't most standard vans have the handicap equipment lifts on the right side?

**Mr. Morelli:** Typically.

**Chairman Ricker-Scannell:** We just back into the spot? Is that how you handle that?

**Mr. Morelli:** That's what it would have to be, yeah.

**Mr. Miglucci:** It would have to be a back in?

**Mr. Morelli:** It would have to be a back in, yeah.

**Mr. Miglucci:** Okay, alright. That's all I have.

**Mr. Morelli:** And it actually, I see the reason for doing that too, and the reason for the request. It keeps the area near the pedestrian traffic more open, because it's an open space.

**Chairman Ricker-Scannell:** Yeah, it makes more sense.

**Mr. Morelli:** Yeah, because we've got the steps there plus the entrance to the ramp.

**Chairman Ricker-Scannell:** Mr. Signore, questions, comments, concerns?

**Mr. Signore:** No.

**Chairman Ricker-Scannell:** Mrs. Flansburg?

**Mrs. Flansburg:** I was not here for the August meeting, so I read quite a bit about what you were doing. I actually live over in this area. It's a nice little cut through street to bring me up to my neighborhood.

It would be great to have that corner cleaned up. I'm confused by buffet style but not eating there. So, I was thinking more like family of four (4) dinner, come and get your food and leave.

So now you're describing it as literally take out but choose your own.

**Mr. Morelli:** Correct.

**Mrs. Flansburg:** And because I wasn't here, I would have mentioned it then. One (1) of the notes for today, you said that you had read them. There's like 14 or whatever, 15 notes.

One (1) of them is my tried-and-true thing that I typically bring up. One (1) of the notes that's added to the plan is all dead and dying landscaping must be replaced in kind. And this is the first time I'm ever seeing for a period of five (5) years.

And I thought I would ask, maybe it was mentioned then, why it wouldn't be in perpetuity like it is for every other applicant.

**Chairman Ricker-Scannell:** I'm glad you're asking that. I wasn't sure either. Peter, do you know anything about why DPW comments were five (5) years?

**Mr. Comenzo:** No.

**Mrs. Flansburg:** Okay, that's note number 12. Can I suggest that we modify it?

**Chairman Ricker-Scannell:** Absolutely.

**Mrs. Flansburg:** And hold them to the same standard?

**Chairman Ricker-Scannell:** Absolutely.

**Mrs. Flansburg:** And I love the green space because it's all gray space right now.

**Mr. Morelli:** Correct.

**Mrs. Flansburg:** So, I would like it to...

**Mr. Morelli:** It's basically all paved in gravel now. It makes no sense. That's all going to be torn up.

And the green you see is all new. The trees and shrubbery is all new. And if I know this owner, she'll maintain it very well.

**Mrs. Flansburg:** And the green space and the green color is actually grass?

**Mr. Morelli:** Correct.

**Mrs. Flansburg:** Not just green in color?

**Mr. Morelli:** Correct.

**Mrs. Flansburg:** And stone is going to be there.

**Mr. Morelli:** Correct.

**Chairman Ricker-Scannell:** And everything that's drawn as a tree or a shrub is in fact a tree or a shrub.

**Mr. Morelli:** Yes. And as a matter of fact, we did put a note on here to remove these and replace with grass. So, it will not be fake.

**Mrs. Flansburg:** Thank you.

**Chairman Ricker-Scannell:** We'll be surprised. Would you remind us, and I love the green space, I mean I really do love the green space, but is there a reason why you were choosing not to use that for parking? Is it somebody else's property?

**Mr. Morelli:** No.

**Chairman Ricker-Scannell:** It's all one (1) parcel.

**Mr. Morelli:** It's all one (1) parcel, but the thing about it is the width of the property, we couldn't make it work.

**Chairman Ricker-Scannell:** With the turnaround?

**Mr. Morelli:** Yeah.

**Mrs. Flansburg:** And it would be more suitable for green space than it would be for parking.

**Chairman Ricker-Scannell:** Oh, I love the green space. And it would give you snow storage space.

**Mr. Morelli:** Correct. I mean we wouldn't gain anything by utilizing this and rearranging the part. We just wouldn't gain anything.

**Chairman Ricker-Scannell:** Thank you.

**Mrs. Flansburg:** Thank you. That's all I have.

**Chairman Ricker-Scannell:** Mr. Calder?

**Mr. Calder:** Well, I think it's a good project. I really don't have any questions. I just wish you luck with it.

It's a nice spot. It's a little tight there, but it works.

**Mr. Morelli:** Thank you.

**Mr. Calder:** So good luck.

**Chairman Ricker-Scannell:** Thank you. Mrs. Ciampino?

**Mrs. Ciampino:** No, just thank you for addressing everything, all our concerns from last time.

It looks great.

**Mr. Morelli:** Thank you, my pleasure.

**Chairman Ricker-Scannell:** Mr. Collins?

**Mr. Collins:** Well, I think it's a good project, and I appreciate all the work you put into it. They're willing to invest in Rotterdam, so we'll try to do our best to move the project along for you. It's kind of a neat concept.

You weigh your food and pay for it. Yeah, especially in a buffet.

If you like one thing, you load up on it, and you're done. But I think it's a good concept, and they have that other place over there that does a good takeout business. So, I think you have the good in that neighborhood.

That's all I have, Madam Chairman.

**Chairman Ricker-Scannell:** Thank you.

**Mr. Morelli:** Thank you.

**Chairman Ricker-Scannell:** I want to just talk a little bit. We are adding light here, right? We had the new light pole, and where is the existing?

Is there another existing streetlight on here?

**Mr. Morelli:** No, the existing lighting is on the building. It's underneath the canopy. It's recessed.

**Chairman Ricker-Scannell:** Recessed, right?

**Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)**  
**2735 Broadway**

**Mr. Morelli:** It shines down. I've been there at night when it's lit. It gives enough lighting for what you need.

It doesn't cascade out to the neighborhood. The reason for the location of this light pole is it's kind of out of the way and centrally located, and it will kind of reflect this way and this way without shooting across the street and in the backyards.

**Chairman Ricker-Scannell:** Have you talked to the neighbors that are on the other side of your proposed wide landscaped buffer?

**Mr. Morelli:** Yes, believe it or not. Are you talking about this one (1) or this one (1)?

**Chairman Ricker-Scannell:** The one (1) with the Halloween decorations.

**Mr. Morelli:** So, I know that the owner of the property did speak with the owner of this property here. She never got back to me with what the conversation was, but it was going to be positive because she had an initial conversation with that homeowner, and they were trying to determine whose fence it was.

**Chairman Ricker-Scannell:** Gotcha.

**Mr. Morelli:** And our owner said it doesn't matter if you don't mind us replacing it. We're going to replace it whether it's ours or yours. We'll take the responsibility for that.

And the owner thought it was a great, the homeowner thought it was a great idea and agreed to do that. She was going to talk more about it, but it was all positive. As far as this neighbor here, we have had no discussions other than the fact when we were over there doing some field work, they had some questions for us about what we were doing.

