

Town of Rotterdam Planning Commission
Minutes of August 19, 2025 Meeting

The Rotterdam Planning Commission held a meeting on Tuesday, August 19, 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 Scannell called the workshop to order at 7:00 p.m.

Waivers:

1. **Stewarts Shops Corp & Elizabeth Knight – 1100 Highbridge Road & 107 Mercer Avenue.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ± 0.082 acres from 1841 Highbridge Road to 107 Mercer Avenue. Surveyor: Vincent P. Ausfeld P.L.S.

Motion was made by Joe Signore to approve Waiver 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. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

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

2. **The Board Room – 1002 Wedgewood Avenue.** The applicant requests a Waiver of Site Plan to have food vendors in area depicted on Site Plan submitted August 6, 2025 during league play and tournaments on a ± 2.46 -acre parcel.

Motion was made by Wayne Calder to approve Waiver conditioned on the following:

1. 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.
2. Applicant shall obtain Schenectady County Health approvals prior to any sale of food items. All vendors shall have Schenectady County Health and/or NYS Department of Health approvals prior to operating on premises.

Clark Collins seconded the motion and vote resulted in unanimous approval of the motion.

3. **Giuseppe's Italian Kitchen – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate Giuseppe's Italian Kitchen in tenant space J-110, ±814SF, from August 1, 2025 to September 30, 2026 at the ViaPort Rotterdam Mall.

Motion was made by Clark Collins to approve Waiver conditioned on the following:

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

Joe Miglucchi 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. Jamie, would you please call the roll to establish a quorum?

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Present.

Ms. Marino: Vice Chairman Flansburg?

Chairman Ricker-Scannell: Excused.

Ms. Marino: Mr. Collins?

Mr. Collins: Here.

Ms. Marino: Mr. Calder?

Mr. Calder: Here.

Ms. Marino: Mr. Signore?

Mr. Signore: Here.

Ms. Marino: Mr. Miglucchi?

Page - 2 -

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. We are in business.

Please rise to say the Pledge of Allegiance to the flag. Mr. Signore, could you please lead us?

Mr. Signore: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

Chairman Ricker-Scannell: All right. Thank you very much. First item up is approval of the summary minutes from July 15th, 2025. Everyone's had an opportunity to review them. Any questions, comments, concerns?

I would entertain a motion.

Mr. Collins: I'll make a motion.

Mr. Miglucci: I'll second.

Chairman Ricker-Scannell: Thank you, Mr. Collins. Thank you, Mr. Miglucci. Please remember, if you were not at the July 15th meeting, that you should abstain from voting. Jamie, 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: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes.

All right. Motion carried. We have a proclamation this evening for Marlo Carter Urowsky, who is not here with us this evening, but she's with us in spirit.

She has worked for the town for quite some time in the capacity as a secretary to our Planning Commission since 2002, and we are very, very sad to see her go. And so, I would like to read this proclamation, which we will be sending to Marlo. Whereas the Town of Rotterdam and the Town of Rotterdam Planning Commission desire to focus attention on noteworthy occasions and recognition within our Town, and whereas Marlo Carter-Urowsky has been the secretary to the Rotterdam Planning Commission from April 2, 2002 to June 17, 2025, and whereas Marlo has been completing summary of minutes, resolutions, and verbatim minutes for the Town of Rotterdam Planning Commission for over 23 years, and whereas Marlo has been dedicated to these tasks and completing these items in a timely and professional manner, and whereas Marlo, during her time as secretary, has attended over 300 Planning Commission meetings. Wow. Therefore, I, Kimberly Ricker-Scannell, Chairman of the Rotterdam Planning Commission, on behalf of the Town of Rotterdam Planning Commission, do hereby commemorate the achievements of Marlo Carter-Urowsky with this proclamation from the Town of Rotterdam Planning Commission as a token of our great appreciation for your years of public service to the residents of the Town of Rotterdam.

We wish you well in all your future endeavors. Lisa's going to make sure that Marlo gets a video of this, and we're going to make sure that she gets a nice copy of this proclamation. All right.

1. Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue. Site Plan Public Hearing 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: First up, Lecce Senior Living Phase II, 2200 Helderberg Avenue. We're going to be having a site plan review and a public hearing on Whispering Pines. Good evening.

Mr. Steenburgh: Brett Steenburgh, Steenburgh Consulting Engineering. We're here this evening to bring you up to date where we are with the town-designated review comments and moving forward. We did meet with Mr. Treers from CHA. We went over each one of his latest comments point-by-point last week. We've been working on addressing those comments this week. We hope to get with Ron and go over those comments and responses probably next week point-by-point.

We've got the majority or bulk of them completed, hopefully to his satisfaction. Most of them are just minor. Technical in nature, finite grading, things like that, adjusting sidewalk locations, aligning handicap ramps with entrances, reviewing pipe sizes to make sure we have safe overland conveyance of the flow in the 100-year storm events, things like that.

The majority of that has been what we're working on. Your latest submission package also included architectural renderings showing the buildings with the new layout with the smaller footprints for both the ALU and MCU so that you get a rough idea of what they look like, what the garages are going to look like, and getting that situated for this Board. Again, we're moving forward, hopefully for conditional approval in September.

However, this evening we'd like to seek having the public hearing closed, which was held open last month, citing that there was basically no one from the public here to speak at the time. Just wanted to make sure that the public had ample opportunity to voice their opinion regarding the project so we can begin moving forward with those condition final resolutions.

Chairman Ricker-Scannell: All right, so we also have with us this evening Ron Treers, who is our town-designated engineer.

So, I just want to make sure that we're all on the same page. Ron, I have the most recent submission from you is August 12th?

Mr. Treers: Yes, that's correct.

Chairman Ricker-Scannell: Okay, super. And Brett, the most recent submission that I have from you is July 30th?

Mr. Steenburgh: That's correct.

Chairman Ricker-Scannell: Okay. All right, so that gives us a little bit of a place to start. Things that are mentioned in Ron's letter, there's certainly some things in there that obviously we're going to need to give some attention to.

Mr. Steenburgh: Right.

Chairman Ricker-Scannell: So, we can maybe start by taking a quick look at some of those things.

Mr. Treers: Yes.

Chairman Ricker-Scannell: I'm also going to obviously open it up to the Planning Commission. I would like to please mention to all my Planning Commission colleagues; we are fortunate in that we have Ron here tonight with us. If there is a question that you would like to have answered after you hear Brett's answer, if you wanted to clarify anything, if there's anything you don't understand, you are welcome to ask Ron.

That is what he is here for. This is an extremely, this is a lot. This is a lot.

This is a very comprehensive project. I probably spent about four (4) hours, five (5) hours myself kind of going over just this. And so, I have a lot of questions that I don't have answers to, and that's why we have Ron, and I want everyone else up here to feel that same way.

So, Mr. Collins, let's start with you.

Mr. Collins: Well, there's a lot of technical stuff there, but one (1) question that kept bugging me is, and it probably means nothing, but it stood out to me, is with the lighting, zero (0) to five (5) and then no zero (0), I didn't understand what you were really trying to, I didn't get the gist of it.

Mr. Treers: Yeah, so I think candles are a reading of an illumination level on a site, so in different places we'll have different standards for that. I think probably when I see everything above a half (1/2), maybe closer to one (1) is better for.

Mr. Collins: Some of it was zero (0), right? And some of that was because it just wasn't, the model wasn't completely, all the data that used to be in the model wasn't there.

Mr. Treers: So, the existing lights along Whispering Pines Way, which is the road that enters in from Helderberg, there's existing lights there. Those lights were not entered in the total metrics, the lighting model. So, adding those in will take care of the watts on that.

And then around some of the garages on the site, probably what's going to happen is there will probably be lights under the eaves on the garages that will illuminate those areas, but those aren't added into the model yet either. So, things like that need to get added to the model just to show that we are going to have accurate lighting on the site and that it reaches some sort of illumination standard that's acceptable, which should be closer to one (1) if it's above a half (1/2). It's generally okay depending on the area, but walks, parking areas, want to be at least one (1).

Mr. Collins: There's a lot of stuff with the drainage and pipes. I understand that's your thing, but it just struck me when I saw zero (0) for lighting. I didn't understand how you get zero (0).

Mr. Treers: I don't want to see zero (0).

Lecce Senior Living Phase II
2200 Helderberg Avenue/Helderberg Avenue

Mr. Collins: Like I said, I still think the thing is really dense, but it is what it is. And as we go forward, I'll probably have more questions, but that just stood out to me about the lighting. I didn't understand it.

That's all I have.

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

Mrs. Ciampino: Are you happy with the amount of parking?

Mr. Comenzo: I do not think we are going to pick this up.

Mr. Treers: I'm just going to flip to where the numbers are. The parking has been a concern all along, and what the total is now is 305, which includes 29 accessible. The charts have to match what's on the plan, which is what Brett's working towards.

The first phase, 245. Some of this relates back to number of employees and how many spots are left over in the end. I think right now the total is 305 for the total amount of parking on the site.

I think that's where we're at, is 305. The total number of employees when the build-out is done is going to be 70 maximum. That's what's on the plan.

It says the maximum number of employees. If you take that off, then you say you have 235, minus some visitor spaces, minus independent living at 119 units, so take 120 off of that. I think we were coming up with, after visitors, employees, and that we were coming up with it was leaving in the neighborhood of 60 to 70 swing spaces, something like that.

For shift change and or more visitors, busy days, the amount of swing spaces that are there is like 60 to 70. I think it seems reasonable. Brett, maybe you have anything to add to that.

Mr. Steenburgh: You're absolutely correct. We looked at this in some length, actually it was last Tuesday we met. In some length when we met, we went through several iterations of, hey, if we subtract out the number of ILU units, because those are the people that are going to have vehicles.

The ALU and MCU, they will not have vehicles. Even if you factor in that maybe you get the occasional ILU that has two (2) vehicles, and then you subtract out the garages, but those garages are going to be occupied by vehicles for the ILU. As Ron is saying, we ended up anywhere, depending on how you factored in the garage spaces, anywhere between 40 and 80 swing spaces on the site that are in excess of what we deem as being necessary to operate and function properly.

Those swing spaces, like he said, can be used in shift changes where you have employees coming in at one (1) particular time and the others haven't left. Obviously, they can't leave until the replacement gets there, so you're going to need to have some level of availability for swing spaces. Or Christmas Eve, when all the relatives and visitors come to visit, you've got those additional spaces to allow for visitors to park.

I feel very comfortable, based upon my experience with independent living and assisted living units. I've worked with nearly every Eddy project in the Capital District over the past 20 years with expansion of

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

parking and analysis of parking spaces, design of new facilities, design of expansions. I feel extremely comfortable with the amount of parking spaces on the site being adequate to support the services that they're proposing.

Mrs. Ciampino: Thank you. That's all I have for now.

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

Mr. Calder: This is pretty much the beginning of this huge project, this Phase 2.

Phase 2 of this project. I'm sure we're going to be back with a lot of questions as we go on. Closing the public hearing is a good thing tonight to get rid of that, get that out of the way.

But I have nothing else right now, it's brilliant. I'm sure we're going to be working on this for quite a while. I have nothing else.

Chairman Ricker-Scannell: I appreciate your comments. Thank you. I think that our applicant's timeline is not that we're going to be working on this for quite a while.

I think that our applicant is expecting us next month to possibly have a final. So, if there are questions that we need addressed, it's time to start asking them. And it's time to, I guess be a little more assertive in what we need to know.

Ron, do you think that that is a reasonable time frame? Or do you think that that is a little bit, it's going to take a little longer than next month?

