

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
March 19, 2025**

Workshop 7:00pm – Public Hearings 7:30pm

Workshop (2nd Floor Conference Room) – 7:00pm

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

- 1) **Corradi Construction LLC (Contract Vendee) – 1049 Laura Street, Rotterdam, NY -** Tax Map #48.20-3-34.1 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicant is requesting variances in order to construct a new single-family residence. **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting to construct a new single-family residence on a ±9,625 square foot lot. This would require a variance of ±5,375 square feet for lot area. **Chapter 270-33(A)** states that the “front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet.” The applicant is requesting a setback of 16 feet which would require a variance of 9 feet.
- 2) **CNZ LLC (Contract Vendee) – Terminus of Valentine Drive, Rotterdam, NY -** Tax Map #71.6-4-3 located in the Two Family Residential (R-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot Area.” The applicants are requesting variances in order to construct two new single-family residences. **Chapter 270-49** requires a lot width of not less than 100 feet. The applicant is requesting to create two (2) lots at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of ±30 feet. This would require variances of ±70 feet for lot width for each parcel.
- 3) **Tralongo Realty, LLC – 2241 First Avenue, Rotterdam, NY** Tax Map #59.7-7-1.2 and #59.12-1-18.1 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to demolish an existing three-family residence and construct a ±5,985 square foot commercial addition onto an existing a ±5,970 square foot building. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicant is requesting to construct the building within 17 feet of the front yard property boundary and within 10 feet of the side yard, which would require variances of 8 feet for the front yard and 15 feet for the side yard.
- 4) **Marcos Garcia (Contract Vendee) – 2966 Guilderland Avenue, Rotterdam, NY,** Tax Map #58.12-1-3.22 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam

Zoning Code being Chapter 270-68 entitled "Lot Area, Lot Coverage; Yard Requirements" which states that side yard width shall be not less than 10 feet. The applicant would like to construct a wooden stairway for access to the second floor within 0.5 feet of the side property line. This would require a variance of 9.5 feet.

- 1. Corradi Construction LLC (Contract Vendee) – 1049 Laura Street, Rotterdam, NY - Tax Map #48.20-3-34.1** located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicant is requesting variances in order to construct a new single-family residence. **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting to construct a new single-family residence on a ±9,625 square foot lot. This would require a variance of ±5,375 square feet for lot area. **Chapter 270-33(A)** states that the “front yard depth shall be 25 feet or a depth of not less than 1/2 the total setback depths of the dwellings on properties which adjoin on each side, provided that both of such dwellings are set back less than 25 feet.” The applicant is requesting a setback of 16 feet which would require a variance of 9 feet.

SEQR Requirement: Type 2 Listed Action – 6NYCRR Part 617

County 239-m Requirement: County review is not required.



Town of Rotterdam
Zoning Board of Appeals

AREA VARIANCE APPLICATION

239-m not required

M

PART II

TOWN OF ROTTERDAM
General Information

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

Legal Owner's Name: PAUL CORZADI (CORZADI CONSTRUCTION LLC) (Contract vendee)
Mailing Address: 4345 WEAVER RD
City: ALBANY State: NY Zip: 12009
Daytime Phone: 518 533 8772 E-mail: PCORZADI.CONSTRUCTIONLLC@GMAIL.COM

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: BRANDI LOCKFIELD

Mailing Address: 4 CAVESON LN
City: ALBANY State: NY Zip: 12205
Daytime Phone: 518 322 9767 E-mail: ZPALOMBO@RHHSBLAKE.COM

Project/Proposal Site Area (Acres or sq. ft.): 9625 SQFT
Assessor Tax Parcel No.(s) of Proposal Site: 48.20-3-34.1
Street Address of Proposed Site (if any): 1049 LAURA ST ROTTERDAM NY 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): (0.2 ACRES +/-) 48.20-35, 48.20-36.1
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 48.20-33, 48.20-37
Name and Address of All Adjacent Landowners:

NAME: HARRIS OCTAVIA
ADD: 48.20-35
1042 KEYES AVE
12309

NAME: CHRISTOPHER TINKLE / TRACEY TINKLE
ADD: 48.20-36.1
2554 GULDENLAND AVE
12306

NAME: BROCK J. LANDOL
ADD: 48.20-37
2548 GULDENLAND AVE
12306

NAME: RICHARD H. PAUL, BEVERLY J. PAUL
ADD: 48.20-33
2543 PAULINE AVE
12306

48.20-3-34.1
Zoned - R-1

NAME: _____
ADD: _____

NAME: _____
ADD: _____

RECEIVED

FEB 27 2025

NAME: _____
ADD: _____

NAME: _____
ADD: _____

Lot size variance
Front yard setback

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

Existing Zoning Classification: VACANT LAND
R-1 (SINGLE FAMILY) R-1
LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 79 FT +/-

Section(s) of the zoning ordinance under which a variance is requested:

Purpose for the requested variance: TO BUILD SINGLE FAMILY RESIDENCE
ON VACANT LAND

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
LOT SIZE IS SLIGHTLY UNDER MINIMUM

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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

THE NEW RESIDENCE PROPOSED WILL NOT TAKE UP MUCH OF THE LOT. THERE WAS AN OLD HOME ON LOT PRIOR TO IT BEING VACANT. OLD HOME WAS PLACED IN SIMILAR LOCATION TO THE PROPOSED NEW HOME.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

NO. WE NEED VARIANCE TO BUILD PROPOSED HOME AS LOT SIZE IS SLIGHTLY UNDER MINIMUM REQ.