They thought it was a good idea, but nothing in depth.

**Chairman Ricker-Scannell:** Yeah, I mean, I would be pleased just that everything's getting cleaned up and looking, you know, as nice as it is. And I like that the dumpster is far away from either of those neighbors. Fenced, my eyes are terrible, but fenced in.

**Mr. Morelli:** Refuse area.

**Chairman Ricker-Scannell:** Refuse area stockade.

**Mr. Morelli:** It'll be the same white vinyl stockade that we put along.

**Chairman Ricker-Scannell:** Okay, could we make that a condition as well?

**Mr. Morelli:** Absolutely, please.

**Chairman Ricker-Scannell:** Peter, do we have standard language for that that you'd like, or?

**Mr. Comenzo:** No, you're looking for white vinyl?

**Chairman Ricker-Scannell:** What are our enclosures normally around?

**Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)**  
**2735 Broadway**

**Mr. Comenzo:** They're either chain link or some of the more formidable structures we have. You know, it's either masonry or we've also used that Trex before.

**Chairman Ricker-Scannell:** Yeah, because you're going to need to be, you're getting a dumpster, right?

**Mr. Morelli:** Correct.

**Chairman Ricker-Scannell:** And so, they'll kind of somehow come around to this repaved area, or will they go to parking lot number, parking spot number six (6)?

**Mr. Morelli:** Parking spot number six (6).

**Chairman Ricker-Scannell:** Okay, so they'll just back in there and get what they need to get. Yeah, I mean, you know, I don't work for Trex, but if I did, I would use Trex.

**Mr. Morelli:** We can certainly do that.

**Chairman Ricker-Scannell:** I mean, it's just certainly a consideration. It lasts. It holds up. It stays nice. It's kind of, I know we don't really have design standards per se, but it does work well in other areas in the Town, and it looks nice.

**Mr. Morelli:** Okay, and she's obviously going to be four (4) sided with an open gate on the front, so it'll be closed at all times unless they're using it. They'll open the gate, throw the stuff in, and close it again, or when they're picking up the dumpster to dump it.

**Chairman Ricker-Scannell:** I mean, again, I know that the wooden deck was existing. Is she planning on putting tables out there at some point?

**Mr. Morelli:** No.

**Chairman Ricker-Scannell:** Okay.

**Mr. Morelli:** It's employee only.

**Chairman Ricker-Scannell:** Okay. I mean, it's a pretty nice looking deck.

**Mr. Morelli:** It's solid.

**Chairman Ricker-Scannell:** It's a solid deck. Great. Well, I think this is wonderful, and so we're going to be adding that note to plan about all dead and dying landscape must be replaced in kind in perpetuity.

So, we're going to switch that, and we are going to make sure about the dumpster enclosure, and I think those were the two (2) modifications. Based on that, do I have a motion for final Site Plan approval?

**Mr. Valiquette:** We have to do SEQR.

**Chairman Ricker-Scannell:** SEQR. Sneaks right up.

Okay. We declared lead agency a Neg Dec, right?

**Ms. Marino:** Yes.

**Chairman Ricker-Scannell:** All right. I'd entertain a motion to accept a Neg Dec on this project as prepared by the Town Planner.

**Mr. Collins:** I'll make a motion.

**Chairman Ricker-Scannell:** Thank you, Mr. Collins. Do I have a second?

**Mrs. Ciampino:** I'll second.

**Chairman Ricker-Scannell:** Thank you, Mrs. Ciampino. Jami, could you please call the roll?

**Ms. Marino:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Marino:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. All right, and now I would entertain a motion for final Site Plan approval based on the modifications to the requirements.

**Mr. Miglucci:** I will make the motion including all the modifications.

**Mr. Calder:** I'll second.

**Chairman Ricker-Scannell:** Thank you, Mr. Miglucci. Thank you, Mr. Calder. Jami, could you please call the roll?

**Mr. Collins:** Yes.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Marino:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. I am only hesitating, yes. Motion carried.

Make sure that the signage, that package, and I know we didn't put this as a condition, I don't know if I need to redo this, but the signage for the Grubhub and, you know, the whatever, you don't have to call it Grubhub, whatever the Mealeos of the world are, for those front parking spots.

**Mr. Morelli:** We'll certainly do that.

**Chairman Ricker-Scannell:** I don't really want regular buffet customers parking and backing out, you know, so that would be great. Thank you.

**Mr. Morelli:** Okay.

**Chairman Ricker-Scannell:** We look forward to it. What's her estimated time to get up and running?

**Mr. Morelli:** I'm glad you asked. I meant to do that during the presentation, and it totally slipped my mind. We're going to meet with her tomorrow and give her the good news that she's got Site Plan approval.

We're going to immediately start working drawings probably tomorrow afternoon for the space and the building. She's literally going to pull permits for the parking lot and the landscaping most likely tomorrow or Thursday and begin work immediately.

**Chairman Ricker-Scannell:** Excellent.

**Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)**  
**2735 Broadway**

**Mr. Morelli:** And I know that our timeline, Peter was gracious enough to give us until June 30th to get all the outside stuff done. As long as the weather holds up, she hopes to be open by Thanksgiving.

**Chairman Ricker-Scannell:** Oh, wow. That's fantastic.

**Mr. Morelli:** Yeah.

**Chairman Ricker-Scannell:** Yeah, we're really looking forward to that addition over there.

**Mr. Morelli:** And she is too. She's very anxious.

**Chairman Ricker-Scannell:** Well, thank you.

**Mr. Morelli:** Thank you very much.

**Chairman Ricker-Scannell:** You're welcome. We look forward to seeing you again soon.

**Mr. Morelli:** Okay. Thanks.

**Chairman Ricker-Scannell:** Thank you.



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
Facsimile (518) 355-2725

**Resolution Number PC53-2025**

Moved by Mr. Miglucci seconded by Mr. Calder  
Applicant: Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)

- Applicant:** Heavenly Flavors by Fifi Café (Moonwattie Lakeraj)
- Project Location:** 2735 Broadway  
Rotterdam, New York
- Tax Number or Numbers:** 48.15-11-4
- Proposed Project:** 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.

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on August 19, 2025 and October 7, 2025 to consider the above referenced Site Plan; and,

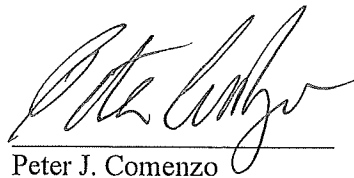
**WHEREAS**, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

**WHEREAS**, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

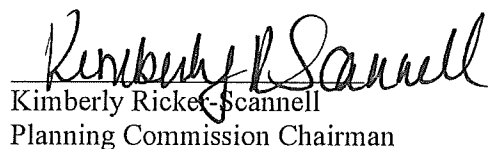
**IT IS HEREBY RESOLVED THAT** this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

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 shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."*
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.
15. Dumpster enclosure shall be installed as located on the plan. Change material used for the enclosure to Trex or similar type of composite decking material.