Mr. Treers: I think we've got to wait and see to get responses to this round of comments. Let's work through that, which we may know the answer to that at the end of next week.

Chairman Ricker-Scannell: So then, would you...

Mr. Treers: If we come back with the next submission and we'll see if everything here is adequately addressed, I'd say yes. But I would wait to reserve judgment until I see the submission.

Mr. Collins: Can I ask a question?

Chairman Ricker-Scannell: Of course.

Mr. Collins: Is it possible after you go through this round that before we have that meeting that the Planning Commission can meet with Ron up here and go over any questions?

I know it's an inconvenience maybe to you and some of the members, but...

Chairman Ricker-Scannell: No, it's not an inconvenience at all. It's what he's here for.

Lecce Senior Living Phase II
2200 Helderberg Avenue/Helderberg Avenue

Mr. Collins: You know, if we have a lot of questions that need answering, you know, to sit down with you at the table and you can explain some of the stuff a little further that he might be a little, you know, concerned about.

Chairman Ricker-Scannell: We can work out the logistics of how we would best do that with Peter when it comes to scheduling and if we do have to change any time changes for our meeting. We will make sure we notify the public if we do choose to take a route that would require us, you know, to start a half an hour earlier, you know, at least have the first half (1/2) hour dedicated to something like that at a workshop. But no, I think that's a very good idea.

I think that we want to make sure that moving forward that we are all on the same page. Mr. Signore?

Mr. Signore: There's a voluminous amount of paperwork here in comments, but what do you see as...

Chairman Ricker-Scannell: Can I be short? Yeah. What do you see as potential safety hazards to any of the residents and how would you...

Because Clark mentioned lighting, for instance, and how would you rectify that?

Mr. Treers: Safety hazards to residents living at the new facility?

Mr. Signore: Yeah.

Mr. Treers: Yeah, no, I'm not really seeing safety hazards. No, I mean the lighting needs to be...

Mr. Signore: No, I said potential safety, you know, things that may come up. I'll give you an example, like ice on the sidewalk or heat inside. You know what I'm saying?

Mr. Treers: Yeah, I mean...

Mr. Signore: I mean, you're talking about elderly people, and they can easily get hurt, right?

Mr. Treers: Yeah, I mean, you know, a maintenance plan, you know, is going to be needed for, you know, maintaining things in the area. I think there's been discussion of heated sidewalks a couple of times and, you know, the applicant has not been open to that, you know, due to the cost of that. So, you know, it's not a requirement in the zoning to do heated sidewalks.

Some communities are doing that now. Any project that gets done in downtown Saratoga requires the heated sidewalks to be done on Broadway in Saratoga. So, some municipalities are adopting that, but, you know, it is costly.

It doesn't work well. You know, I've done it on a number of projects, and it does work. It's designed to be installed correctly.

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

But, you know, as far as safety concern for maintenance, it goes back to maintenance of the facility, I think, if you're talking about snow and that. But, you know, as general safety, I don't see any big red flags with that in the site plan.

Chairman Ricker-Scannell: I have a question and then I'm sorry to interrupt Mr. Signore. I'm just, I don't want to forget it. And I think that we, I don't believe I was on this Planning Commission at the time, but I think that the whole talk, there had been a talk once upon a time about things being heated and it was a decision that was made at that time that we would move forward in absence of heating any sidewalks.

Again, I believe that was before my time. That being said. Is it, is there something in writing somewhere that talks about that, that we'll need a maintenance plan?

Mr. Treers: It's not in my comments. I don't know if that's something that's in any other document, but, you know, is there an EIS or something that talks about maintenance?

Mr. Steenburgh: I don't know that there is a property maintenance plan that has been put together for the site itself. I know there's an emergency management plan that's been put together and submitted. Obviously, we have stormwater maintenance plans that have been submitted, but as far as an overall property maintenance, I don't believe there is anything that has been submitted nor required up to this point.

Chairman Ricker-Scannell: Okay. No, it's just to Mr. Signore's point, if the answer to the question is having some kind of property management or maintenance plan in place, it might be something that we would want to consider, rather than just throwing, you know, the phrase property maintenance, oh, it's going to be covered with property maintenance. You know, I think that we need to be sure that things are being clearly defined.

Recreational facilities are, you know, what is that? What is a maintenance plan? Does it just mean some guy is going to go out with a shovel?

So, we would want to, we would.

Mrs. Bakner: Let me pop up. So, I know we've discussed this.

I'm sorry, Teresa Bakner, Whiteman Osterman & Hanna, he and I, I know we've discussed this before, but just to remind the Board that there will be a certificate of need obtained for the assisted living facility and for the memory care unit from the New York State Department of Health, and we'll have to meet all of their requirements for how we run the facility. And they're stringently regulated, and I am certain, and I'd be happy to locate the regulations for you guys, I'm certain that those issues are covered there. Not that we have any problem with having a property maintenance plan, but we'd like to maybe have it a condition so we can make sure that it also complies with anything the Department of Health wants from us.

Chairman Ricker-Scannell: I think it's an excellent idea, Theresa, if you are able to submit to us just like the punch list that the agencies are going to require.

Mrs. Bakner: Well, I can send that to Mr. Valiquette, and then he can decide, you know, what would serve as an appropriate punch list. I wouldn't want to condense it in any way.

Chairman Ricker-Scannell: Right, whatever the regulations are. Again, I am trying to be cognizant of everything here.

Mrs. Bakner: Sure, sure.

Chairman Ricker-Scannell: Your timeline, our level of understanding, doing a side-by-side comparison of what your engineer is saying and then what our TDE is saying, and so I think if one of the concerns that we're hearing is the possibility of maintenance, then for us to know 100% that down the road when the certificate of need is granted, that there's benchmarks that have to be met, that there's submissions that Whispering Pines is going to have to make, and what that would be inclusive of.

Mrs. Bakner: Sure, we can get you the regulations and whatever guidance-type material the Department of Health puts out.

Chairman Ricker-Scannell: Great, I appreciate that. Thank you. I think that we'll find that helpful.

Mr. Signore: Yeah, I used sidewalks as an analogy, not that it was something else.

Chairman Ricker-Scannell: Is there anything further, Mr. Signore?

Mr. Signore: No.

Chairman Ricker-Scannell: All righty, Mr. Miglucci?

Mr. Miglucci: The 305 parking spaces, are we following the spirit of the phases and that's going to be, we're going to stick to that number?

Mr. Steenburgh: That's correct, yes.

Mr. Miglucci: Another thing, all the clearances around the buildings to get emergency apparatus around it?

Mr. Steenburgh: Yes, we've got all of the turning radius's for the emergency apparatus. Yes, we also did.

Mr. Miglucci: Yeah, we've got a 48-foot truck.

Mr. Steenburgh: Yeah, and we also did put a large pull-off area in the back for emergency vehicles, and it'll be striped as a fire lane in the rear of the building.

Mr. Miglucci: Okay, but as long as the parking works with the phases, I think we're good.

Mr. Treers: Well, the parking ends up getting all built out in the first and second phase, so when the second phase is built, all the parking's there, so when the third and fourth phase is really just building additions, and the parking's all there at the end of the second phase.

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

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

Chairman Ricker-Scannell: Thank you. I went through your letter, and I did notice that there's a lot of things in bold.

Mr. Treers: That was just to kind of differentiate from the initial comments and Brett's initial responses. It wasn't really to say, look at this. It was more just to differentiate.

Chairman Ricker-Scannell: Right. But in some instances, I like the bold. I like to see the response, and then I like to see your response to the response, so I appreciate you doing that.

But I guess some of my concerns, so if we could go on your letter dated August 12, 2025, number two (2), elevation should be provided as requested. Can you explain to everyone here in the audience what exactly an architectural elevation is?

Mr. Treers: An elevation is really a side view of the building, so you might have any elevation you'd be looking at of the east plane of the building. So, you're seeing where the doors are, where the windows are, what the treatments are, what the finish is, usually fallout materials, general dimensions, basically just shows you what each side of the building looks like. So, you have east, west, south, north elevation that shows you what each side of the building looks like.

If you were standing looking at the outside of the building in the vertical plane you're looking at.

Chairman Ricker-Scannell: And so far, we haven't received to date.

Mr. Treers: Were there elevations done for the previous building configurations?

Mr. Steenburgh: No. There have never been building elevations per se. What we have provided are building renderings so that the Board can get a feel for the...

Mr. Comenzo: That was a separate email I sent out that came in after.

Mr. Steenburgh: Right.

Mr. Comenzo: And I had sent this to the Board members. There are rendering are in your packets.

Chairman Ricker-Scannell: Right.

Mr. Treers: There are updated renderings which show the building configurations. It shows the site in general.

Mr. Steenburgh: Color contrast, massing of the structures.

Mr. Treers: The updated renderings are done to match the new site plan?

Mr. Steenburgh: Correct.

Page - 12 -

Mr. Treers: There's just not elevations.

So, it's really up to the Board if they want to see the elevations as well as the rendering.

Chairman Ricker-Scannell: Could you explain, again, at some point there is a public hearing tonight. So, I just want to make sure anybody that's looking at a packet or whatever, plus everyone up here, what would you say, Ron, is the benefit of having an elevation versus a rendering?

Mr. Treers: A little more detail to finish the material types. It would give you more of a detailed look at the outside of the buildings.

Chairman Ricker-Scannell: Okay.

Mr. Treers: I mean, a lot of submissions like this, when you're trying to get site plan approval, primarily will include, you know, a site plan rendering and, you know, building floor plans. The floor plans have been updated also. There were floor plans in the packet that you received.

Then the other thing that's usually included is elevations. It's kind of a somewhat standard with these kinds of submissions, but, again, I think that, you know, if the Board is comfortable with just looking at the renderings and saying this looks fine, I think that's okay. I think that's, you know, I kind of turn that to you guys to say, are you okay with just the renderings and the floor plans or do you want to see elevations to get a clearer look?

Chairman Ricker-Scannell: Right. I think originally, we had asked for elevations, and that's probably why you were saying, hey, well, we asked for them. Peter, can we just pass that down since it was sent out as an e-mail and since we don't have one, if folks want to take a look at that, that's something that we can go back to having a conversation what we would be wanting.

I know that with the lighting plan I had seen a lot of papers for this, you guys. So there seemed to be some discrepancies in what the lighting plan was saying as far as how many foot candle readings. There was like a 1.0. You had said there was a 1.0 and you said there was zero (0). So where are we with all of that?

Mr. Steenburgh: I've been, and I actually have been working with the lighting company. Right now the only issue that I'm having with the lighting company is because they're not the installers or manufacturers of those lights that are along Whispering Pine Way that are already installed, I need to get a hold of what's called the IES file, which is the actual luminaire file, which can be inputted in so that it will update their lighting plan to show those lighting levels along that side.

The issue is with the creation of the garages. We did not add fixtures on the garages as part of the lighting plan and that's on us. There will be some smaller fixtures on the garages to add some illumination in there.

We're also adjusting some of the bollard lighting in the courtyard to provide a little bit better illumination on the walkways. The bollards were not placed as properly as I would have liked, so we're adjusting those

Lecce Senior Living Phase II
2200 Helderberg Avenue/Helderberg Avenue

locations to just increase that in the walkways in the interior courtyards to at least .2-foot candles. You don't want it overly lit in there because it is a courtyard in nighttime.

But as far as maintaining lighting levels, obviously at the property lines we want to be at zero (0). In the parking lots we want to be between a half a foot candle. Typically, you don't want to get too much more than two (2) or three (3) foot candles because when you get those bright glares, it can actually impede the lighting in other areas.