Is your request a substantial variance from the ordinance? Please explain.

WE DON'T BELIEVE IT IS. THERE WAS AN OLD HOME ON THE PROPERTY IN SIMILAR LOCATION.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

WE ARE ESSENTIALLY PROPOSING TO REBUILD A NEW HOME ON THE LOT, WHICH WOULD COMPLIMENT THE NEIGHBORHOOD NICELY.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

WAS NOT AWARE A VARIANCE WOULD BE NEEDED AS PROPOSED NEW HOME FITS WITHIN THE BUILDING ENVELOPE SO NICELY. LEARNED OF LOT SIZE MINIMUM AFTER SPEAKING WITH TOWN PRIOR TO PURCHASING LOT.

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, BRANDI COCKFIELD, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 48.20 - 3 - 34.1

I hereby grant PAUL CORRADI and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): Brandi Cockfield

Date: 2/27/2025

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)

SUBSCRIBED AND SWORN to before me this 27 day of February, 2025

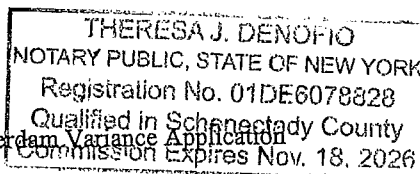
NOTARY SEAL

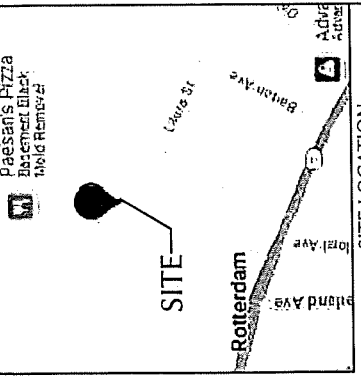
Theresa J. Denofio
Notary Signature

Notary Public in and for the State of New York

Residing at: Schenectady

My appointment expires: 11/18/26





SITE LOCATION

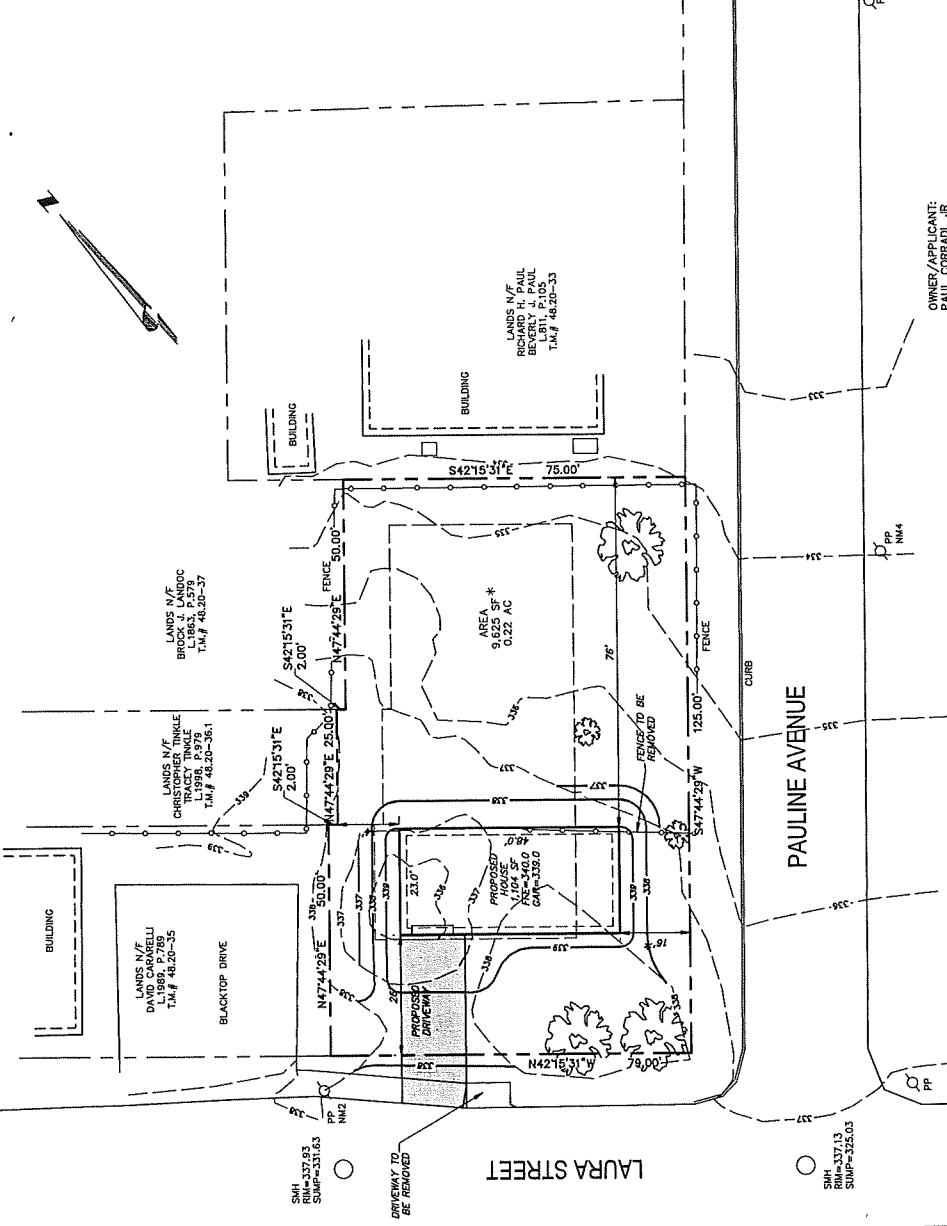
- NOTES:**
1. BASE MAPPING PREPARED FROM MAP REFERENCE
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONING OF SLOPE, SLOPE, PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-982-7862), TOLL FREE.