Peter J. Comenzo  
Senior Planner



Kimberly Rickett Scannell  
Planning Commission Chairman



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

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**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:**

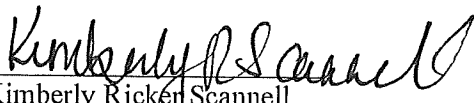
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction 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 Mr. Collins, seconded by Mrs. Ciampino, and approved by the Rotterdam Planning Commission.

  
Kimberly Ricker Scannell  
Planning Commission Chairman

**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.

**Chairman Ricker-Scannell:** All right. Next up, we've got Lecce Senior Living, Phase II.

**Mr. Steenburgh:** Good evening. My name is Brett Steenburgh, Steenburgh Consulting Engineering. I'm here on behalf of Lecce Development Group and the Whispering Pines Senior Housing Development.

We're here this evening for final approval. We've been working with this Board substantially over the last substantial amount of time. We'll just leave it at that.

Anyway, we have responded to Mr. Treers latest round of comments. We have not received anything back, although I anticipate there will probably be a little bit of stuff here and there that we'll have to clean up, but, you know, being a condition of approval, we'd be happy to accept that. The plans substantially, as part of the comments, have not changed.

They've been the plans that you've been seeing probably the last five (5) times, four (4) or five (5) times we've presented. The latest major change was we removed the garage in this location just because the applicant did not feel they needed it, and the open parking spaces worked a little bit better from a grading standpoint, and one (1) of the biggest things we want to make sure of is that we don't impact this area of large Spruce trees and that knob, that hillside, to kind of provide that landscape buffer between Helderberg Avenue and the facility. We did, I know there was some talk at the last meeting regarding the generator pads.

We did locate one (1), ten (10) by 20' generator pad right at the end of the service drive entrance right near the pump station, which is right near all the mechanical rooms for the design of the ILU. We feel that would be the best location for that generator pad, which is of size enough, we feel, to power the necessary services, not the entire facility, but the necessary services within the facilities, and that would all be ironed out, what would be necessary through the Department of Health approvals and that type of stuff, maintaining that consistent level.

**Chairman Ricker-Scannell:** How large is that?

**Mr. Steenburgh:** It's ten foot (10') by 20'.

**Chairman Ricker-Scannell:** How many?

**Mr. Steenburgh:** I wouldn't know that until all the loading comes in and everything, but a ten (10) X 20 generator pad is quite substantial. So, most facilities I've done, albeit smaller than this, but they have been designed to power the whole facilities, have been more in the ten (10) X 12 range, for eight (8) by 12 range for the pads themselves. So, we wanted to make sure we reserved a large enough area for the entire facility for the necessary services.

Again, the counts are still the same, 119 apartment units, 144 memory care, or ALU, and then 128 memory care units. We have the parking, again, I think it's 306 spaces required, and we're proposing. I'm going to refresh myself with the numbers here, 310 spaces at full completion, and we've reviewed with Mr. Treers the phasing of that parking along with the employees and that employee turnover. I feel very comfortable with that parking number.

**Lecce Senior Living Phase II**  
**2200 Helderberg Avenue/Helderberg Avenue**

If not, maybe leaning towards the high side of parking spaces as the site gets developed, and as they start with the later phases, if they find that there's areas that they're not going to need parking, I'm sure areas could be banked or returned to green space if necessary.

**Mr. Signore:** What was the total number of?

**Mr. Steenburgh:** Parking spaces?

**Mr. Signore:** Of units?

**Mr. Steenburgh:** One hundred nineteen (119) apartments, 144 ALU, and 108 memory care units.

**Mr. Signore:** And parking spaces?

**Mr. Steenburgh:** We have 310 parking spaces, but with the understanding that the ALU and the memory care units, which actually are significantly more, have no ownership of vehicles.

**Mr. Signore:** They don't drive.

**Mr. Steenburgh:** Really, you're looking at employees and visitors for those particular locations, whereas the 119, we've looked at 1.5, the calculation actually in the code is 1.5 spaces.

**Mr. Signore:** I'm saying, you have plenty enough parking for the number of people who will be driving?

**Mr. Steenburgh:** Correct.

**Mr. Signore:** Probably more so.

**Mr. Steenburgh:** Correct. And the employees and visitors. We've talked about parking quite a bit.

Christmas Day, Thanksgiving, the holidays, maybe you're going to have a little bit more with the way of visitors and such, but you also tend to have a little bit less staff at that standpoint, too, and I feel comfortable that we can—

**Mr. Signore:** But a number of people who go into assisted living facilities, they no longer drive.

**Mr. Steenburgh:** Right.

**Mr. Signore:** That's why they're there.

**Mr. Steenburgh:** That's why they're there. In my experience—

**Mr. Signore:** Even your physicians suggest that. Maybe you better give your car up.

**Mr. Steenburgh:** In my experience, with several assisted living facilities throughout the Capital District, we do not anticipate or calculate for any resident parking on the site. It's merely employee and visitor. So, it's—which usually in the code it's .5 per unit, which is about what you need for the employee and visitor. So, other than that, I think we're, again, in good shape for hopefully final

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approval. I've read through the conditions. I think the only condition I talked about prior to that that I was concerned about—I know Teresa had a couple other things that she might want to speak about.

There was the one (1) about the generator pads having to come back to when they're selected, coming back to this Board. I would just ask that the generator pad, if different than what we've shown on this plan, then we would have to get approval by the Town because we did show one (1) on this plan, and I think that that's where the generator's going to end up. Again, most of the comments from Mr. Treer's were technical in nature, grading, stormwater, minor stormwater issues, lighting—we've got the lighting worked out. We've chosen a bollard now which has lights on it so that you can—it helps illuminate those pathways and make that a little easier to see. A lot of it was lining up some of the accessible aisles so that there's less turns for somebody pushing a wheelchair, things like that. I feel like we're at a point for final approval this evening.

**Chairman Ricker-Scannell:** I think we think so too. Let's put that—I think that that's the direction definitely that we're headed in. It's been a long time coming.

I know that I would like to, again, take an opportunity to thank Mr. Lecce for his dedication to continuing to persevere and push forward on this incredibly needed project for our community. We are all looking forward to this final Site Plan review, but we're also looking forward to get this going. We know that costs of goods and services are going up, and folks want to be able to have these built and be moving in, and that's what we would like as well.

So, thank you. Thank you very much. I think it's a great project.

We've reviewed a lot of documentation from going back to meetings in 2023, and I'd like to thank Peter and Steve and Teresa for working diligently to kind of get this, what might seem to be a big list with a lot of conditions, but I really would like to go on the record to say that there's a couple reasons for that. One (1) is that we learned something when we delved into this project eight (8) years ago. Projects of this magnitude should have had some kind of a project manager dedicated on our end, and cover your ears, Lou, at the expense of the developer.