You kind of want to get that balance between them. I'm working with the lighting company right now to finalize that, but really the primary locations are in between the garage spaces and just getting those other existing fixtures updated into the plan that are already there.

Chairman Ricker-Scannell: Okay, super.

You said two (2) words, which are two (2) things I also would like to have a little clarification on. Garages and bollards. So going back to some DPW comments from May 20th, I know that we talked about bollards in the piazza.

They were a critical element to safety and function of the outdoor space. And so, I know that we talked about a reflective material and/or lighting, and I think there was something that you had said that you're going to incorporate lighting, and then you just said that now. There was something else about maybe the design of the bollard had changed, that you want to keep everything looking like a certain theme.

Could you talk a little bit to that point, please?

Mr. Steenburgh: Yeah, the bollards that I was referring to for lighting are different than those bollards. These are bollard lights.

You see them typically along bike paths and stuff. They're usually metal and just have a light on top to provide low-level illumination. The bollards that you're referring to in the piazza area will be a concrete finished bollard material.

We have selected a specific type for that location. We are open to suggestions and ideas. If there's something different you would like, they are, as you stated, a critical element to the safety and protection of the residents in the piazza area because they do define the roadway through that area along with the stamped concrete.

But we have selected and detailed a specific bollard. We can look at something that maybe has a little more reflectivity on it. However, that is one (1) of the areas that's a little bit better lit is through that piazza area.

So those bollards should be relatively more visible. But we can look at something that's a little more reflective. But we don't want to get them to the point of where they're reflectively gaudy either.

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

Chairman Ricker-Scannell: Well right. We don't want Tchotchkeville in your beautiful piazza. Are they going to be the dark brown?

Are we talking about these bollards here? That is correct. Those are the bollards.

Mr. Collins: They're going to be the dark brown?

Mr. Steenburgh: They were going to be the dark brown to match the piazza level. That's what has been specified on the plan as a specific bollard type.

It's actually a pre-manufactured bollard.

Chairman Ricker-Scannell: I've seen bollards that do have little lights on them as well, like actual warm lights, like welcoming. So, also, they're dark.

You don't want people to walk into them. And the cars can see the bollards sometimes when there's lights on them.

Mr. Collins: Is the lighting going to be enough for people to see the bollards?

Mr. Steenburgh: Yes.

Mr. Collins: That's my question.

Mr. Steenburgh: Yeah, that is one (1) of the better lit areas of the site, is that courtyard and piazza area, for obvious reasons. But, you know, we can look at bollards with lights and see if we can find a product that we feel would be complementary to the architectural design.

Again, as you said, we don't want the big yellow neon bollards you see out of the back of Walmart to keep the trucks from hitting. We're trying to maintain an architectural appearance with providing safe vehicular traffic and pedestrian traffic to the site.

Mr. Collins: Maybe you don't have to do every bollard, though.

You know what I'm saying? You could do one (1) and then maybe do...

Mr. Treers: Right now, the way it is, is the bollards that are lit are the ones in the courtyard.

Mr. Steenburgh: Correct.

Mr. Treers: And the unlit bollards are the ones out in the main entryway, piazza area, where you've got a lot of additional light from light poles.

Chairman Ricker-Scannell: Right. So... So, these ones that are in here, Ron, are going to have lights?

Mr. Treers: Yeah. Those ones are not.

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

Mr. Steenburgh: That's the piazza area. The ones that are lights, they're actually... It's actually...

Calling it a bollard is not really...

Chairman Ricker Scannell: Right.

Mr. Steenburgh: It's actually a bollard light.

Okay. You know, there's two (2) types of... There's bollard lights, and then there's bollards, which are used to protect pedestrians, buildings, anything from vehicular traffic.

Chairman Ricker-Scannell: And then there's bollards that are used to protect pedestrians that also have lights on them.

Mr. Steenburgh: There are. You are correct.

Chairman Ricker-Scannell: I think it would be really smart, the next time we see you, that we're going to discuss this as a Planning Commission and find out if we are... If we would be... We might as well do that now.

I'll jump back to the next thing after bollards. All right, Planning Commission. These are some nice renderings, which are different than the elevations.

Let's have a conversation. And what are... What would you like?

We have heard from Ron that, in many instances, renderings like this are just as accepted. My personal opinion, I like the rendering. I think it gives me an overall view of what the...

So, these are the renderings?

Mr. Treers: Yes.

Chairman Ricker Scannell: Okay.

I think it gives me an overall view of what the project is going to look like finished, more so than... I mean, I know you're not going to put the building below grade. I mean, let's face it, that's just common sense.

But I like... That's just my opinion. Mr. Ciampino, any thoughts on that matter?

Mrs. Ciampino: I agree with Clark.

Chairman Ricker-Scannell: Mr. Calder?

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

Mr. Calder: I like the renderings, too, but you can obviously see the difference in height on some of these buildings.

To me, it doesn't make any difference, to be honest with you.

Chairman Ricker-Scannell: All right.

Mr. Calder: I don't think it changes the project much at all, so I'd rather do the renderings.

Chairman Ricker-Scannell: Mr. Signore?

Mr. Signore: I'm okay with the renderings.

Chairman Ricker-Scannell: Mr. Miglucci?

Mr. Miglucci: Yeah, the renderings are fine.

Chairman Ricker-Scannell: Okay. Well, there you have it.

So, Ron, moving forward, let's just... Even though we asked for elevations, and we appreciate you making sure we get what we asked for, we will go with the renderings. This is a good size for the Planning Commission to include in all of our packets.

Much easier for us to look at.

Mr. Steenburgh: A lot easier than that size.

Chairman Ricker-Scannell: Oh, my God.

I can't fold a map still. I cannot fold a site plan. I'm like, oh.

Okay. So, well, that's good. We figured that out.

Yeah. I'm most concerned about the lighting. I understand that there's going to be agency oversight in other areas, and I'm glad that Attorney Bakner brought that back to our attention.

We did know that, but it's good to be reminded of that. Let's talk about the garages. Do we know what the garages are going to actually look like yet?

Mr. Steenburgh: There is, in one of the renderings, there is...

Chairman Ricker-Scannell: We can call it; these are the garages?

Mr. Steenburgh: Yes.

Chairman Ricker-Scannell: Okay.

Page - 17 -

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

Mr. Steenburgh: You can see there's kind of a false hip roof along the sides to kind of give it an architectural view. They're designed to meet the architectural standards of the buildings themselves.

Chairman Ricker-Scannell: Are you going to have any rules in your...

All of your porches are facing, like, the main driveway.

Are you going to have, like, homeowners' association rules or renter's rules so that...

Mr. Steenburgh: Yes.

Chairman Ricker-Scannell: Is that going to be developed by you, or is that going to be developed?

Because I know you had an HOA, right, with the other section, and they had to come up with the rules really themselves and enforce things. Okay. So, you're going to create rules for this?

Right. But we're going to call it whatever, apartment living rules. Will we be able to get a little copy of those, too?

Mr. Lecce: Yeah.

Chairman Ricker-Scannell: Right, right.

Mr. Lecce: We'll be consistent with what we have at the cottages. They were trying to put in their porches.

Chairman Ricker-Scannell: Right. It's 55 and up, Mr. Lecce. I could live there, and I could party at 1 o'clock in the morning. I could still stay awake.

All right. We kind of hit on the parking, grading, signage let's talk about the proposed signage. I love signs. I love wayfinding.

And it doesn't seem like we really don't have much yet in the site plan package for that.

Mr. Steenburgh: We have the potential locations for the wayfinding signs, campus maps, that type of stuff, which is typical based upon experience I've had with developing these types of campus to show them. We would propose to condition the actual final design of the signage once we get the design from the sign companies that the Board or the Town can review so that we can move those forward.

Chairman Ricker-Scannell: Yeah, I mean, we probably don't need to see what the sign. We don't need to see the sign that says Whispering Pines Way and, you know, Whispering Pines Boulevard, whatever.

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

But it would be nice to see what the signs are going to look like and where you're going to put the wayfinding, employee parking, this way, visitor parking, this way.

Mr. Lecce: If you've gone through the site, you'll see that all the signs that we create for the site are all common. They all have the same look and the pineapple, the colors, and the signs are going to continue through this phase as well.

AJ Signs is doing the actual sign design, but they don't get it done within a week. It takes a while. We make a lot of changes, too.

We make sure the colors are right, sizes are right, and what they say. So, we'll be consistent with what's out there currently. And all the signage, speed limit signs, crossing signs, the front sign, the golf course sign, they'll run right through the same complex.

So, we can create a sign, but just know it'll be what you see out there now. Just a little larger, maybe, with some more print on it, but it'll be consistent.

Chairman Ricker-Scannell: Right, well, you could take a picture of that, you know, and maybe a list of the wayfinding that you intend to have.

I mean, right, we have directions. It's certainly not going to look like, you know, this way to Key West, and it'll tell you how many miles it is to get everywhere, right? I don't expect that that's going to be when we pull in.

Mr. Steenburgh: Correct.

Chairman Ricker-Scannell: So, this is a confusing campus.

Mr. Steenburgh: There is a plan in the package that has the proposed signage locations.

Mr. Lecce: Sign locations are there.

Chairman Ricker-Scannell: Right.

Mr. Lecce: It's all there just not detailed.

Mr. Steenburgh: It's not detailed with the actual architectural appearance of the signs.

Chairman Ricker-Scannell: Right.

Mr. Steenburgh: But we've got the campus map, the wayfinding.

Chairman Ricker-Scannell: We have a list of those?

Mr. Steenburgh: Yeah, there's a plan that actually shows all the locations.

Mr. Lecce: Yeah.

Chairman Ricker-Scannell: Right.

Mr. Treers: There's not a detail for what those look like. And if the, maybe if the, you know, if the sign language, the proposed signage is going to be similar, is there a detail from the other, you know, side that's representative, so everybody can get a flavor for what the signature looks like?

Mr. Lecce: That's what I was trying to say. With the signs around the map, what they're going to look like is what you see out there currently.

Chairman Ricker-Scannell: I know.

It's very hard to see on the map as well, as you know. And as far as the detail goes, that would be great for us to see. Again, you know, we've said this before.

We like visuals. It helps us, right?

Mr. Lecce: I understand.

Chairman Ricker-Scannell: That's why I'm jumping around on, you know, SWPPP, and I don't need to worry about that. Mary Barrie is going to worry about that, and Ron is going to worry about that.

Mr. Lecce: I can take pictures of the signs that currently are out there.

Chairman Ricker-Scannell: Yeah.

Mr. Lecce: What it looks like.

Chairman Ricker Scannell: Many of us have gone out there as well.

So, if we can look at the – Brett's going to flip his good, so I don't know if he's got mine.

Mr. Lecce: We kind of branded the whole site, so there's the same branding at every site.

Mr. Steenburgh: But you can see, if you go to SG1.

SG1, yeah.

Chairman Ricker-Scannell: Not to be confused with EXR, the other one.

Mr. Steenburgh: Yeah.

You know, we've tried to make it as clear as possible with the location and what we're proposing. It's specific just for wayfinding signs.

Chairman Ricker-Scannell: Right.

Mr. Steenburgh: This doesn't include your stop signs, your crosswalks, that type of stuff.

Chairman Ricker-Scannell: And we're not having arrows on the ground.

Mr. Steenburgh: No.

Chairman Ricker-Scannell: Okay.

Mr. Steenburgh: Just want to reflect, we do.