MAP REFERENCES:

1. "BOUNDARY SURVEY MAP FOR, BRANDI N. COCKFIELD, AT 1049 LAURA STREET", PREPARED BY ABL SURVEYING, PLLC AND DATED MARCH 2, 2020.

ZONING: R-1 SINGLE FAMILY RESIDENTIAL
LOT SIZE: 15,000 SF MIN. * VARIANCE REQUIRED
LOT WIDTH: 100' MIN.
LOT COVERAGE: 45% MAX
BUILDING HEIGHT: 3 STORES (40') MAX.

SETBACKS:
FRONT: 25' * VARIANCE REQUIRED
SIDE: 10'
REAR: 25'



OWNER/APPLICANT:
 PAUL CORRADI, JR.
 1049 LAURA ST.
 GUILDERLAND, NY 12084
 TAX MAP # 48-20-3-34.1

PLOT PLAN		LANDS N/F		COUNTY OF SCHENECTADY	
PAUL CORRADI, JR		1049 LAURA STREET		TOWN OF ROTTERDAM	
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.				ABL ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0033 Fax: 518-377-0379 www.ableng.com	
DATE:	February 10, 2025	SCALE:	1" = 20'	DWG:	5847A-S
NO.		REVISION		BY	
DATE					



REMARK:
 HYD-SUIT BOLT
 ELEV. = 340.70

2. **CNZ LLC (Contract Vendee) – Terminus of Valentine Drive, Rotterdam, NY - Tax Map #71.6-4-3** located in the Two Family Residential (R-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot Area.” The applicants are requesting variances in order to construct two new single-family residences. **Chapter 270-49** requires a lot width of not less than 100 feet. The applicant is requesting to create two (2) lots at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of ± 30 feet. This would require variances of ± 70 feet for lot width for each parcel.

SEQR Requirement: Type 2 Listed Action – 6NYCRR Part 617

County 239-m Requirement: County review is not required.



FEB 9 8 2015

Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

PART II
TOWN OF ROTTERDAM
General Information

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

Legal Owner's Name: CNZ, LLC (Ziggy Viscusi)

Mailing Address: 2794 West Lydius Street
City: Schenectady State: NY Zip: 12303
Daytime Phone: 518-858-3504 E-mail: soccer12349@hotmail.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 1.82± acres
Assessor Tax Parcel No.(s) of Proposal Site: 71.6-4-3
Street Address of Proposed Site (if any): Unknown

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.82± acres
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N/A
Name and Address of All Adjacent Landowners:

NAME: Gladys Pawlak
ADD: 1189 Fort Hunter Road
Schenectady, NY 12303

NAME: John Shiely and Deborah Spiak
ADD: 1000 Valentine Drive
Schenectady, NY 12303

NAME: Steve Marrato and Gina Yezzo
ADD: 1004 Valentine Drive
Schenectady, NY 12303

NAME: Fred and Karen Adamec
ADD: 1015 Valentine Drive
Schenectady, NY 12303

NAME: Mayleen Medina & Nicole Miele
ADD: 1008 Valentine Drive
Schenectady, NY 12303

NAME: Debra and Cody Vagnier
ADD: 3172 Carman Road
Schenectady, NY 12303

NAME: Posilovic Family Trust
ADD: 1012 Valentine Drive
Schenectady, NY 12303

NAME: Fort Hunter Rescue, LLC
ADD: 1175 Carman Road
Schenectady, NY 12303

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

The existing site is vacant.

Existing Zoning Classification: R-2

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 183± feet and 60.2± feet

Section(s) of the zoning ordinance under which a variance is requested:
270-79 Yard Requirements - lot frontage 100' minimum, rear setback 25' minimum

Purpose for the requested variance: To allow two lots at the end of an existing cul-de-sac known as Valentine Drive.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
Valentine Drive terminates with a cul-de-sac leaving 60.2± of frontage.

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.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The Town Board recently approved zone change to R-2. The neighborhood consists of single family homes at the end of Valentine Drive. Two single family lots requesting this variance will be more in character with the neighborhood.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

No, because there is no other land available to obtain frontage or provide additional rear setbacks as proposed.

Is your request a substantial variance from the ordinance? Please explain.

Yes, however, the driveways can be positioned to accommodate snow storage in between, at the end of the existing cul-de-sac.

No, because the rear yard variance will allow a larger front yard and buffer to the residents on Valentine Drive.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Because the two single family homes will be in character and size compared to the existing neighborhood and the proposed driveways will not impact the existing conditions at the end of the cul-de-sac.