I mean, we are learning that as a community, we don't have the resources in our Town, and as we're being faced with other larger projects, maybe not this genre per se, but in other sectors, that we really do have to be careful not to stretch the resources of our Town too far focusing on one (1) project. The other reason is because we really wanted to help your timeline. I think when we sat down in the spring, we talked about a September final Site Plan review.

I think, was that what we talked about? It's October 7th, so I'm going to take that as a win. Unfortunately, it does have to be a little bit more, you know, extra fixings in the sandwich of this resolution to make sure that we can all be on the same page and keep us moving forward.

So, that's why there's as much of this as there is. I'm going to open it up to the committee. Mr. Collins, I'm going to start with you.

**Mr. Collins:** Oh, thank you. Okay, I'm glad the project's moving forward. I've got one (1) concern.

The generator's going to be a natural gas generator, right?

**Mr. Steenburgh:** Yes.

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**Mr. Collins:** Okay.

I just wanted to make sure it wasn't going to be diesel.

**Mr. Steenburgh:** Yes.

**Mr. Collins:** And I've got another question. You're going to be the general contractor, right? I know this happened before, and I'm not pointing fingers or nothing, but is somebody going to be like an assistant out there? So, when our Building Inspectors go out, is there somebody that he'll be able to talk to when he's there?

**Mr. Steenburgh:** Sure.

**Mr. Collins:** Okay, because sometimes when he needs to go to Whispering Pines, he was there or wasn't there, and, you know, they're busy. And so, I just want to make sure there's going to be somebody on site when he goes out there that he can talk to somebody if he has concerns.

Because I know with Whispering Pines, sometimes you had to have an engineer sign off on stuff. There was a little question mark, whatever the case may be. I'm not a Building Inspector.

And also, when are you going to hook your clubhouse up to the sewer?

**Mr. Steenburgh:** We're doing that for the last couple of years.

**Mr. Collins:** Okay, so that's progressing. I mean, it's a great project. I was on here from the reception back in, I don't know what year it was.

I'm getting old.

**Unknown Speaker:** (Inaudible)

**Mr. Collins:** Really? Was that five (5) years ago? Yeah. Okay.

I don't remember what I did yesterday.

**Unknown Speaker:** (Inaudible)

**Mr. Collins:** I don't remember that.

Hey, listen, that's what you've got to do to survive. I think it's a great project. I know we've got a lot of conditions in here, but it's to protect you and protect us.

But it's more importantly, and I think people forget this, is we're here for the residents. We're not here for you. We are, but we're not.

The bottom line is we want to protect the residents of the Town of Rotterdam that move into these facilities or move into one (1) of your homes. And some people blame us for some things, but we're only looking out for their interest. That's all.

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But I think it's a great project. I'm glad we're at finally the stage, if he comes up and tells us he's good with everything, to move it forward.

That's all I have.

**Chairman Ricker-Scannell:** Very good. Thank you. Mrs. Ciampino?

**Mrs. Ciampino:** I'm good.

**Chairman Ricker-Scannell:** Thank you. Mr. Calder?

**Mr. Calder:** Yeah, I'm hoping that this ends tonight myself. I think this is about time we put this to bed. Like they both already talked about, there's a lot of conditions.

But Peter did explain at the earlier part of the meeting when we talked that pretty much, he's comfortable with the project. And as a Town Planner here, he's been here for years. He knows what's going on.

And he does a really fine job all by himself. So, if he's happy, then I'm happy. And I think that this is about time it's over with.

And on a good note, a friend of mine played golf there on Saturday. First time there, and he loved it. So, I got to try it one (1) of these days.

But he said it was in good shape, nice shape. Anyway, that's immaterial, I guess, but just wanted to say that.

**Unknown Speaker:** Don't reck your dreams.

**Mr. Calder:** That's all I have to say, and good luck with the rest of the project.

**Chairman Ricker-Scannell:** Thank you. Mrs. Flansburg?

**Mrs. Flansburg:** Just thank you for sticking with it for seven (7) years, apparently. I think it's a great project.

It sounds like, as Mr. Calder said, Peter had said earlier, it's down to details that can be worked out like any other Site Plan, that the big things have been determined. So, I appreciate you guys working with us, and I think we're ready to put it out there today, too.

**Chairman Ricker-Scannell:** Excellent. Thank you. Mr. Signore?

**Mr. Signore:** I've always been happy with the project, and I want to say I worked with Brett in the past. I worked with Teresa. Teresa and Brett are both experts in their field, and I'm very confident what they say is acceptable to all of us.

But at what point, Ron, are you satisfied?

**Mr. Treers:** It's getting close. (Inaudible)

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**Mr. Signore:** Yeah, but I know minor things. Look at this. Every time I come here, I look at this voluminous amount of comments.

When are you going to be done?

**Mr. Treers:** That's not a new list. That's the list from last time.

**Mr. Signore:** Yeah, but when are you going to be done?

**Mr. Treers:** Within a week or two (2).

**Mr. Signore:** Within a week or two (2). Here's my concern. And I'm going to use something that happened to me. I took an exam one (1) time.

I had to design something. And it was done perfectly to code. The person looking at it says, you know, it's wrong.

And I yell, well, why is it wrong? It's perfect to code. Well, we prefer you do it like this.

Preferring and being right are two (2) different things. So, here's my concern. That some of this stuff isn't, I just hope it's not something you prefer as opposed to what can be acceptable and functional.

**Chairman Ricker-Scannell:** So, I'm going to just jump in here for a second, Mr. Signore. The contents of this resolution, Exhibit A, were not developed by Ron. They were developed by DPW, Peter, Planning Commission feedback from our workshop, Attorney Valiquette.

So, Ron did not come up with these conditions.

**Mr. Signore:** But his input affects all of us in what we say or what we say. He has an influence on this Board and what he comes up with. And I got to say, I have worked construction all my life.

And I have never seen, and I told the Board this earlier. I have never seen, to me, this is, it might be a big project for the Town. But this is a small project concerning, you know, concerning.

I have never seen anything take this long for, you know, several hundred houses and units or whatever. I mean, I have worked on projects as big as the R&D, the MRI development, 9 Mile 3. And it just progressed much faster than this.

So, at some point, we have to be done with everything, get these people in there, you know, get Lecce Development, whatever. And I don't have a dog in this fight. Get them going and be done with this.

**Chairman Ricker-Scannell:** We are headed in that direction tonight with final Site Plan approval. So, we can't change the past, but we can move forward. And in a few moments here, we will be having a vote for final Site Plan approval.

And then we're done. We're done with this project as far as it goes, with it being in front of the Planning Commission. Mr. Miglucci, questions, comments, concerns?

**Mr. Miglucci:** I got nothing.

**Chairman Ricker-Scannell:** All righty.

**Mr. Miglucci:** No, seriously, it's great. When you first came out with it, I got it up on my wall. I have an opposite home.