Chairman Ricker-Scannell: I know.

See? Even Brett's struggling.

Mr. Steenburgh: I struggle with these all the time.

Mr. Lecce: So, I'll photograph signs that we have on the site now, so you get an idea of what the branding looks like.

Chairman Ricker-Scannell: Okay.

So, there were some comments from May 20th, 2025. Okay, I can give – So, provide building dimensions and elevations for proposed garages to add to site plans. So, we know where they're going.

We kind of have a rendering, but do we know exactly – do we have the detail of the garage? And I'm asking because we've had a lot of conversations about the garages.

Mr. Lecce: Right.

Mr. Steenburgh: The garages – you know, the rendering is a graphical representation of what we're proposing for the garages. They will have doors. These are not carports.

They're not open-door garages like you see at Long Pond Village. These are actual legitimate garages designed to complement the architectural appearance of the buildings themselves. And, you know, we're – you know, we're – I mean, we can dimension them as far as the length and that type of stuff, but as far as – I mean, we've got the number of parking spaces, the number of garages.

We did add handicapped parking spaces to the garages, which in two (2) of the buildings, you know, basically ended up eating up one (1) garage space because you have to have a loading aisle in order to meet that handicapped space. And based upon the state and code, you have to have – for each parking type, you have to be able to provide a handicapped or accessible parking space. So, we had to have accessible parking spaces within the garages.

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

So, in those particular garages, instead of an overhead door, you'll have a man door where the – you can exit and enter into the crosswalk and enter into the site.

Chairman Ricker-Scannell: All right. I'm going to change my sad face to a smiley face there.

Thank you. Bollards, we touched on that. We're going to talk a little bit more about those.

Okay. Okay. So, I'm going to follow back to Ron.

Ron, based on what you're hearing from us tonight, based on your most recent letter of August 12th, is it realistic to have this in September for a final, in your mind?

Mr. Treers: There's two (2) meetings in September scheduled right now, right?

Chairman Ricker-Scannell: Correct.

Mr. Treers: So, the first one is how many weeks away?

Chairman Ricker-Scannell: Two (2).

Mr. Treers: Two (2). And then the other one (1) will be four (4) weeks away.

So maybe it seems more realistic with the second one.

Chairman Ricker-Scannell: Okay.

Mr. Treers: That would be my thought, yeah.

Chairman Ricker-Scannell: Okay.

Mr. Treers: It's going to take a little time to get through this.

Chairman Ricker-Scannell: Okay. Planning Commission, same question to you. Based on what we've talked about tonight, based on the feedback we've gotten from Ron, based on us having an opportunity to speak with him at a future meeting, are you comfortable with that timeline?

Mr. Collins: I'm okay with the second meeting in September, not the first. That's my opinion.

Chairman Ricker-Scannell: Mr. Calder?

Mr. Calder: I agree with Clark. I know we're trying to get this done, but I think we're going to be back again whether we like it or not.

Chairman Ricker-Scannell: Right.

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

And I think we are trying to get this done, and I think we recognize that, but we're also trying to get this done right. And I think you and I see eye to eye on that. I think everyone up here sees eye to eye on that.

And that's why I'm having this conversation, as frankly as I am, right here in the public forum. Mr. Signore, do you think that that is a reasonable timeframe?

Mr. Signore: Yes.

Chairman Ricker-Scannell: What about you Mr. Miglucci?

Mr. Miglucci: I agree.

Chairman Ricker-Scannell: Peter, from a DPW perspective, is that reasonable?

Mr. Comenzo: I would assume so, yeah. I do not foresee that being an issue. We are back to meeting twice a month, so it's not going to, two (2) weeks is two (2) weeks, I guess.

So, depending on how things shake out.

Chairman Ricker-Scannell: Okay. Mr. Valiquette, from a legal standpoint.

Mr. Valiquette: Yeah, I think, you know, you mentioned the Stormwater Pollution Prevention Plan here, and, I mean, we've got a comment that the waiver request for the five-acre waiver needs to be approved by the Town. I think and I don't know if that's been submitted, but we're going to need some time to review that, and at least I know Mary will need some time to review that. Otherwise, I know Teresa and I have been working together, and I think that that's a reasonable timeframe for us.

So, I think we're all keenly aware of the timeline, and I think that that's doable. Yeah.

Chairman Ricker-Scannell: Good for you, Brett?

Mr. Steenburgh: Works for me. Can I ask, is it typical that the waiver approval for Stormwater Pollution Prevention Plan, which in my opinion is a built-in construction item, is required before approval? Because that typically in my experience with other municipalities is the waiver request tends to come in after approvals, when you sit down with the contractor and review with the MS4.

I've never actually had it become a requirement from a Planning Board as part of an approval. Not that we won't do everything diligently possible to make sure that, you know, we get Mary on board, but once you do get contractors involved, they always change it on you. And that's why I usually end up waiting until we have the contractor on board and sit down with Mary and sit down with the TDE and finalize that five-acre waiver and what they're going to want from us.

And I know, point in case, I know BJ's is under the same situation, that they're still working on their five-acre waiver.

Chairman Ricker-Scannell: Ron?

Page - 23 -

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

Mr. Treers: I did talk to Mary about this, and it can be done either way.

I think in this situation, like Brett's saying, the contractor may want to influence how that plan gets developed, how it's staged with phasing and material staging and where they want to work at any one time. So, I think that's okay to make the five-acre waiver development conditional, and that can be done afterward.

But, you know, it still needs to be done. It's just going to have to be on the list of items that's contingent on approvals.

Mr. Steenburgh: All right. Yeah, I think that's acceptable.

Chairman Ricker-Scannell: Okay. Lou, Terresa, am I getting a thumbs up from you guys?

Mrs. Bakner: That's fine.

I was just going to suggest if you were planning on doing that opportunity for the Planning Board to ask questions of Ron to maybe do it the first meeting in September and meet early, earlier, if that's convenient for people. So, we don't get behind on that.

Chairman Ricker-Scannell: I understand.

We would have to have rendering submissions and things for us to take a look at first, and then we would be able to sit down and talk to Ron about it.

Mrs. Bakner: Oh, for sure, for sure. When were you planning on making this submission?

Mr. Steenburgh: I actually was going to try to talk to Ron. I actually, before I make a formal submission, what I would like to do is maybe Monday of next week, if you're available, I don't know what your schedule is, sit down. I've got 95% of the comments completed.

I want to go through them one (1) last time before I sit down. And sit down with Ron and go point by point through each of the comments before I actually make a submission to the Town and to Ron so that we can make sure that we've got everything covered in the next week, week and a half.

Chairman Ricker-Scannell: Perfect.

I think that's a great idea. And yes, to your point, if we have the information, it's something that we can put on our agenda for our workshop portion. Again, we just have to make sure we do it in the public.

As far as if you wanted to be here, you would be welcome, obviously, because you're a member of the public, but it wouldn't be a time for you to be presenting anything. It would be a time for the Planning Commission just to be asking questions. All right.

Let's see. Let's go to the handy dandy checklist over here. So, we re-advertised the public hearing in the Gazette, so I'm going to go ahead and open up the public hearing.

Page - 24 -

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

Is there anyone here that would like to come up here and speak about this awesome project? There's some residents here. Do you want to come up and speak?

No? Come on! You guys are behaving yourselves tonight, too.

We're not giving you anything good to.

Unknown Speaker: It was beyond some of our bedtimes, you know.

Chairman Ricker-Scannell: It's beyond my bedtime, too.

Unknown Speaker: I just would like to say I'm one of the happy residents of Whispering Pines. I have been with this project since day one and spoke years ago about the benefit I see for the seniors of Rotterdam, the Town of Rotterdam, Mohonasen School, and I want you to know those of us who are living there just love it.

Chairman Ricker-Scannell: Good.

Unknown Speaker: And I came tonight to make sure you folks know that. Lou knows it, but it's been a big project and an important one, I think, and I just want you to know there's a lot of support for those of us who may have to move someday to assisted living or memory care.

Chairman Ricker-Scannell: No, it's spot on. This is something our community definitely needs and we're glad that you're happy there and we're happy that you came to this.

Unknown Speaker: Thank you.

Chairman Ricker-Scannell: We ended up holding it open just because in the summer we only meet once and with folks going on vacation, whether they want to come and say something good or something not good, we wanted to make sure everyone had that opportunity, so we're very happy for you. Thank you. Is there anyone else that would like to speak?

All right, going once, going twice. I am going to entertain a motion to close the public hearing.

Mr. Signore: I'll make a motion.

Mr. Collins: I'll second the motion.

Chairman Ricker-Scannell: Everybody's moving that one. All right, so Mr. Signore, thank you, and Mr. Collins, thank you. Jamie, could you please call the roll?

Ms. Marino: Mr. Collins?

Mr. Collins: Yes.

Ms. Marino: Mr. Calder?

Page - 25 -

Mr. Calder: Yes.

Ms. Marino: Mr. Signore?

Mr. Signore: Yes.

Ms. Marino: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Marino: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. All right. Very good. All right.

Mr. Steenburgh: Thank you.

Chairman Ricker-Scannell: I think we're in a good place. I like that we're all on the same page, and I thank you, Brett, for all your efforts. I know that, and you too, Ron.

I know that you guys have other clients, but come on, right? This has been a labor of love for everybody.

Mr. Steenburgh: We appreciate the Board's comments and review, and, you know, we'll get through this, and I think have a good project at the end.

Chairman Ricker-Scannell: Thank you. Looking forward to it. Thank you for your time.

Mr. Signore: You know, I want to say I went through there today, and I did see a lot of happy faces. You know, people were sitting out in front of their house. I've worked construction all my life, and I really see great strides being made there to accommodate the residents, and it's so much different now than when I looked at it, let's say, like a year ago.

And it's a nice project, and you're very fortunate to be there.



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 PC 44-2025

Moved by Mr. Signore, Seconded by Mr. Calder
Applicant: Lecce Senior Living Phase II

Applicant: Lecce Senior Living Phase II

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

Tax Number or Numbers: 71.5-1-5.13

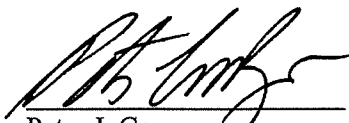
Proposed Project: Site Plan Public Hearing for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel.
Engineer: Steenburgh Consulting Engineering, PLLC.

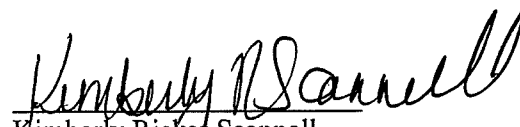
WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on August 15, 2023, October 3, 2023, May 20, 2025, and Public Hearings were held on July 15, 2025 and August 19, 2025, to consider the above referenced Site Plan; and,

WHEREAS, Mr. Signore made a motion to close the public hearing and Mr. Calder seconded the motion.

WHEREAS, the motion passed unanimously; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Planning Commission has closed the public hearing.


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman

2. **Peter Road, LLC – 759 Peter Road.** Sketch/Preliminary Site Plan Review to construct 16 condominiums (four building containing 4 units each) on a ±2.41-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.

Chairman Ricker-Scannell: Very good. All right.

Well, Brett, I don't think you get to go too far. So, Brett, I am, before you get going, I am going to say hello to members of the audience that are here. I know that you just saw a public hearing opened and a public hearing closed.

Anytime we have a public hearing like that for a project, it goes in the newspaper, and everybody, you know, is aware of what's going on. Every single time that something is in front of the Planning Commission, a public hearing is not always legally required. The Peter Road project does not have a legal requirement for a public hearing.