The rear setback variance is adjoining a multi-family complex.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The three lots were proposed from initial application from zone change to subdivision application. The R-2 zone allows single family and this will keep the end of Valentine Drive with all single family homes, if the variances are granted.

LEGAL OWNER SIGNATURE

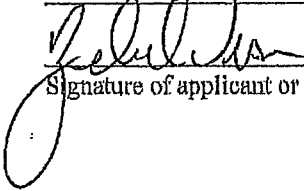
(Signature of legal owner or representative as authorized by legal owner)

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

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

Name: Ziggy Viscusi, CNZ, LLC
Address: 2794 West Lydlus Street
Schenectady, NY

Date: _____
Phone: 518-858-3504
Zip: 12306



Signature of applicant or representative

10/19/24
Date

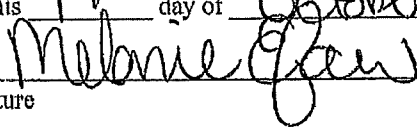
NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady

SUBSCRIBED AND SWORN to before me this 19th day of October, 2024

NOTARY SEAL

Notary Signature



Notary Public in and for the State of New York

Residing at: MELANIE EFAW

My appointment expires: Notary Public, State of New York

Qualified in Montgomery County

Reg. No. 01EF6336694

Commission Expires February 8, 2028

PLEASE AFFIX NOTARY SEAL HERE

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, John Adamec, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 71.06-4-3

I hereby grant ABD Engineers + CNZ LLC and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): John Adamec

Date: 3/6/25

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 6 day of March, 2025

NOTARY SEAL

Sharon A. Sicilia
Notary Signature

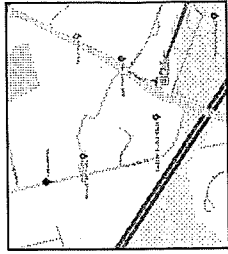
Sharon A. Sicilia
Notary Public, State of NY
No. 01S16928233

Notary Public in and for the State of New York

Qualified in Schenectady Cty.
Commission Expires 7/26/25

Residing at: _____

My appointment expires: 7/26/25



SITE LOCATION MAP
N.T.S.

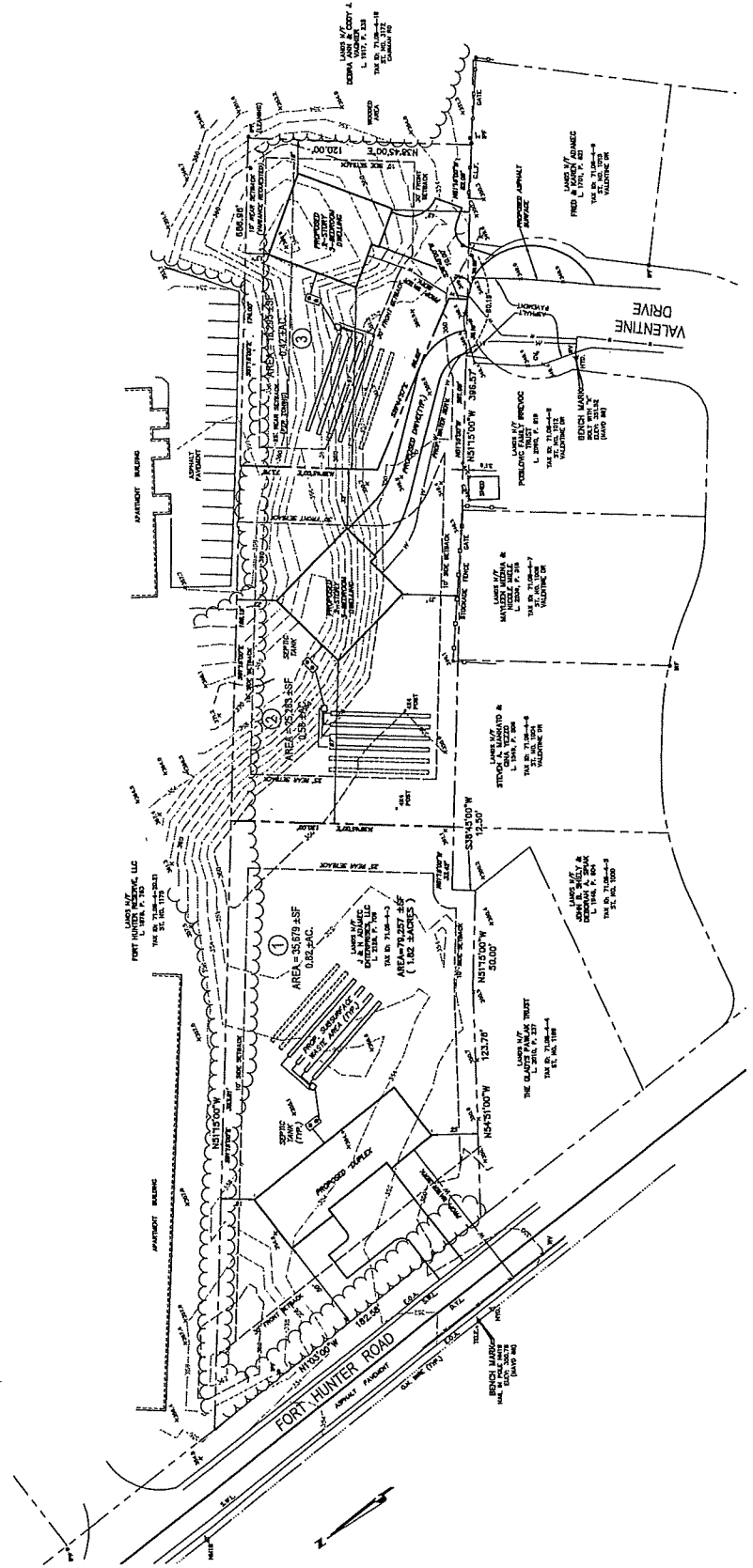
SURVEY NOTES:

1. EXISTING PROPERTY LINES AND ADJACENT PROPERTY LINES WERE RECORDED IN THE PUBLIC RECORDS AND WERE CHECKED BY THE SURVEYOR.
2. THE MAP REPRESENTS THE SURVEY AS CONDUCTED BY THE SURVEYOR AND DOES NOT REPRESENT THE ACTUAL FIELD CONDITIONS.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.

MAP REFERENCE:

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
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4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.

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NO.	PROPOSED	REVISION	BY	DATE
1.	CL. DEC. 5/03		MSJ	12/27/03

DATE: MAY 1, 2024
SCALE: 1" = 50'
SHEET: 1 OF 1

SKETCH SUBDIVISION PLAN
LANDS NOW OR FORMERLY OF
J & N ADAMEC ENTERPRISES, LLC
FORT HUNTER ROAD & VALENTINE DRIVE

TOWN OF BETHESDA STATE OF NEW YORK
COUNTY OF SCHOENBERG

ABD ENGINEERS
SURVEYORS
111 Adams Street
Schoenbergs, NY 13556
518-486-8800
www.abd-engineers.com

DATE: MAY 1, 2024
SCALE: 1" = 50'
SHEET: 1 OF 1

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SCALE: 1" = 50'
SHEET: 1 OF 1

DATE: MAY 1, 2024
SCALE: 1" = 50'
SHEET: 1 OF 1



Short Environmental Assessment Form

Part 1 - Project Information

FEB 20 2025

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: Fort Hunter Road Subdivision			
Project Location (describe, and attach a location map): Fort Hunter Road and Valentine Drive, Schenectady, NY 12303			
Brief Description of Proposed Action: The Applicant is requesting a three lot subdivision to allow construction of one duplex and two single family homes. Public water and individual septic systems will serve the new lots. Area variance for frontage and rear setbacks are also proposed.			
Name of Applicant or Sponsor: Ziggy Viscusi		Telephone: 518-858-3504 E-Mail: soccer12349@hotmail.com	
Address: 2794 West Lydius Street			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.82± acres			
b. Total acreage to be physically disturbed? _____ 1.3± acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.82± acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

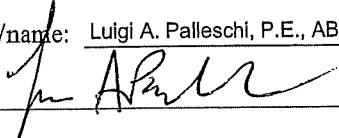
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Private Septic and leachfield	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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? Karner Blue	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 6, 2025</u>		
Signature: <u></u> Title: <u>Professional Engineer</u>		

3. **Tralongo Realty, LLC – 2241 First Avenue, Rotterdam, NY** Tax Map #59.7-7-1.2 and #59.12-1-18.1 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants are requesting permission to demolish an existing three-family residence and construct a ±5,985 square foot commercial addition onto an existing a ±5,970 square foot building. **Chapter 270-79** states that the setbacks are not less than 25 feet from any property line. The applicant is requesting to construct the building within 17 feet of the front yard property boundary and within 10 feet of the side yard, which would require variances of 8 feet for the front yard and 15 feet for the side yard.

Unlisted Action – 6NYCRR Part 617. See attached Short EAF

County 239-m Requirement: County review is required.



Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

FEB 28 2005

PART II

TOWN OF ROTTERDAM
 General Information

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

Legal Owner's Name: Frank Tralongo

Mailing Address: 2243 First Avenue
 City: Schenectady State: NY Zip: 12306
 Daytime Phone: 518-630-4261 E-mail: fralongo@tralongobuilders.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street
 City: Schenectady State: NY Zip: 12305
 Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 0.85± acres
 Assessor Tax Parcel No.(s) of Proposal Site: 59.7-7-1.2 & 59.12-1-18.1
 Street Address of Proposed Site (if any): 2241 First Avenue

Adjacent Area Owned or Controlled (Acres or sq. ft.): 0.89 acres
 Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 59.7-7-1.111
 Name and Address of All Adjacent Landowners:

NAME: Tralongo Realty
 ADD: 2243 First Avenue
Schenectady, NY 12303
Tax ID: 59.7-7-1.111

NAME: CSX Transportation, Inc.
 ADD: 500 Water Street
Jacksonville, FL 32201
Tax ID: 59.12-1-3.21

NAME: Green Thumb
 ADD: 2263 First Avenue
Schenectady, NY 12303
Tax ID: 59.7-7-12.4

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
3 unit residential structure. Existing Storage Buidling with overhead doors
Existing Zoning Classification: l-1

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 279± feet

Section(s) of the zoning ordinance under which a variance is requested:
270-79 Yard Requirements - not less than 25 feet

Purpose for the requested variance: To allow a building addition at the same distance back from property line,
similar to the existing building on-site.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the
building, which prevent compliance with the zoning ordinance? If so, please explain:
Parcel is irregularly shaped.