And that whole big picture I got up on the wall. It looks great. I'm always like, wow, it's a nice project.

I'm like, yeah. And I told her tonight, I said, you know, hope we're going to push it through tonight. But, you know, we appreciate, you know, people are calling it the jewel of Rotterdam.

And, you know, let's start banging nails. Let's get it done. Thank you.

**Chairman Ricker-Scannell:** Thank you, Mr. Miglucci. I did have a question. I was looking at the 2023 comments, because that's kind of what I have to go off of, of the past, because I wasn't here for the past.

Did we identify the height under the bridge?

**Mr. Steenburgh:** Yes, it was acceptable for the fire trucks and any box trucks.

**Chairman Ricker-Scannell:** Right. But when we identified it, are we going to identify the clearance for it with any kind of signage for trucks that are going under it?

**Mr. Steenburgh:** We probably should, yes. Just to make sure. I mean, you should have any structure that have a clearance sign.

**Chairman Ricker-Scannell:** All right. Because I noticed that that was something that we talked about. But then back in 2023, the Chairman Yuille had brought up.

And I just wanted to make sure that we agree that there's adequate clearance and it would be part of the signage so that we will know, all trucks will know if they're too big to get under there. Awesome. Thank you.

And then I think the only other. So just to circle back to the generator. I know that in the McKenzie Architects materials from August of 2023, they did talk about just having the one (1) generator.

So that tracks, which is great. And they did talk about the importance of it in this Emergency Management and Disaster Draft Plan. Is that generator going to be big enough for all of the needs in the community?

Or do you think that it's possible you might have to have another one (1) too?

**Mr. Steenburgh:** I believe that there will be a single generator to service all of the essential needs in the community as what's identified in the Emergency Management Plan.

**Mr. Collins:** Is there going to be load banks? I know I worked with a water plant. We had different load banks depending on how many pumps we were running. Is this going to be the same kind of setup?

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**Mr. Steenburgh:** I couldn't answer that question.

**Mr. Collins:** And it's going to have an emergency automatic switchover gear?

**Mr. Steenburgh:** It'll have an automatic switchgear.

**Mr. Collins:** All right. I didn't mean to interrupt. I'm sorry.

**Mr. Steenburgh:** No, that's fine.

**Chairman Ricker-Scannell:** That's fine. I just wanted to make sure, because I'm guessing that the generators, in addition to all the other normal things that the generators that we all take for granted, I know that your emergency plan mentioned smoke compartments and areas of refuge.

So, in the midst of a disaster or a power outage, how that one (1) generator will be enough for the smoke compartments to....

**Mr. Steenburgh:** Ventilate.

**Chairman Ricker-Scannell:** Ventilate and keep the doors locked so that, you know, and all of that?

**Mr. Steenburgh:** Yes.

**Chairman Ricker-Scannell:** Okay. Ron? Could we talk a little bit about the smoke compartments in the generators and is one (1) big enough?

**Mr. Treers:** I think the sizing of the generator has got to come from the emergency loads and a review by an electrical engineer as to the size that's needed.

**Chairman Ricker-Scannell:** And?

**Mr. Treers:** You've got to look at the loads that you have for what's the central power that's required during a power outage.

And then, you know, an electrical engineer is going to determine that generator size.

**Chairman Ricker-Scannell:** Steve, do agencies have protocols and benchmarks at the generator, whoever the oversight agencies are? I know that Teresa had talked about giving you a list. Would those agencies have that kind of oversight for emergency power?

**Mr. Valiquette:** I mean, I imagine the only agency that would have oversight for emergency power would be anybody for the memory care unit. That is, you know, because that's kind of under the Department of Health.

**Unknown Speaker:** Yeah, the New York State Department of Health.

**Mr. Valiquette:** But, I mean, for, I guess, the independent living, I mean, yeah, there wouldn't be any additional oversight.

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**Chairman Ricker-Scannell:** Right. Well, and, I mean, of course, I worry about all of our residents. But obviously, I'm going to worry about our most vulnerable residents that are going to be inside of a smoke compartment during, God forbid, an emergency.

So, okay. I just wanted to ask some more questions about the generator. But you believe that the agency oversight would be there for the most vulnerable residents?

**Mr. Valiquette:** Yes. And, I mean, for anybody in the independent, I mean, if there's a smoke issue, you're just going to get out of the building. For the memory care, having a smoke compartment is probably something that's meant to be temporary until you can remove them from the building safely via emergency personnel who arrive on scene.

So, even your peak loads for something in an emergency, I imagine, aren't, your time frame for that's not going to be that long, I imagine. So, I'm not overly concerned about oversight in other areas other than that memory care. And that's where we have DOH to rely on their judgment.

As Ron said, he's right. You know, the loads are going to be determined by what ends up being in there. And we have the pad.

We have the size indicated on the plans. If that pad size has to change, they can come back. And we can change that around.

So, I'm happy with the way that this is set up. I think we're doing our due diligence for the citizens of the Town of Rotterdam and their safety.

**Chairman Ricker-Scannell:** Okay, great.

**Mr. Calder:** I would think, and I can just mention something. I think the Department of Health would never approve this if it wasn't. You've got people in there with resuscitators and oxygen and stuff. And if this generator wasn't big enough, they'd see what one (1) was.

They would shut you right down. So, I think that's really out of our control.

**Chairman Ricker-Scannell:** All right, sounds good. Ron, am I missing anything from your perspective?

**Mr. Treers:** No, I'm good.

**Chairman Ricker-Scannell:** Thank you very much for your contributions to this project. I have found your input to be very valuable and useful. Peter, any questions, comments, concerns, add-ons?

**Mr. Comenzo:** No, I think there was a discussion with Steve and Terresa. I do not know if she has any further questions or comments. But I'm good.

I mean, the proposed conditions, unfortunately, working on these, it came a little late. But, obviously, enough time for the Planning Commission to get a copy of it and go through them. And I think the developer and the engineer was able to talk to Brett and kind of give him a heads up.

And he was already on top of it. So, I have no questions.

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**Chairman Ricker-Scannell:** Okay. I'm going to turn it over just so that we can go on the record with a few minor changes to the resolution for this evening. So, I'm going to turn things over to Steve.

**Mr. Valiquette:** Yeah. So, a couple items that I noticed, you know, on page one (1) of the resolution, our last whereas statement, we just have the wrong date for tonight's meeting. It's October 7th, not October 8th.

So, easy fix on that one (1). Additionally, I know in that exact same resolution, the purpose of that is to restate our SEQR findings that were on November 20th, 2018. What we actually did not include was a resolution on the second page after the now therefore paragraph.

So, I'm proposing to add a resolution between the now therefore paragraph and the be it resolved. That resolution would say, it's a full paragraph, be it resolved by the Planning Commission of the Town of Rotterdam that the November 20th, 2018, SEQR finding statement of the Planning Commission adequately addresses all potential environmental impacts associated with the site plan application for Phase II as proposed. That said finding statement is hereby reaffirmed, readopted, and incorporated herein by reference, and that additional or further review of SEQR is not warranted or required in connection with the Phase II Site Plan review.