Our standard operating procedure at the Planning Commission is that we do not have privilege of the floor like we do at Town Board meetings. We will not be having any privilege of the floor this evening because we are here for the first time as a Planning Commission looking at the preliminary site plan review. We will be offering an opportunity at the next meeting that this is on the agenda to have privilege of the floor.

So, I hope that you understand that we have procedures and protocols and policies and that the Planning Commission does want to hear what you have to say. And we will be allowing that opportunity the next time it is on. I think it is only fair to listen to the project being presented to us and let that kind of digest and then get some questions moving forward that we can have privilege of the floor.

Alrighty. You're up, Brett. Good evening.

Mr. Steenburgh: Brett Steenburgh, Steenburgh Consulting Engineering. I'm here on behalf of Peter Road LLC and their project at 759 Peter Road. This project has been before you a few times.

It started off as a zone change which was granted by the Town Board to change the zone from R1 to R3 multifamily to allow for the development of condominium units. We initially had five (5) condominium buildings proposed on the parcel with 20 units. We have since reduced it to four (4), four-unit buildings, so 16 unit's total.

Moving through here, moving through to try to provide a little bit of space for a maintenance facility, maintenance garage to allow for snow removal equipment, lawn mowing equipment. Obviously, the owner has a desire to take care of this to the highest level and standard. So that does require some maintenance with the site.

We have progressed the plans through preliminary plans. It's my understanding that they probably have been sent out to the town designated engineer for review at this point. I don't know.

I did review the DPW comments from August 19th. We don't have any issues with any of the DPW comments at this time other than number two (2). I believe this was a request from Mr. Collins who was not here at the last meeting but had sent through talking about how great Stewart's looks with the stone wall and that entrance. If we could try to mimic that, which I thought was a great comment. However, what we're finding, and if you look at the grading plan and you look at the town easement and you look at

the utilities along High Bridge Road, any stone wall that we implemented that would even be visible up there, because it drops off and grades substantially from Highbridge Road down to the site, any stone wall would be over top of either the sewer main within the easement or the storm sewer, which is actually outside of the easement, which is located right in this area here. I know there was some comment about rounding that corner with some sort of stone. Welcome to the Highbridge District.

It's something that we've attempted to accommodate but we really can't because of site conditions and easements.

Mr. Collins: Is there any way that you could incorporate that wall into the entrance?

Mr. Steenburgh: Well, what we did actually was incorporate the stone column with the rail fence that Stewart's has proposed, that detail, along the entire frontage of the property along Peter Drive, in lieu of that stone wall up at the entrance, to try to give it some welcoming appeal, give it that almost gated community look as you pull into the main entrance of the site.

So, we've mimicked that architectural feature that Stewart's has done on the opposite side of the road with the fence and the stone. Similar to what you see if you go in Colonie, they require it in their core standards on every commercial development all over the Town of Colonie. So, any new development you see in the Town of Colonie, they have those stone walls with the fence, and they do, they look good.

And, you know, doing something with that that would match the exterior facade and finishes of the building, buildings that will be incorporated on the site, I think would really tie the whole site together and tie it into a community and hopefully give you that architectural appearance that you're looking for, that we can try to make that isn't, you know, with the limitations of the utility easements and the excessive grades off of Highbridge Road and the sidewalk.

And there's a lot going on up there. So that was the one I really wanted to point out that, you know, we've looked through. And believe me, I looked at it for a long time trying to come up with something that would do exactly what was relayed to us at the last meeting.

And it just, from a utility standpoint and a grading standpoint, it isn't going to work. Obviously, the sidewalks and such will be incorporating into the plan as requested. We can provide the building elevations.

We actually have those. I probably should have provided those with the submission. We will be coordinating once we get, I believe, who's the TDE on this project again?

Chairman Ricker-Scannell: Ryan?

Mr. Comenzo: Ryan Trunko.

Mr. Steenburgh: Okay.

Mr. Comenzo: From GPI.

Mr. Steenburgh: From GPI. Okay.

Page - 28 -

So, we'll be getting with GPI and the Town to do some additional soil testing on the site so that you can witness the soil testing that we did back just about a year ago almost to the date on the site. It's beautiful beach powdery sand with a very high percolation rate. So, we don't anticipate any issues with our stormwater management.

The stormwater management on the site, the site currently, basically everything flows to a kind of a low area pretty much right in here as it runs through the site. So there really isn't any existing runoff on the site as it is. So, we needed to meet the site demands from a drainage standpoint with that.

So, what we're proposing is porous asphalt for the roads and driveways on the site.

That will handle all of the, basically the runoff from the edges of the pavements as well as any, basically there's no runoff from the porous asphalt that actually runs right down through it. Given the limited amount of traffic these sites generate, we don't anticipate any issues with tearing up of that porous asphalt.

It will be described in the maintenance plan of the Stormwater Pollution Prevention Plan. Obviously, you can't sand them. It clogs them up.

You have to use a salt type of material to de-ice them. But that will handle the asphalt, the driveways, the roadways. The parking area.

Building runoff is the next thing we need to contend with. We need to meet the water quality volumes, and we need to provide the runoff reduction volumes. That will be handled through a series of actually a hydrodynamic separators which will meet the water quality volume runoff.

We need to meet that pretreatment before we put it into dry wells on the site. It used to be you just run a gutter down into a dry well and you'd be done. Unfortunately, you can't do that anymore.

You need to have that pretreatment which we'll be providing with hydrodynamic separators. The septic systems on the site, there will be two (2) of them. Each septic system will service two (2) of the buildings.

They will be owned and maintained by the Homeowners Association. They are designed to meet DEC's New York State Intermediate Design Standards. The systems are a series of three (3) beds in each system.

Under the New York State DEC Intermediate Design Standards, you have to rest a bed while the other two (2) are active. Basically, you rotate through the various beds. That's actually one (1) system that I know because we just got done right adjacent to the Town of Rotterdam.

It's the old ARC right on the Princetown town line. It's now the Crossroads School. I just helped them get that pushed through.

They had almost an identical type of system where you rotate those beds so that you always are resting a bed which is under the DEC standards. Otherwise, you have to provide 100% expansion area. To me it's a little more economical to have those beds rotating.

We've done it here. I've done it at some senior housing developments. It works very well when you have decent soil conditions which we have on the site.

We did provide some off-street parking as you pull into the site. I think it's very important for visitors and guests to have those off-street parking spaces. The off-street parking is again visitors, guests, overflow parking.

We chose to do it right as you come into the site. You come into the site; you find you can't park in your driveway because somebody is visiting you. Maybe you have to come back out, but we've designed a number of off-street parking spaces.

About seven (7) off-street parking spaces which we feel are more than sufficient for the 16 condominium units. We have provided a pretty comprehensive landscaping plan. Obviously buffering the neighboring residential zones as much as possible with evergreen buffers along that existing tree line.

Trying to maintain as much of the existing tree line as possible. We were able to maintain a good chunk of it down on the south side of the site. Then obviously about 25 feet along the rear of the site we were able to maintain the existing tree line.

But then we'll be augmenting with an evergreen buffer in front of that existing tree line. To help shield especially the lower branch areas where you might be able to see under the existing canopy. We've also landscaped around the building pretty substantially.

Along Peter Drive and you can see on the landscaping plan that architectural fence with the stone columns that we're proposing. Probably the last thing I would like to note for the record is what we are proposing is 100% compliant with the R3 zone. We did get the zone change to the R3 zone.

We're not asking for any variances. We're asking for a R3 compliant development in accordance with the zoning regulations. We look forward to working with the TDE and going through any comments they may have.

Getting back to you similarly with the last project and making sure that we address all of your comments as well.

Chairman Ricker-Scannell: Thank you. I'm going to open it up to the Planning Commission. I'm going to start with our attorney.

Mr. Valiquette: Thank you. I know this comment is mostly just for the Planning Commission here.

As Mr. Steenburgh has previously talked about, this applicant was in front of the Planning Commission to get a change of zone. This Commission actually reviewed a recommendation to the Town Board. This Commission provided a Negative Recommendation to the Town Board, and the Town Board approved the change of zone regardless of this Commission's recommendation on that change of zone.

In front of us now tonight is a site plan review. I would recommend that the Planning Commission view this sketch site plan through the lens of this site plan, what's in front of us today, not to rehash any of the arguments that were made for the change of zone. That is all I have for tonight.

Chairman Ricker-Scannell: Thank you very much. Thank you. I appreciate that.

I like what we're seeing. I like that you are saving as many trees as possible. Obviously, we care what the neighbors think.

We're going to find out a little more. Have you done any outreach with the neighbors as a developer?

Mr. Steenburgh: We did send out letters to let them know we were on the Planning Board this evening to the same residents that were sent out for the notification of the change of zone, so that everyone was aware that we would be here this evening discussing the project.

Chairman Ricker-Scannell: Okay, super. I would like to see, just while I'm thinking of two (2) things, one (1), we would like to see renderings. Now that we're done talking about renderings versus elevations, and we all like renderings, let's see some renderings.

Mr. Steenburgh: Renderings, not elevations.

Mrs. Ciampino: Eight (8) by 10s.

Chairman Ricker-Scannell: Eight (8) by 10 renderings, please and thank you.

We'd like to see what they're going to look like, what the proposed, you know, it's one (1) thing to see on the map to say that's the tree line. You know, we'd like something to hang our hats on with it. I like that you did go the extra mile.

I was very disappointed to hear about the utility easements because I think Stewart's is looking fabulous, and I'd like to keep that momentum going. I think that the proposed fence will look beautiful. The landscaping, so far so good.

We'll talk a little more about that as we go through. Please make sure to add a note to the plan, dead and dying in perpetuity, blah, blah, blah. And Clark's going to want to know how you're going to water all those plants.

So, make sure you beat us to the punch with that. Mr. Miglucci, I'm going to start with you. Questions, comments, concerns?

Mr. Miglucci: Well, I want to touch on this thing, or this woman had wrote this thing about a park on Dudley Road, Lewis area. What is that? Is that Peter Road LLC taking care of that or?

Chairman Ricker-Scannell: So, this was an email. This email came a while ago. It was just included in our packet.

Anytime we get information from the community, we try to share the information with the Planning Commission. It is simply an FYI. And if there's a question that's being asked to whomever the person sending it to, if it's to Peter or to myself, you know, we would clarify.

This particular person had offered some ideas that they thought would truly improve our community. One (1) of the things was a park creation. It is certainly not the developer's responsibility to build a park somewhere.

It was just some great ideas. Signage on Peter Road. Talked about engagement.

There was also a letter that I didn't see included in here that I'm going to touch on. I'm going to actually have Peter probably touch on it if no one else brings it up.

Mr. Miglucci: Okay, another thing I have is how much are these condos going to be going for as compared to the residents on St. Jude Drive and the amounts on their houses?

How is that going to affect?

Mr. Steenburgh: It is our opinion that it will actually increase the property values in the neighborhood. The condominiums will range probably from \$375,000 upwards, depending on extras, up to \$450,000.

I'm not going to speak to the home values of the homes. I have not personally done a home value study in the area. In my experience as an engineer working on this type of project, these types of buildings, when brought into a community with existing homes, actually have allowed the property values to increase.

You always have that vacant parcel. You don't know what's going to go there. Now you know what's there.

You know it's nice condominiums. You know the people there are maintaining them well. The home ownership is maintaining them well.

It does give an excellent starting point for people who are trying to move into the community and want new construction. They don't want the maintenance. It's got great access to highways, freeways.