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.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The neighborhood consists of other light industrial uses. This use will be similar to the existing uses.

Also remaining, a 3 unit multi-family structure will benefit the neighborhood.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

It could only be achieved by reducing the size of the building. Because of the odd shape of the lot, a 6,000± SF building with access does not fit on the lot without a variance. The existing 3 unit residential building is already 17' from the property line. So the new building will not be any closer to the street than what is currently existing. The side yard variance is also further away from the property line than the existing building.

Is your request a substantial variance from the ordinance? Please explain.

The request is for a 17 foot front setback and 10' side, which is similar to the existing building already on-site.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Again, the neighborhood consists of other light industrial uses, one additional building, similar in use, will not effect the neighborhood. The property does not adjoin residential properties and the proposed building addition adjoins railroad property. Public water is available and private septic system will accomodate its needs as proposed.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The applicant has been operating at this location for a long time and needs more space as business is growing.

Maximizing the building square footage is important, otherwise the applicanht may have to look for other property to accomodate this size building as proposed.

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, Frank Tralongo, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 59.7-7-1.22 & 59.12-1-18.1

I hereby grant Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative):  V. PRES

Date: 2/28/25

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 28th day of February, 2025

NOTARY SEAL


Notary Signature

Notary Public in and for the State of New York

Residing at: TODD J. GREIVE
Notary Public, State of New York
No. 01GR6326456

My appointment expires: Qualified in Schenectady County
Commission Expires June 15, 2027

Short Environmental Assessment Form
Part 1 - Project Information

FEB 9-8 2025

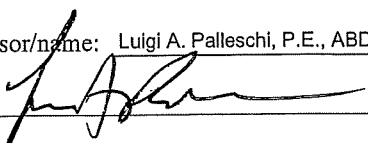
Instructions for Completing

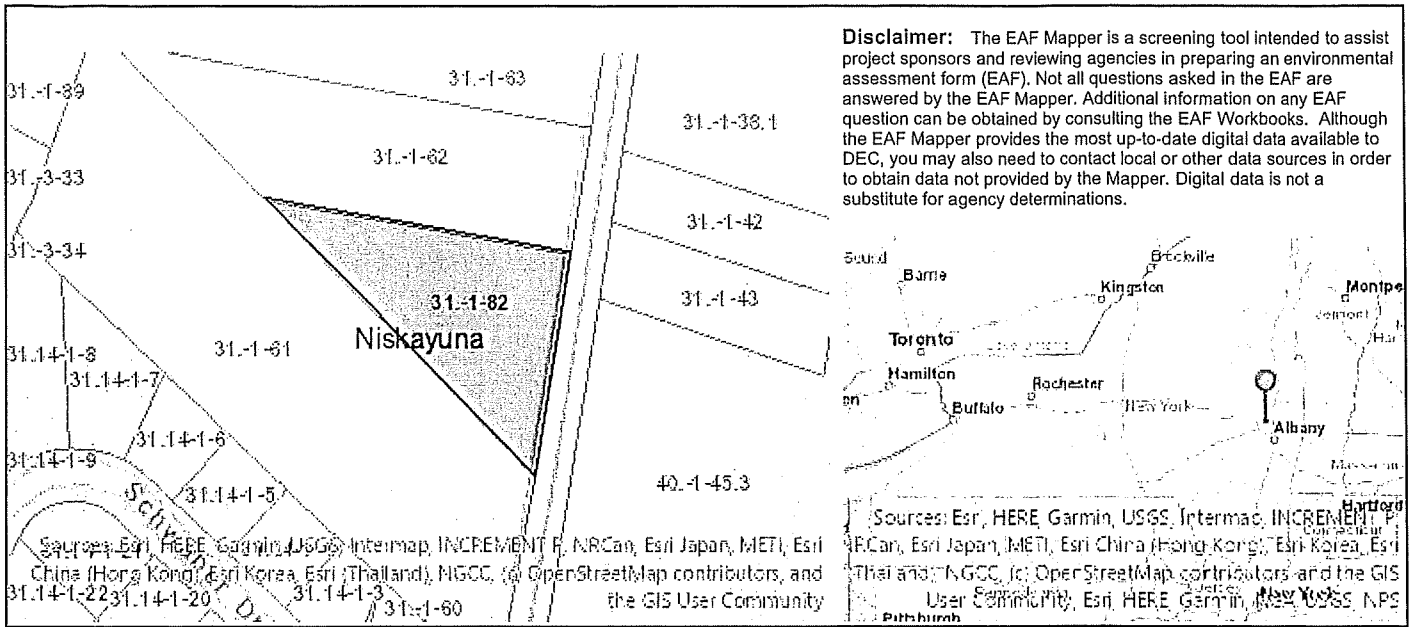
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 2727 BALLTOWN ROAD MINOR SUBDIVISION			
Project Location (describe, and attach a location map): 2727 Balltown Road, Niskayuna, NY 12309			
Brief Description of Proposed Action: MINOR 2-LOT SUBDIVISION OF 0.89 ACRE PARCEL			
Name of Applicant or Sponsor: SUKHDEV SINGH		Telephone: 518-229-4458	
		E-Mail: sukhisingh56@yahoo.com	
Address: 1125 MOHAWK ROAD			
City/PO: NISKAYUNA		State: NY	Zip Code: 12309
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 government Agency? If Yes, list agency(s) name and permit or approval: NISKAYUNA PLANNING BOARD		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.89± acres	
b. Total acreage to be physically disturbed?		_____ 0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.89± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