And again, the goal here is just SEQR compliance. So, those were a couple items there. I think there was one (1) more change in wording that we were looking for on, would be page 6 of the conditions, which I think is your last page here.

So, number 6A, I believe it's the last sentence here. So, the sentence currently reads, to the extent any design details, sections, plans, or notes on the plans approved by the Planning Commission conflict with any required improvements. So, to me, that doesn't necessarily read correctly.

The reason is because the plans approved by the Planning Commission, well, those are the required improvements, basically. The plans approved by the Planning Commission won't conflict with the plans approved by the Planning Commission. I think the goal of this statement really is to say, whatever we approve tonight, if it's different from as built, we want the applicant to make the appropriate revisions to the site plan so that they are the approved plans.

So, basically, the goal here is to strike the word required and add the term as built.

**Chairman Ricker-Scannell:** I'm sorry to interrupt. I just want to make sure, especially if we're on the record for this one (1), we wouldn't be making revisions to the site. I mean, this sentence says we'd make revisions to the site, not the Site Plan.

**Mr. Valiquette:** Correct.

**Chairman Ricker-Scannell:** Okay.

**Mr. Valiquette:** The site itself, yeah.

**Chairman Ricker-Scannell:** Right. So, I just want to correct that statement. Thank you.

**Mr. Valiquette:** Right. So, that was the, again, the change would be to strike required and include the term as-built. So, that's, I think, the change.

**Lecce Senior Living Phase II  
2200 Helderberg Avenue/Helderberg Avenue**

That makes more sense and reads a little bit more logically, in my opinion. Is there anything else? I don't think so. That's what I've got.

**Chairman Ricker-Scannell:** Peter, are you comfortable with that final change from a DPW perspective, or would you prefer to see the language with any as-built and required improvements?

**Mr. Comenzo:** I mean, as-built will work. Okay. That's fine.

**Chairman Ricker-Scannell:** Got it. Okay. So, the way Steve read it.

So, without any further ado, based on what we have just put on the record tonight and the resolution as we have provided the changes to it, do I have a motion for final Site Plan review?

**Mr. Signore:** I'll make the motion.

**Mr. Calder:** I'll second.

**Chairman Ricker-Scannell:** Mr. Signore, thank you very much, and Mr. Calder, thank you very much. Jami, could you please call the roll?

**Ms. Marino:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Marino:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes. All right.

Thank you very much.

**Lecce Senior Living Phase II**  
**2200 Helderberg Avenue/Helderberg Avenue**

**Chairman Ricker-Scannell:** You're going to miss us all. You're going to miss us, Teresa. You have to come back.

Again, thank you very much. I really look forward to a ribbon-cutting for this project.

**Unknown Speaker:** We'll be back with a higher level.

**Chairman Ricker-Scannell:** What do you have to do?

**Unknown Speaker:** You have to come, right?

**Chairman Ricker-Scannell:** Oh, please do.

**Unknown Speaker:** Thank you. Bye.

**Chairman Ricker-Scannell:** Thank you very much. Thank you.

Have a great night.



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
Facsimile (518) 355-2725

**Resolution Number PC55-2025**

Moved by Mr. Signore seconded by Mr. Calder  
Applicant: Lecce Independent Living, LLC

**Applicant:** Lecce Independent Living, LLC

**Project Location:** 2200 Helderberg Avenue  
Rotterdam, New York

**Tax Number or Numbers:** 71.5-1-5.13

**Proposed Project:** 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.

**WHEREAS**, the Planning Commission, with the assistance of its Town Designated Engineers and Town Department of Public Works, has engaged in an extensive review of the applicant's various concept, sketch, and preliminary site plan proposals for Phase 2 including at various public meetings and workshops; and,

**WHEREAS**, the Planning Commission has reviewed and considered the various submissions of the applicant, Town Designated Engineer review memoranda and letters, the comments of the Town Department of Public Works, and the comments received from members of the public over the course of the review of the project; and,

**WHEREAS**, the Applicant has submitted a site plan set dated February 3, 2025 for Phase 2, last revised on September 11, 2025, along with responses to comments of the Town Designated Engineers and Town Department of Public Works; and,

**WHEREAS**, the Planning Commission held a duly noticed meeting on October 7, 2025 to consider the project; and,

**WHEREAS**, the Planning Commission further determined on October 8, 2025 that the November 20, 2018 SEQRA Findings Statement adopted by the Planning Commission, which concerned the Village at Whispering Pines project at full build-out, adequately addressed all potential environmental impacts associated with the site plan application for Phase 2 as proposed, and that additional or further review under SEQRA was not warranted or required for such site plan application for Phase 2; and,

**WHEREAS**, the Planning Commission held public meetings to discuss the various aspects of the project that included comments and responses of the applicant’s representatives, the Town Designated Engineers, and members of the public on August 15, 2023, October 3, 2023, and May 20, 2025; and,

**WHEREAS**, the Planning Commission held public hearings on the project at the June 17, 2025 and August 19, 2025; and,

**WHEREAS**, the site plan for Phase 2 was referred to Schenectady County Economic Development and Planning as required by the GML-239-m on May, 27, 2025 and on August 18, 2025 Schenectady County Planning responded and made a recommendation that the site plan be conditionally approved; and,

**WHEREAS**, on October 7, 2025, the Planning Commission carefully considered the entire record, including without limitation, the application materials, as well as the testimony, comments, and responses of the applicant’s representatives, the Town Designated Engineers, and members of the public; and


**WHEREAS**, the Planning Commission, after careful consideration and upon due deliberation based upon the entire record of proceedings in this matter, finds that the Applicant’s request for Site Plan approval should be granted, as set forth more specifically in the conditions of approval attached hereto; and


**WHEREAS**, the Planning Commission, after careful consideration and upon due deliberation based upon the entire record of proceedings in this matter, finds that the site plan application satisfies the standards and purposes set forth in Article XVII (Site Plan Approval) of Chapter 270 (Zoning) of the Town of Rotterdam Town Code, provided certain conditions, requirements, and modifications are satisfied, as set forth more specifically in the conditions of approval attached hereto;

**NOW, THEREFORE**, upon motion of Member Signore, seconded by Member Calder,

**BE IT RESOLVED**, by the Planning Commission of the Town of Rotterdam, that the above-referenced site plan application (last revised September 11, 2025) is hereby approved subject to and conditioned upon satisfying the conditions, requirements, and modifications set forth on *Exhibit A*, attached hereto.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>
Kimberly Ricker Scannell	X	
Joseph Miglucci	X	
Wayne Calder	X	
Clark Collins	X	
Joseph Signore	X	
Lynn Flansburg	X	
Danielle Ciampino	X	