In the Capital District, you can get from this location to just about anywhere in the Capital District in about 20 minutes. So, I think from a young business professional standpoint, I think it's an excellent location and an excellent product for that location. But it also gives an opportunity for people to retire in place.

I know a lot of the condominiums at Putnam Woods and Stable Gate and the Pigliavento condominiums are a mixture of young professionals, but a lot of retired people who have lived in Rotterdam their entire life.

Mr. Miglucci: So, you're talking in the upper 300s?

Mr. Steenburgh: Yes.

Page - 32 -

Mr. Miglucci: That's all I have.

Chairman Ricker-Scannell: Thank you, Mr. Miglucci. Mr. Signore?

Mr. Signore: I think the town attorney pretty much addressed my concerns anyway. Basically, we're here to see that the project is going to go forward and we're just here to see that it's done correctly.

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

Mr. Calder: Well, I'm well aware of the situation over there because I used to live over there. And I since moved; I'm moved to a condo myself.

There is nothing we can do about what the Town Board did. So that's got to be reasonably explained to you by our town attorney. What we can do, though, is make sure that, number one (1), I have a pet peeve about apartments.

I maybe shouldn't say that, but I do. So, I feel better about owner-occupied. I think that makes a big difference.

People start caring about where they live and what it looks like. So, I think that's a plus. I'm not saying I agree with what the Town Board did, but it's not up to us to make that decision.

That was the Town Boards decision. So, we can make it as nice as possible. And knowing our Chair, she will do just that.

And it might not turn out to be so bad after all. So, I don't know how many people are here from Highbridge. But the first round, go around, was several years ago when I was on the Town Board.

And, of course, living in the middle of that project and having everybody around me all wound up, I was sometimes afraid to answer my door. But it worked out. And I think this will work out, too.

And it may just elevate your home values yourself. It's possible. I think it's doing that where I am now with some of the homes in my area.

But we'll take care of other stuff, like Carman Fire Department. I'm just curious. Have they been notified?

Mr. Steenburgh: They have not. We will speak with Carman Fire Department with regard to that hydrant location. We did, to be honest with you, the existing hydrant on the corner of Highbridge and Peter Road meets the New York State standard for separation distances.

Mr. Calder: That's been tested and so forth.

Mr. Steenburgh: We will be testing that. But it meets the separation distance. But we felt it was important to have a hydrant interior to the site so that they're not trying to pull down off that hill if there was ever an incident where there was a fire on the site.

Mr. Calder: That's all I've got to say. I'm sure that this Board is going to do everything they can to make that as nice as possible. So, I hope that makes some of you feel better than before.

Otherwise, there's not much we can do. That's it for me. Thank you.

Chairman Ricker-Scannell: Thank you, Mr. Calder. Mrs. Ciampino?

Mrs. Ciampino: Just a couple comments.

On our map, it shows just six (6) parking spots, not the seven (7).

Mr. Steenburgh: I'm sorry. I miscounted.

Mrs. Ciampino: I do think that there should be maybe a couple more than six (6). I don't think that that's sufficient. And also, with that price point of the condos, did you ever think about putting, like, a fitness center or a pool or something?

Mr. Steenburgh: The number of condominiums in this particular development doesn't really justify the HOA expenditure to maintain and install and the upkeep of that type of condominium. And just to kind of give you a rough idea, we have 124 condominiums going in at Helderberg Meadows right now. That was about the threshold to get that type of facility within the site.

And from an HOA standpoint, it drives up the HOA fees so high that it makes it that much more difficult for people to be able to live there.

Mrs. Ciampino: Okay. That's it. Thank you.

Mr. Signore: That makes sense.

Chairman Ricker-Scannell: Thank you. Mr. Collins?

Mr. Collins: Okay. I'll continue what she's saying.

Is there any way to put some kind of, like, a gazebo or some kind of an area where people could have a family come in for a picnic? They could have some kind of an area where they could, you know what I'm saying?

Mr. Steenburgh: Once again, Mr. Collins, you've had the great comment of the evening. I would agree with you. I think that would be an excellent idea to look at some sort of pavilion or gazebo, some gathering place for the residents on the site. Not a huge cost to the HOA, but enough to give some sort of ability, and I appreciate that recommendation.

Mr. Collins: And my other comment is, I didn't see it here, but I've got a headache tonight, but the lighting thing, I don't want them to come over the hill and see this, like, woof, you know what I'm saying?

Mr. Steenburgh: Right. The lighting, in my experience, the lighting at these facilities are post lights.

You know, if you go into Stable Gate, you go into Homestead, they're post lights that illuminate the facility. We're not putting in, you know, 15 foot tall, three (3) LED lights along the roadway to illuminate the whole thing. It is a residential community.

It's designed much more like a residential, like a single-family residential neighborhood than a multifamily.

Mr. Collins: Yeah, that's all. That's all I got.

Chairman Ricker-Scannell: Thank you, Mr. Collins. Okay. Mr. Comenzo, if the town or the residents of the town wanted signage on Peter Road that would say local traffic only, who does that?

Is it NYSDOT?

Mr. Comenzo: That would be the police department and the Town Board. But it is something that we could suggest from the Planning Commission as well.

Chairman Ricker-Scannell: Okay. So, I just want to make sure that I understand. So, we could do this a couple different ways.

If the Planning Commission had a recommendation after reviewing some of these plans and listening to folks at the next meeting, we could maybe send some kind of a recommendation to the Town Board?

Mr. Comenzo: Absolutely. That is what you were thinking of.

It's not a commercial business, so I don't know how many people from out of the area would, this may be more of a general comment, just as in general there may be people that are trying to cut through that neighborhood.

Chairman Ricker-Scannell: Right. So, the suggestion, I don't think this project necessarily would trigger that just for 16 residential units.

Mr. Comenzo: I understand and I also, I do not think that these kinds of condominiums are going to, I don't think traffic is going to be a problem because of these kinds of condos.

Chairman Ricker-Scannell: I think we've been given some information about that, but I think that it's a good comment from the residents for the local traffic only signs. So, and I'm mentioning it because it is in our packets, and we all have had an opportunity to review this email.

And I would want to be sure that this resident or any residents that have this concern would know that we, if it's being brought to our attention, it is something we could recommend. And that residents could go to the Town Board meeting or talk to the police department and say, hey, we really could use some local traffic only signs on Peter Road. And I think that we kind of have heard that, maybe not as formally as it was presented in here.

I know I looked in my, I was looking in my email. Peter, can you, what were the concerns with water, with wet basements and this project? There were some concerns.

Mr. Comenzo: So, I did get an email Friday afternoon. I was not in the office until Monday. I did circulate this email.

This is from Kathy.

Chairman Ricker-Scannell: Do we have that one (1) in our packet?

Mrs. Ciampino: He sent it to us in our email.

Mr. Comenzo: I put it in the final agenda. It didn't come in. I was out of the office last week.

Mrs. Ciampino: It's in our email.

Chairman Ricker-Scannell: I know I read it. I just couldn't find it in the papers. Okay.

Mr. Comenzo: There were several questions there. I believe I did put this in the packet.

I did also forward it to our TDE and the project engineer.

Chairman Ricker-Scannell: Okay.

Mr. Comenzo: So, we have copies of this.

Chairman Ricker-Scannell: Okay.

Mr. Comenzo: So, these comments and questions, you know, will be addressed with the next submittal. This just came in last minute and I did not get a chance to put it in.

It wasn't in the preliminary agenda. It's in the final agenda that went out.

Chairman Ricker-Scannell: Are there any basements on these?

Mr. Steenburgh: No. These will be slab on grade. All of our preliminary test pits have shown that this site is very dry and nice sandy soils.

I'm not saying that the neighbors and areas where there may be poor drainage and such aren't experiencing wet basements. That is a possibility. This site is serviced by septic systems.

You do get the Masullo Estate effect where you get a lot of effluent built up in these small areas when the houses are that close together. But we don't anticipate any issues with exacerbating that. When you review, especially in these types of porous soils, I've done a few groundwater mounding studies where all of our infiltration, we've looked at 100% infiltration into the groundwater.

It doesn't extend past your project boundaries with these types of soils.

Chairman Ricker-Scannell: Since we will have the benefit of a town designated engineer on this project, we will make sure that Ryan is able to understand what the residents' concerns are and just address them as you have. Since the town designated engineer, he's on our team.

You're on our team too, Brett, but in a different way to this. Okay, well, I think you're doing a great job. I look forward to the renderings.

I look forward to making sure that we are engaging with the community. And if folks are sending you emails directly.

Mr. Steenburgh: I did speak with one person on the phone last week.

Chairman Ricker-Scannell: Good.

Mr. Steenburgh: Because the letter did give all of our phone numbers out. So, I did speak with someone last week regarding the project to just inform them on what we were looking at.

Chairman Ricker-Scannell: All right.

Mr. Steenburgh: All right, well, thank you very much.

Chairman Ricker-Scannell: Sounds good.

Mr. Steenburgh: Appreciate your time.

Mr. Collins: Put the gazebo on the rendering.

Mr. Steenburgh: I'm sorry?

Mr. Collins: Put the gazebo on the rendering, will you?

Mr. Steenburgh: We'll do that. I appreciate your time this evening, and I do truly appreciate your comments this evening. You know, I'm moving forward to put together a constructive plan that we all can be happy with at the end.

Thank you very much.

3. **Burdeck Street Ventures, LLC – 785 Burdeck Street & Princetown Road.** Concept/Sketch Site Plan/Special Use Permit review to construct nine (9) ±12,000 square foot flex warehouse buildings with two (±2) acres of outdoor storage on a combined ±14.6-acre parcel. Engineer: Advance Engineering & Surveying PLLC.

Chairman Ricker-Scannell: Thank you. All right.

Mr. Floccuzio is here. How are you guys? You still awake?

Mr. Costa: Yes.

Chairman Ricker-Scannell: All right. We'll stay awake, too, then.

Mr. Costa: Good evening. Nick Costa from Advanced Engineering, and we're going to try to be brief.

I know that Brett certainly monopolized all of your time.

I'm here tonight with Mike Floccuzio. I do have to give you a little bit of a background on this project because it was in front of the Planning Board. A lot of you weren't on that Board, but some of you were there.

And it's a similar proposal, but not necessarily a similar proposal. And I'll start with that. By the way, it's almost a 15-acre site.

It's a 14.6-acre site. And as Brett said, we have similar conditions. We did do soil testing here.

It's beautiful sand. I think they went down as far as they could, maybe 11, 12 feet deep, and no sign of groundwater in this area. But what I wanted to mention is that the previous plan that was approved, well, we got to the point of getting through the- Mike did.

Yeah, yeah. We were really close. It was a little bit different because they were true warehouses.

They were warehouses that had loading docks. So, the site is fairly flat. And what we were doing is we were erasing the site to have that three-and-a-half foot (3 ½') of elevation difference at the one (1) side of the building and flush at the front of the building.

So, the fill kind of became a little bit of a challenge as far as expense. So, this goes back. That was heard by the Commission.

The Commission was back in 2019, 2020, that era. What Mike is actually proposing to do here now is what's become real popular, is to do what's called a flex space. Not necessarily any docks.

Unless there's a particular client that he gets and requires a dock, then he may propose a dock. But this is not intended to be that. It's intended to be buildings that are going to be subdivided and will have three (3) to four (4) tenants in it.

And they'll have their own space. And it'll be not tractor-trailer traffic like the previous plan was. More like small box trucks and very low traffic because the majority of the time, these places are really being used by contractors to have their office and where they store some of their inventory.