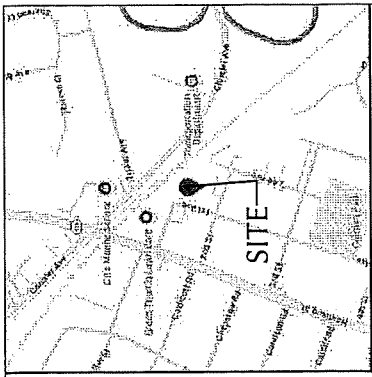
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ POSSIBLE NWI WETLANDS ON ADJOINING PARCEL. POSSIBLE WETLANDS AND WETLAND BUFFER WOULD NOT IMPACT PROJECT AREA _____			

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 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"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 25, 2025</u> Signature: <u></u> Title: <u>Professional Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



SITE LOCATION

NOTES:

1. BASE MAPPING PREPARED FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN STRUCTURES AND SURROUNDING WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH STRUCTURES MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.T.P.O. (1-800-962-7862), TOLL FREE.
3. ALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
5. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
6. ADDRESS TO BE ON BUILDING.

MAP REFERENCES:

1. SURVEY MAP OF LANDS TO BE CONVEYED TO 1ST AVENUE PROPERTIES, LLC & FRANK TRALONGO, PREPARED BY USFELD & WALDRUPF LAND SURVEYORS, LLP AND DATED DECEMBER 6, 2011.

ZONING: I-1 LIGHT INDUSTRIAL	PROVIDED:
LOT SIZE: 20,000 SF MIN. 27,314 SF MAX.	37,092 SF
BUILDING HEIGHT: 75' MAX.	28'±
SETBACKS:	
FRONT: 25'	17'*
REAR: 25'	10' * & 41' N/A

*VARIANCE REQUIRED

CHAIRMAN, ROTTERDAM PLANNING COMMISSION
DATE

SITE PLAN
WAREHOUSE ADDITION
TRALONGO BUILDERS
2241 FIRST AVENUE

TOWN OF ROTTERDAM COUNTY OF SCHENECTADY

STATE OF NEW YORK

ENGINEERS
TRALONGO BUILDERS
SURVEYORS
411 Union Street
Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379
www.tbdbldg.com

DATE: FEBRUARY 4, 2025 SCALE: 1" = 30' DWG. NO. 5839A-52 SHEET OF 3

OWNER/APPLICANT:
TRALONGO REALTY, LLC
2287 FIRST STREET, 2ND FLOOR
SCHENECTADY, NY 12303
TAX MAP #: 58.7-7-1.2

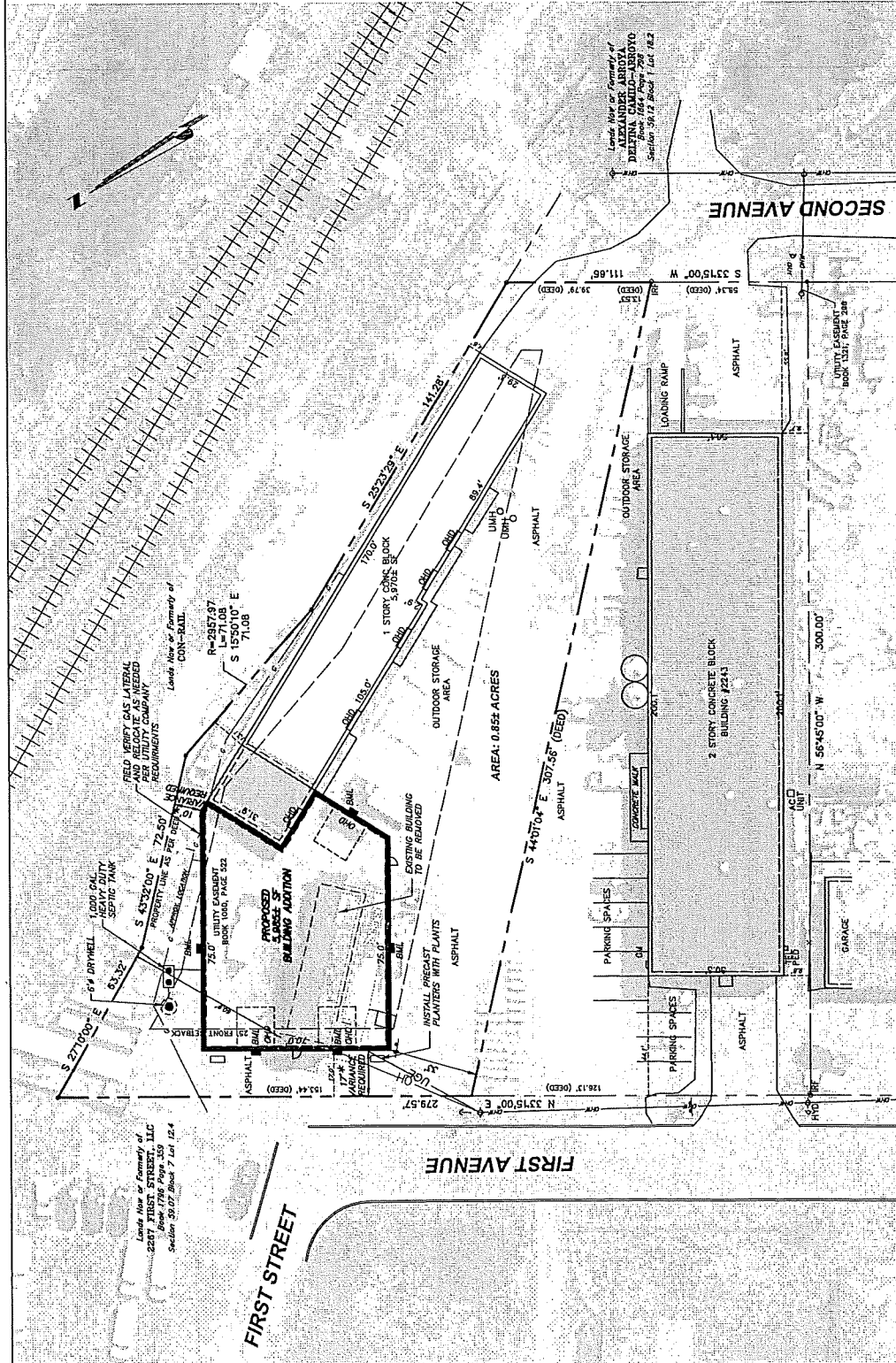
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.



LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

NO.	REVISION	BY	DATE
1.	PLANNING BOARD COMMENTS	LAP	2/27/25

COVERAGE STATISTICS	PROPOSED
BUILDINGS:	11,955 SF 32.3%
PAVEMENT:	24,021 SF 64.9%
GREEN SPACE:	1,050 SF 2.80%
TOTAL:	37,026 (0.85 ACRES) 100%



4. **Marcos Garcia (Contract Vendee) – 2966 Guilderland Avenue, Rotterdam, NY, Tax Map #58.12-1-3.22** located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot Area, Lot Coverage; Yard Requirements” which states that side yard width shall be not less than 10 feet. The applicant would like to construct a wooden stairway for access to the second floor within 0.5 feet of the side property line. This would require a variance of 9.5 feet.

Unlisted Action – 6NYCRR Part 617. See attached Short EAF

County 239-m Requirement: County review is required.



Town of Rotterdam
Zoning Board of Appeals
AREA VARIANCE APPLICATION

PART II

TOWN OF ROTTERDAM
 General Information

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

Legal Owner's Name: Marcos Garcia

Mailing Address: 2966 Guilderland Ave

City: Rotterdam State: NY Zip: 12306

Daytime Phone: 838-934-2993 E-mail: garciasm2380@yahoo.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): 72 sq ft

Assessor Tax Parcel No.(s) of Proposal Site: 58.12-1-3.22

Street Address of Proposed Site (if any): 2966 guilderland Ave

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.3 acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Name and Address of All Adjacent Landowners:

NAME: Stewarts Shops Corp
 ADD: 2970 Guilderland Ave
Schenectady NY 12306

NAME: _____
 ADD: _____

FEB 10 2025

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

NAME: _____
 ADD: _____

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): Single family home.
Emergency Exit For Second Floor (STAIRS leading outside)
Existing Zoning Classification: _____

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 35 Ft

Section(s) of the zoning ordinance under which a variance is requested:

Purpose for the requested variance: Emergency exit for second floor
Set back

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:
yes, close to property line

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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

Just a Emergency exit - Bordering commercial property

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

NO due to layout of second floor

Is your request a substantial variance from the ordinance? Please explain.

Falls in the set back zone

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Does not change look of property and does not cause any implication to neighboring property, has no environmental impact.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

All bedrooms are on second floor with only 1 exit indoors so for safety wanted an egress from second floor to ground

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, Ralph E. Capraea, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed 2966 Buildings application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 42280058121322

I hereby grant MARCUS Garcia and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): [Signature]

Date: 2/28/25

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Schenectady

SUBSCRIBED AND SWORN to before me this 28 day of February, 2025

NOTARY SEAL

[Signature]

Notary Signature

**ALBERT RIOS
NOTARY PUBLIC
SCHENECTADY COUNTY
01R16154510**

Notary Public in and for the State of New York

Residing at: 1028 Pearl St Schuyl NY 12303

My appointment expires: 1-9-2027

LANDS N/F OF
ALBERT J. CAPRARA, Jr.
BOOK 1810 PAGE 531
(58.12-1-3.22)

2966
Guilderland

exit, stairs, & landing
constructed
6" from property
line.

Stewarts

BUILDING TO BE DEMOLISHED

AREA =
0.27± ACRES
(11,652± sq.ft.)
ZONE: B-2

AREA =
0.20± ACR
(8,750± sq.ft.)
LOT TO BE REZO
FROM R-1 TO B

REMOVE ALL
ASPHALT

DEMOLISH
RETAINING WALL

PROPERTY LINE TO
BE DELETED

AREA =
0.17± ACRES
(7,204± sq.ft.)
ZONE: B-2

PROPERTY LINE TO
BE DELETED