  
Peter J. Comenzo  
Senior Planner

  
Kimberly Ricker Scannell  
Planning Commission Chairman

**EXHIBIT A**

**Village at Whispering Pines Senior Living District  
Conditions of Phase 2 Site Plan Approval**

- 1) Generally Applicable Conditions:
  - a) The proposed phasing plan (Sheet PH-1) shall be followed. Any deviation must be reviewed and approved by the Planning Commission prior to the issuance of building permits.
  - b) All construction activities shall comply with the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activities.
  - c) All costs associated with the installation of utilities, such as sanitary sewer utility infrastructure and water supply, for Phase 2 will be borne by the Applicant, and installation shall be subject to construction observation, testing and certification by the Town Designated Engineer of Record (TDE). All costs incurred by the Town for construction observation, testing and certification shall be paid by the Applicant.
  - d) Prior to disturbing greater than five acres of soil at any time the developer must submit a request for the authorization of this activity for review and approval by the Town of Rotterdam. The request must follow the requirements of the NYSDEC SPDES General Permit for Stormwater Discharges, and the requirements outlined in the Town of Rotterdam's Procedure for "Authorization to Disturb More than Five Acres of Soil" (revised August 2025)". The Developer shall make all necessary arrangements for inspections as may be required by the Town. The Town shall maintain an escrow account funded by the Developer for such inspections and for the services of a TDE as appropriate during construction activities to confirm all required erosion and sediment controls are installed and in proper working order. Escrow funds shall also be required for the MS4 Stormwater Program Coordinator inspections.
  - e) Schenectady County Highway Work Permits shall be required for the proposed driveway and any improvements (including grading, utilities, and sidewalks) in the Helderberg Avenue right-of-way. Copies of all correspondence with Schenectady County DPW shall be provided to the Town.
  - f) The Applicant shall pay all consulting review fees incurred in connection with the review of the project. The Applicant shall be required to establish at the Town of Rotterdam a review fee escrow account in an amount to be determined by the Town of Rotterdam DPW. All fees for consultant review as set forth in these conditions shall be the responsibility of the Applicant and shall be paid out of the escrow account established pursuant to this paragraph. The amount of such escrow shall be subject to review from time to time by the Town of Rotterdam DPW and may be increased or decreased based on the reasonably anticipated future review costs. At no time shall the balance of the escrow account fall below an amount to be determined by the Town of Rotterdam DPW. The Applicant shall be entitled to copies of all invoices paid by the Town from the escrow account. Upon completion of the consulting review, and upon a final accounting of all review and inspection fees, all funds remaining in such escrow account shall be returned to the Applicant.
  - g) All buildings in Phase 2 shall conform to the approved grading plan and shall not contain basements.

- h) The Applicant must obtain all other State, Federal and County approvals required for the construction of the project or the use and operation of the project. All correspondence with these agencies shall be provided to the Town.
- 2) Prior to the Chairman's signature on the final site plan, the following conditions must be satisfied:
- a) The Applicant shall submit a full-set of final plans that conform in all respects to the conditions set forth herein. To the extent any design details, sections, plans, or notes in the plans considered by the Planning Board conflict with these conditions, these conditions shall govern and the Applicant shall be required to make all appropriate revisions of the plan set prior to signature to reflect those conditions.
  - b) Approval is conditioned upon the Applicant addressing all Rotterdam DPW and TDE comments with final sign-off from DPW and TDE.
  - c) Add note to Sheet SP-1: "Water supply/distribution infrastructure and sanitary sewer infrastructure, including the sanitary sewer pump station, shall be owned and maintained by the developer."
  - d) Add note to Sheet SP-1: "Town sign permit(s) shall be obtained for the proposed project signage including any proposed pylon, monument and/or building mounted signage."
  - e) Add note to Sheet SP-1: "All traffic control devices, including signage and pavement markings, shall conform to the Manual of Uniform Traffic Control Devices (MUTCD)."
  - f) Add note to Sheet SP-1: "Planning Commission to review and approve final signage design including, but not limited to, wayfinding signage, prior to the issuance of building permits."
  - g) Add note to Sheet SP-1: "All HVAC and/or utility structures shall be shielded by landscaping and/or other means on southern (rear) side of the independent living units along Whispering Pines Way."
  - h) Add note to Sheet SP-1 and GP-1: "No stumps, slash, woody debris, or construction materials shall be buried on-site and must be removed from the property. This material shall not be permitted to be deposited anywhere within the Whispering Pines Senior Living District or on the proposed Golf Range property (Tax Map # 71.5-1-11.12)."
  - i) Add note to Sheet SP-1: "Prior to the issuance of building permits for the independent living facility, applicant shall provide a copy of the draft lease for tenants. Lease shall address the types of materials allowed to be stored outside both on the balconies and around the garage structures."
  - j) Add note to Sheet SP-1: "Prior to the issuance of utility permits, DPW shall require the installation of a meter pit and/or indoor meter with outdoor reading capabilities. Size and type to be approved by the Town of Rotterdam Public Works Department."
  - k) Add landscaping to PH-1 to indicate when installation will occur. Details shall be reviewed and approved by DPW and TDE.
  - l) Add utility installation sequencing to PH-1 to indicate when installation will occur. Details shall be reviewed and approved by DPW and TDE.

- m) Add note to GP-1 and GP-2: “No heavy equipment is allowed on the proposed stormwater infiltration areas. Construction fencing shall be installed around the proposed infiltration areas to prevent construction equipment traffic.”
  - n) Add note to L-1: “Any proposed future water features shall be reviewed and approved by the Planning Commission.”
  - o) Final lighting plan details shall be reviewed and approved by DPW and the TDE.
  - p) Final sanitary sewer pump design shall be reviewed and approved by Town of Rotterdam Public Works Department and TDE.
  - q) Details on bollards (both solid and illuminated) shall be provided. Applicant should consider reflective material on non-illuminated bollards.
  - r) Add multi-use pathway along northern side of roadway from clubhouse parking area and connect to existing multi-use pathway to allow for pedestrian and golf cart access. Applicant should consider adding illuminated pathway lighting along this route.
  - s) Cross easements for access, maintenance, and utilities shall be provided between Lecce Independent Living, LLC (Tax Parcel 71.5-1-5.13), Lecce Golf, LLC (Tax Parcel 71.5-1-36), and The Homes at Whispering Pines (Tax Parcel 71.5-3-126) with draft documents provided to the Town for review and approval. Proof of filing with Schenectady County must be provided to DPW.
  - t) The existing clubhouse shall connect to municipal sanitary sewer and abandon existing temporary on-site system.
  - u) The Applicant shall pay all outstanding application fees and expenses, including without limitation, all outstanding Town Designated Engineer review fees.
  - v) Prior to the issuance of site development permits for any soil or vegetation clearance activity on-site, the Town Stormwater Management Officer and TDE shall review and approve the final Stormwater Pollution Prevention Plan. Applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site. The escrow account provided for in these conditions for review and inspections shall be established in the amount as determined by the Town of Rotterdam.
- 3) Prior to issuance of site development permits for construction of the on-site sanitary sewer system the following conditions must be satisfied:
- a) The Applicant shall obtain the written approval of the Town TDE and DPW for the proposed onsite Sanitary Pump Station. All costs incurred by the Town for such review, comment, and approval shall be paid by the Applicant.