Burdeck Street Ventures, LLC
785 Burdeck Street & Princetown Road

And then they're there maybe in the morning or they'll send one of their workers when they have to get some of the store materials out of there. They will be all on septic systems. And there will be a water main that will circulate because there is water on Burdick Street.

The parcel does have frontage on Burdeck and also on Princetown. Stormwater, again, it will be infiltration is what we're going to be proposing. That's what we proposed originally, and we feel it's going to work just as it did the last time.

This particular plan does show an area here, the beige area, that's an inventory, a storage, an outdoor storage area. Now, Mike was talking to a potential tenant that needed that. He would like to keep that in the plan.

But one (1) thing that I have to tell you is that although we have shown this layout, depending on the type of tenant or tenants that Mike gets, we're going to be coming back to the Planning Board to get site planning approval for each one of those buildings. They want to accommodate the tenant's needs. That's correct.

That's exactly what we're seeing in the industry. Somebody may come in and take the entire 12,000 square feet, but Mike's idea right now is that he's going to subdivide the building into the smaller space because those are real popular at this time.

So, you know, Mike feels really strong about that this is going to be a great success. He's done these types of facilities in the town already, and he's having very good success with it. So, you know, we're back proposing this.

It is a little bit different. You know, it's not the same. We don't have the same challenges we had before with the import that that plan needed to be able to build it.

So, Mike is here. Mike, you want to add anything?

Mr. Floccuzio: Yeah, sure. Michael Floccuzio. How are you guys? So, yeah, we're looking at a couple of projects we did in Hungry Hill the last year or two (2).

This is pretty much the exact same concept. Everything went great there, and I believe everybody's happy with it. Because my goal is, if everything goes well, is to start off, you know, right away with building, you know, two (2) or three (3) of these buildings and break them up.

They're actually the exact same sizes as the other ones we got approved with you guys a few months ago. This is the long linear one (1) that we did last, and then the two (2) prior to that, these are the same sizes. So, we're going to start off with coming off Burdeck Street and building one (1) or two (2) here and coming off this entrance, building one (1) or two (2) here and seeing where that goes.

And like Nick said, depending on the tenant, if somebody wants a 20,000 square foot building, then we'll come back to you and, you know, meet everybody's needs. But that's really the goal for now.

Chairman Ricker-Scannell: So, you're going to kind of build to suit?

Page - 39 -

Mr. Floccuzio: Yeah, that would be the goal. But we probably would, like, spec out originally, you know, going into springtime or something, you know, one (1) or two (2) of these buildings and see where, you know, see where that goes. Because there's a lot of different needs for that space.

Chairman Ricker-Scannell: Everything from cornhole to...

Mr. Floccuzio: Yeah, exactly.

Chairman Ricker-Scannell: Yeah.

Mr. Floccuzio: Yeah. No, you are correct. Yep.

Chairman Ricker-Scannell: Right. Well, we have had a little bit of experience with industrial flex space because of you.

And also, the BDC group had us looking in that neck of the woods as well, not too far stone's throw. So definitely there is a need there. And yeah, I mean, I think it's great.

I like it. That's very uncharacteristic of me. Let's talk about your subservice sanitary sewer systems.

Does everybody's having their own septic systems?

Mr. Costa: Each building will have.

Chairman Ricker-Scannell: Okay.

Mr. Costa: Each building will have a subsurface, conventional subsurface septic system.

Chairman Ricker-Scannell: Okay.

Mr. Floccuzio: Also, these will be just like the other buildings we did because the soils here are very similar to the other area.

They're all great perc, all sand. And so, yes, each building will have its own septic system. And that would be broken up whether they have two (2) bathrooms or six (6) bathrooms.

Chairman Ricker-Scannell: Okay. As you may have noticed tonight, we really like renderings.

Mr. Costa: We'll get you some renderings. We heard you loud and clear.

Chairman Ricker-Scannell: I like that. Very good.

Thank you. Let's see. Mr. Calder, questions, comments, concerns?

Mr. Calder: No, I like the idea. And I was just wondering if you had a chance to look at the DPW comments.

Mr. Costa: No, I haven't.

Mr. Calder: You haven't. Okay.

Mr. Costa: No, I did not get a chance. I will review those, and when we come back.

Mr. Calder: Yeah, that's important. I don't have an extra copy. Maybe somebody else.

Mr. Costa: No, no, that's okay.

Mr. Calder: There you go. Okay.

Mr. Costa: We'll download them. They're on the website.

Mr. Calder: That gives you an example of what we're looking for. You mentioned probably not tractor-trailers and box trucks.

But if you look at the DPW rendering, item number four (4) was no tractor-trailers. So that you've got to kind of work with a little bit, okay? Other than that, as long as you agree with the DPW comments, I guess we're going to have a TDE for this project, right?

Mr. Floccuzio: And this was only no tractor-trailers for off of Princetown Road.

Mr. Calder: Princetown Road, yes.

Chairman Ricker-Scannell: Correct.

Mr. Floccuzio: Yep, that's not a problem. Yes.

Mr. Calder: Kim, we're going to have a TDE for this project?

Mr. Costa: Just to make you guys aware, there was quite a bit of extensive work that was done on the original project. We didn't quite get to a final, but there was a traffic study that was prepared, and there was soil testing that had occurred.

We used GPI as the TDE. So, the thought process, and I believe Ryan Trunko was involved in that. So, the thought process was to get a new TDE agreement signed and utilize GPI, and he can go through his files and see where we're at and if there's additional information that needed to be provided.

But we were pretty close to a final with the other projects.

Mr. Calder: I was here during that time. I just came on the Board. I remember the project a little bit.

Mr. Costa: And it's a little bit different of a project in terms of what Mike's proposing here, where the other one, as was stated previously, was more tractor-trailer oriented. This is more of a flex warehouse space.

Mr. Floccuzio: That's correct.

Chairman Ricker-Scannell: Yeah, I love the green space.

Mr. Calder: That's all I have.

Chairman Ricker-Scannell: There's a lot.

Mr. Calder: There's quite a bit of it.

Mr. Costa: There's about 40%.

Chairman Ricker-Scannell: Yeah. And to answer you, Mr. Calder, so yeah, it sounds like yes. And from what I'm hearing from Peter, it would be somewhat of a limited scope TDE review, Peter?

Mr. Comenzo: Well, I do not know if he would necessarily classify it as limited scope, but there's a substantial amount of work that already went into this, and I already spoke with Ryan about this project, and I forwarded him the documents today. So, he was going to get a proposal.

Mr. Calder: I know, to make things a little bit quicker.

Mr. Comenzo: Proposal back to me, yeah.

Mr. Floccuzio: We are looking at it economically, too. They did so much engineering back then, like Peter's saying, so it's not limited.

It's just done already.

Chairman Ricker-Scannell: Right.

Mr. Floccuzio: So, kind of bring that in, and if there's anything else you need, yeah, that would be the goal.

Mr. Calder: That's all I have. Thank you.

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

Mrs. Ciampino: I was also wondering if you had seen the DPW comments, so that's all I had.

Mr. Floccuzio: Thank you.

Chairman Ricker-Scannell: Mr. Collins?

Mr. Collins: Yeah, I was here. I've been here a long time. I liked the last project, but I like this one a lot better.

Mr. Floccuzio: Great.

Mr. Collins: I mean, I think the design is better. I think it's, like you say, with the flex.

In fact, there's a big one up at Clifton Park, somebody told me.

Mr. Costa: Yes. I did that one.

Mr. Collins: It's very impressive.

Mr. Costa: Willow Road and 146.

Mr. Collins: All right.

I'll have to go up there and check that out. But no, I like this design and what you're planning on versus way back when. So no, I'm looking forward to seeing a rendering and see what we got, because you're doing a nice job up on Hungry Hill.

Mr. Floccuzio: Thank you.

Mr. Collins: And I went and met the people that opened the Cornhole place. I went up to talk to them and saw the inside. It was a nice job, so.

Mr. Floccuzio: Thank you.

Mr. Collins: You're doing nice work, so I have all the confidence in the world in you.

Mr. Floccuzio: I appreciate that.

Mr. Collins: Yep.

Mr. Floccuzio: Thank you.

Chairman Ricker-Scannell: Mr. Valiquette?

Mr. Valiquette: Just kind of curious, what do you kind of envision as kind of like the minimum term for any leases you would sign with tenants for this?

Mr. Floccuzio: So, I honestly shoot for like a minimum of five (5) years, but there's occasions where we go like two (2) or three (3).

Mr. Floccuzio: I try to never go less than that. But five (5), 10-year leases are great.

Mr. Valiquette: I was just thinking because, you know, you build something to spec for a tenant, you know, you've got a two (2) year lease.

Mr. Floccuzio: Building for something to spec for a tenant wouldn't be a tenant that's like one (1) or two (2) years. So, we actually have like the New York State DEC in one (1) of those buildings in Hungry Hill, so I actually have a state agency that might be interested in one (1) of these already.

Mr. Valiquette: So, you're probably going to get a long-term lease.

Mr. Floccuzio: Yeah, so that would be at least a 10-year to 20-year lease.

Mr. Valiquette: Understood. That's it. Thank you.

Chairman Ricker-Scannell: Thank you.

Yeah, I think the only other comment that I had, at least at this point, and it's just something for us to consider, in your overview you mentioned that the proposed development will not involve the use, storage, or disposal of hazardous chemicals and material. But then you go on to say if a tenant is involved with the use, storage, or disposal of hazardous chemicals and material, it will comply with all state and federal permitting regulations. Which one is it?

Mr. Costa: Well, we don't know at this time. I mean, you know, the majority of these folks probably wouldn't deal with anything that's of that nature, hazardous waste. But if there is somebody that comes in and has a barrel that he keeps overnight, then they would have to get permission from the permit that is required by New York State DEC. And it's not, you know, we're not talking about somebody keeping it there permanently. It would just be in a truck overnight, you know, at the end of the day. But again, that's if it's...

Mr. Signore: That's even if you know about it.

Mr. Floccuzio: Yeah, well, this is all hypothetical. Exactly. So, if we had a tenant, I think, that got into that realm, I think he'd be coming back to the Board anyway, like similar to the cornhole and stuff like that.

Mr. Signore: But I mean, you really can't be accountable for somebody who has a barrel of chemicals on their truck that you as the landlord are not aware of.

Mr. Floccuzio: Correct.

Mr. Valiquette: Well, that's kind of not really true from an environmental standpoint.

I mean, if you violate CERCLA, you know, they're going to come after you for the Superfund. And we just had one (1) brownfield cleaned up, you know, in Stewarts. You know, coming in, we would...

I would recommend that the Town not create another sub site or have kind of any potential for that.

Mr. Floccuzio: To that scale, yeah.

Mr. Costa: We'll strike that out of our project narrative. And then Michael put it into his lease.

Mr. Valiquette: Yeah. I think pushing kind of this onto the tenants, but, you know, to follow their lease agreements, you know.

You guys obviously are going to have tenants in there and you'll have, you know, the lease term set out and you'll just make sure they follow those terms. If they violate environmental laws, you know, and they'll probably have to take out loans for themselves anyways, typically you have to sign all kinds of environmental agreements with banks. So, I'm not overly concerned.

But, you know, when you start having language of what... I think the Town would prefer...

Mr. Costa: No, we'll just take that out.

Mr. Valiquette: Perfect.

Mr. Costa: And Michael will deal with it in his lease. We were trying...

Since it involves contractors, you don't know, you know, exactly...

Mr. Valiquette: I just don't want to... You know, like any indemnifications that you guys put in the lease, make sure there's environmental indemnification in those leases.

