

**Town of Rotterdam
Planning Commission
Summary of April 21, 2026, Meeting**

Workshop

1. **John D. Marcella Distribution Center – 57 West Campbell Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±900 square foot accessory storage building next to the existing ±30,000 square foot distribution warehouse on a ±3.87-acre parcel.
 - Motion to approve the Waiver of Site Plan was made by Mr. Collins and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.

2. **RMB Group Holdings, LLC – 1442 Fern Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±7,200 square foot accessory storage building on a ±4.87-acre parcel.
 - Motion to approve the Waiver of Site Plan was made by Mr. Collins and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

Agenda

1. **Burdeck Street Development, LLC – 784 Burdeck Street.** Special Use Permit/Waiver of Site Plan Review Public Hearing for the location of up to three (3) tenants in an existing ±3,722 square foot commercial building on a ±0.54-acre parcel.
 - a. **CMS Sealcoating – 784 Burdeck Street.** The applicant requests a Waiver of Site Plan/Special Use Permit review to rent a ±600 square foot office space in an existing ±3,722 square foot building that includes ±1700 square feet of outdoor equipment storage on a ±0.54-acre parcel.
 - b. **Lucky Dog Mobile Groomers – 784 Burdeck Street.** The applicant requests a Waiver of Site Plan/Special Use Permit review to rent ±600 square foot storage space in an existing ±3,722 square foot building that includes ±324 square feet of commercial parking (2 spaces) on a ±0.54-acre parcel.
 - Motion to approve the Special Use Permit for Burdeck Street Development, LLC at 784 Burdeck Street for the location of multiple tenants in the existing commercial building subject to all DPW comments and conditions stated on the record was made by Mr. Miglucci and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.

- Motion to approve the Waiver of Site Plan for Burdeck Street Development, LLC at 784 Burdeck Street, including CMS Sealcoating w/Special Use Permit for outdoor storage and Lucky Dog Mobile Groomers tenant spaces, subject to all DPW comments and conditions stated on the record was made by Mr. Collins and seconded by Mr. Signore and the vote resulted in unanimous approval of the motion.

2. Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street. Preliminary Site Plan/Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±48,344 square foot consolidated parcel. Engineer: Bohler Engineering.

- No Action was taken.

3. Dave Gazillo – Ghents Road. Sketch/Preliminary Four (4) Lot Subdivision: Lot 1 = ±40,561 sf, Lot 2 = ±45,046 sf, Lot 3 = ±46,899 sf, and Lot 4 = ±47,816 sf, all with proposed single-family residences. Engineer: Empire Engineering PLLC.

- No Action was taken.

4. 170 Caldicott Road, LLC – 2403 First Avenue. Sketch/Preliminary Two (2) Lot Subdivision: Lot #1 – Proposed Single Family Residence on First Avenue. Lot area =±8,906 square feet. Lot #2 – Existing Single-Family Residence at 2403 First Avenue with frontage on Third Street. Lot area =±6,053 square feet. Surveyor: Gilbert VanGuilder Land Surveyor, PLLC.

- Motion for the Town of Rotterdam Planning Commission to Declare Lead Agency was made by Mrs. Ricker-Scannell and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.