- 4) Prior to issuance of site development permits for construction of the on-site water supply/distribution system, the following conditions must be satisfied:
  - a) The Applicant shall obtain the written approval of the Town TDE and DPW for and water supply/distribution infrastructure. All costs incurred by the Town for such review, comment, and approval shall be paid by the Applicant.
- 5) Prior to issuance of any building permit for building construction, the following conditions must be satisfied:
  - a) The Applicant shall grant permanent easements to the Town to allow for emergency access, as well as for access to and repair, maintenance, improvement and operation of the water and sanitary sewer infrastructure which shall be owned by the developer in Phase 2B of the Project. Draft documents provided to the Town for review and approval. Proof of filing with Schenectady County must be provided to DPW.
  - b) The Applicant shall obtain the approval of Town DPW, Water and Sewer Department for the public water supply and sanitary sewer utility infrastructure for Phase 2.
  - c) The Town DPW shall sign off on the installation of all sewer, water, roadway, and stormwater infrastructure.
  - d) Placement of any proposed generators for the facility shall be shown on an updated site plan and reviewed and approved by the Planning Commission.
- 6) Prior to the issuance of a Certificate of Occupancy:
  - a) The Town of Rotterdam Building Inspector and TDE shall review the Final Site Plan set and certify that as each phase of this project is completed that it conforms in all respects to the conditions set forth in this resolution and on the site plan. To the extent any design, details, sections, plans, or notes on the plans approved by the Planning Commission conflict with any required improvements, the applicant shall be required to make all appropriate revisions to the site as approved by the Planning Commission.

**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.

**Chairman Ricker-Scannell:** All right. And last but certainly not least, we have 3705 Putnam Road, preliminary minor subdivision of land for two (2) parcels.

Ron, thank you.

**Mr. Comenzo:** Thanks, Ron.

**Chairman Ricker-Scannell:** Come on up.

**Mr. Strang:** Hello. My name is Brad Strang. We own some property in Rotterdam, a farm that we're running up there.

We're doing some estate planning because we're getting older, and so we decided to take this small parcel off of our property and keep us in charge of it rather than putting into the estate plan and trust, and then if something comes along we want to do, we don't have to go back to the lawyers and have all that change. So, we broke this property off to hopefully be able to control it a little better. So that's basically why we're doing this.

**Chairman Ricker-Scannell:** Awesome. I know right where you are, I drive past there sometimes. If there's a slow car on Mariaville Road, then I take Putnam Road to go.

**Mr. Strang:** It's a pretty quiet area, too. You either go on down to Mariaville or you come to Currybush Connection and go on to Currybush and out through Skyline Drive.

**Chairman Ricker-Scannell:** Yeah, I'm on Crawford.

**Mr. Strang:** All right, cool.

**Chairman Ricker-Scannell:** So great, yeah, it looks like a smart, you know, to stay ahead of the curve ball with estate planning and stuff like that.

Are you still farming the land?

**Mr. Strang:** Yeah, we are.

**Chairman Ricker-Scannell:** What do you grow?

**Mr. Strang:** Just hay mainly. We had crops soon this year, but the rain flooded them out at the beginning of June and didn't get planted again until the middle of July, and then heat came and it dried up. So, we had to give our Halloween stuff a break this year and didn't have a pumpkin or a crop.

**Mr. Signore:** So, you have hay?

**Mr. Strang:** Yeah.

Yeah, there's a lot of horse farms around us right down the road.

**Mr. Signore:** I mean, the hay should have grown pretty good.

**Mr. Strang:** Yeah, well, we didn't get a second cut.

**Mr. Signore:** Oh, you did get a second cut?

**Mr. Strang:** We did not.

**Mr. Signore:** Oh, you didn't?

**Chairman Ricker-Scannell:** Because it was wet?

**Mr. Strang:** Yeah, we didn't because it was so dry it just didn't come out well.

**Chairman Ricker-Scannell:** Wet, then dry, I know.

**Mr. Strang:** That's a good place that we got the hay. I store it.

I sell it stored, so that works well for us, too.

**Chairman Ricker-Scannell:** Do you know the Van Valkenburg's down the street?

**Mr. Strang:** Well, my wife's a Grey. Oh, okay. So, I have a Grey and a Currybush and a whole family.

**Chairman Ricker-Scannell:** Yeah. Well, I think it's great. I think it's great, and I think that everything looks wonderful from my perspective.

Did you have anything else that you wanted to tell us? Have you had a chance to just take a quick peek at the conditions that DPW set forth? Like, I think they already changed it on the plan that it's not an approved building lot.

**Mr. Strang:** Right, it's not. It's for some family members that get kids going to college and that, and so they're already planning on, you know, changing smaller places, and so we'd like to accomplish that with them and, you know, just turn the land over, make it easy, and they can do all the work of the development because we just built a home up there. Right.

Oh, it's a lot of work. Absolutely. So, they can, I just want a lot.

I'm going to keep paying it as long as I do, and even if I do turn it over to them sooner or later, I'll probably still be paying it, so. Right.

**Chairman Ricker-Scannell:** But you did understand the notes.

**Mr. Strang:** Yes.

**Chairman Ricker-Scannell:** All right, and now I would entertain a motion to declare lead agency.

**Mr. Collins:** I'll make the motion.

**Mr. Miglucci:** I'll second.

**Chairman Ricker-Scannell:** Mr. Collins, thank you very much, and Mr. Miglucci, thank you very much. Jami, could you please call the roll?

**Ms. Marino:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Marino:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Marino:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Marino:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Marino:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Marino:** Vice Chairman Flansburg?

**Vice Chairman Flansburg:** Yes.

**Ms. Marino:** Chairman Ricker-Scannell?

**Chairman Ricker-Scannell:** Yes.

Meeting adjourned at 8:30pm

Next meeting scheduled for October 21, 2025.

Respectfully Submitted,

Jamilee Marino

Planning Commission Secretary



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
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**Resolution Number PC54-2025**

Moved by Mr. Collins seconded by Mr. Miglucci  
Applicant: Bradley & Andrea Strang

**Applicant:** Bradley & Andrea Strang

**Project Location:** 3705 Putnam Road  
Rotterdam, NY

**Tax Number or Numbers:** 36.-3-33.111

**Proposed Project:** 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.

**WHEREAS**, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

**WHEREAS**, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

**IT IS HEREBY RESOLVED THAT**, on this day, Tuesday, October 7, 2025, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environmental Quality Review).

Peter J. Comenzo  
Senior Planner

Kimberly Ricker-Scannell  
Planning Commission Chairman