Chairman Ricker-Scannell: And I understand what your intent was there, but it comes across as loosey-goosey. And so not a big fan of loosey-goosey.

Mr. Costa: We'll strike that out of the project narrative.

Mr. Floccuzio: Thank you.

Chairman Ricker-Scannell: Thank you. Peter, do you have anything?

Mr. Comenzo: No. No further comments.

Chairman Ricker-Scannell: All right. And you're going to take a look at the DPW comments, and we look forward to seeing you. So, I would entertain a motion.

I'm good. For us to declare lead agency.

Mr. Collins: I'll make that motion, Madam Chair.

Mrs. Ciampino: I'll second.

Chairman Ricker-Scannell: Thank you, Mr. Collins. Thank you, Mrs. Ciampino. Jamie, 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: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. Motion carried. Looking forward to it, Mr. Floccuzio.

Mr. Floccuzio: Thank you guys so much. Me as well, honestly. I think it's going to be a real nice project. It's been sitting vacant for a long time now.

Mr. Miglucci: Can I ask a question?

Chairman Ricker-Scannell: Yeah. Of course. Oh, Mr. Miglucci, I'm sorry.

Mr. Miglucci: That's all right.

Is there going to be any light manufacturing, anything like that? Or is it just going to be basically storage space?

Mr. Floccuzio: It's really up in the air at this point.

Mr. Miglucci: So, it could be a roofer?

Mr. Floccuzio: Yes, exactly. It could be something like that.

Mr. Miglucci: You're not going to be making, like, missiles in there?

Mr. Floccuzio: No, that is not the goal.

Mr. Miglucci: So, whether it's going to be, like, emitting and all that? Yeah. Okay. That's it.

Chairman Ricker-Scannell: It wasn't in here. Would you like to add that tonight?

All right, don't go. We're going to have one (1) more. I would entertain a motion for a TDE.

Mr. Calder: I'll make the motion.

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

Mr. Collins: I'll second.

Chairman Ricker-Scannell: Thank you, Mr. Collins. Jamie, 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: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. Motion carried. It's going to be Ryan. Have a good night. Bye.

Mr. Floccuzio: Have a good night.

Chairman Ricker-Scannell: Thank you so much. All right.

Mr. Signore: Good luck with all that, Mike.



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 PC45-2025

Moved by Mr. Collins seconded by Mrs. Ciampino
Applicant: Burdeck Street Ventures, LLC

Applicant: Burdeck Street Ventures, LLC

Project Location: 785 Burdeck Street & Princetown Road
Rotterdam, NY

Tax Number or Numbers: 48.-3-6.12 & 48.-3-6.2

Proposed Project: Site Plan/Special Use Permit review to construct nine (9) ±12,000 square foot flex warehouse buildings with two (±2) acres of outdoor storage on a combined ±14.6-acre parcel. Engineer: Advance Engineering & Surveying PLLC.

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, August 19, 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



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 PC46-2025

Moved by Mr. Calder seconded by Mr. Collins
Applicant: Burdeck Street Ventures, LLC

Applicant: Burdeck Street Ventures, LLC

Project Location: 785 Burdeck Street & Princetown Road
Rotterdam, NY

Tax Number or Numbers: 48.-3-6.12 & 48.-3-6.2

Proposed Project: Site Plan/Special Use Permit review to construct nine (9) ±12,000 square foot flex warehouse buildings with two (±2) acres of outdoor storage on a combined ±14.6-acre parcel. Engineer: Advance Engineering & Surveying PLLC.

WHEREAS, the Town of Rotterdam does not employ an Engineer for the review of plans; and,

WHEREAS, the Rotterdam Town Board approved a list of Town Designated Engineers to be utilized for such plan review at its January 1, 2025 organizational meeting; **NOW:**

IT IS HEREBY RESOLVED THAT on this day, Tuesday, August 19, 2025, the Rotterdam Planning Commission hereby authorizes the Planning Commission Chairman to execute a contract with a Town Designated Engineer (TDE) to assist in Subdivision review for the above referenced project.

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell
Planning Commission Chairman

4. Moonwattie Lakeraj – 2735 Broadway. Sketch 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: Thank you. We've got Moonwattie Lakeraj, 2735 Broadway. Am I saying that right?

Mr. Morelli: Close. Moonwattie Lakeraj.

Chairman Ricker-Scannell: Lakeray. Oh, there's a Y on the end of mine.

Mr. Morelli: And I'm not hurt.

Chairman Ricker-Scannell: Yes.

Mr. Morelli: Good evening, folks.

Mr. Signore: We've got renderings.

Chairman Ricker-Scannell: Renderings. Yay.

Mr. Morelli: We love renderings. So much easier to understand. My name is Dan Morelli with SRG Architects, and I represent Moonwattie, Lakeraj.

And I request for sketch site plan review to operate a buffet-style Caribbean eatery at 2735 Broadway, located in the B2 district, which is General Business. Mrs. Lakeraj just recently purchased the building, and she's looking forward to opening and operating upon your approvals. We know this is the early stages of everything, so slightly vague on the presentation, but I think we'll give enough information to get some good feedback from the Board and come up with a direction.

I always panic when I walk into a room full of people, and I know they're not presenting, and I'm thinking they're going to be against me. But I don't believe we're up for a public hearing tonight, and they all left early.

Chairman Ricker-Scannell: No, they weren't here for you.

Mr. Morelli: Anyway, some design concepts of the building, which is preexisting, are a commercial kitchen, a commercial kitchen and a small dining area with a couple of seasonal outdoor seats on the front patio, mainly a take-out service, primarily a take-out service for Caribbean food. It's a very small establishment. Some site development features are that we're going to restore the concrete sidewalks and green space.

Not a whole lot of green space. Not a whole lot of green space present on the site now. We're going to resurface and restripe the existing parking lot.

We're going to build in a closed-refuge area behind the building, and we are going to restructure an ADA ramp and make it more accessible. Obviously, the building was formerly, and most recently, an audio store, and going back a ways it was a Stewarts shop. You can tell by the features of it.

So, I'll kind of walk you through our concept. I always like coming to Rotterdam because they always have an easel for me. I bring my own.

In essence, the exterior of the building for the most part is going to stay just the way it is. It's painted white. It's brick-painted white.

It's got a new shingle roof system on it. It's got a rear deck that had some issues that we just got resolved. It was previously built by someone else, and without permits we got that whole issue resolved, which put us on tonight's Planning Board.

That back parking spot, that back parking area here, this is the deck that we're talking about here. This is the building itself. This is the paved, restructured parking area with six (6) parking spaces, one (1) accessible space, a total of six (6) with one (1) accessible space.

A whole lot of green space around the residential neighborhood. Green space running down the building. The reason we're stopping at yours is because of the existing concrete pad that wraps around the building.

The ADA accessibility doesn't really work right now, so we're going to reconstruct an accessible ramp next to this parking spot. And again, there's an existing planter box out there. We're going to try to use it.

We'll take recommendations. We'd be more than happy to take it down. The owner kind of likes it, wants to keep it, just to put some plants in there.

But we can certainly put a street tree there.

Chairman Ricker-Scannell: Clark likes gazebos.

Mr. Morelli: Mike Roth, principal architect with SRD Architects, loves renderings.

We love renderings. I'm glad you guys love renderings because we can give you a whole bunch more. The front area is going to be seeded and basically grassy area.

And we'll build a little tiny berm up to kind of cover the concrete pad that's up here now. We may or may not throw a couple of tables out front in the summertime. That people will wait for their food.

They might even dine out there. We're looking at probably two (2) cooks in the kitchen area, which is toward the back of the building, one (1) server and one (1) person up here at the counter to greet people as they come in. And like I said, it's not structured as a sit-down restaurant per se, more of a takeout.

But if people want to come in and grab a quick bite, the tables are there to do so. We're not really equipped to have it a full-blown restaurant. So, at this time, I'll take any questions, comments, concerns from the board.

And we'd like to do whatever it takes to move it to the next stage.

Chairman Ricker-Scannell: Thank you. We're very excited to have some new development.

Over in that neck of the woods, and I think that it's already looking at your renderings. I can see it will be a lovely addition to what is currently there. I was confused that it was a buffet-style takeout.

So, what does that mean? Does that mean I get to come in and hang out and spend some time choosing what I want from the buffet and then, like, weighing it or paying for it?

Mr. Morelli: That's exactly what it means.

Chairman Ricker-Scannell: Okay.

Mr. Morelli: You come in, you go through the buffet line, you get your food, you weigh it, you pay at the register, and you walk out the door. If you choose to stay and eat it there, you're more than welcome to do that.

Chairman Ricker-Scannell: Okay. All right. And people, what if I don't want to come in?

What if I want Grubhub to bring me my food?

Mr. Morelli: They will have that service.

Chairman Ricker-Scannell: Okay.

And will they have any delivery from this store?

Mr. Morelli: They've thought about doing that. We're not sure yet about that.

Certainly Grubhub, right now they don't have the staff to do their own delivery. Right. But it was discussed, potentially.

Chairman Ricker-Scannell: So, I guess one of the reasons I'm asking is I'm just trying to figure out how all of it comes together. Parking, am I going to be sitting?

I would sit on the front porch maybe to eat, but I don't have to sit on the front porch to wait for my food because my food's a buffet.

Mr. Morelli: That's correct.

Chairman Ricker-Scannell: It's already cooked.

Mr. Morelli: Correct.

Chairman Ricker-Scannell: So, it'll be folks that just want to kind of eat there. And really, how long does it take to throw your food in a container to take home, you know?

So, for parking purposes, okay, six (6) spots, that's what we're looking at?

Mr. Morelli: Six (6) spots.

Mr. Morelli: That gives us a decent 15-foot buffer.

We could get a seventh spot in if we wanted to, but it really takes away from the buffer into the house right here.

Mr. Comenzo: It is a 10-foot setback for parking from a residential property.

Mr. Morelli: So, we're giving you 15, which doesn't leave enough room to put a parking space in regardless with the 10-foot requirement.

Chairman Ricker-Scannell: What condition is the existing wooden stockade fence that's there in?

Mr. Morelli: Questionable.

Chairman Ricker-Scannell: Thank you. I agree. And so, I take it, it's not her fence?

Mr. Morelli: It's not her fence, no.

Chairman Ricker-Scannell: Okay. Is it the Joseph R. Goode from the back or is it the neighbor's house on the side?

Mr. Morelli: We believe it's the neighbor's house on the side right here.

Chairman Ricker-Scannell: Okay.

Mr. Morelli: And I believe that if we were to mitigate that, I would actually be able to talk the owner into putting in a nice vinyl stockade fence there in lieu of this at her own cost.

Chairman Ricker-Scannell: Wow.

Mr. Morelli: Yeah. She really wants to do this nice.

Chairman Ricker-Scannell: Yeah. And have you reached out to the next-door neighbor who is going to have people sitting on their driveway?

Mr. Morelli: I don't believe she has yet. I do know that some of the neighborhoods have stopped in while she's been there. I haven't been present for this. I don't know who they were.

Chairman Ricker-Scannell: Right.

Mr. Morelli: But there's been some good conversation. I just don't know if the people could have been from a block away.

Chairman Ricker-Scannell: Yeah. No, I mean, I think it's a great idea.

I know that there's some homes in there that people really, you know, they've got nice shrubs and nice bushes, and they want to keep it looking nice.

Mr. Morelli: Yes.

Chairman Ricker-Scannell: It seems like that's exactly what your client wants to do as well. So, I think that we're at a great starting point. I think that this can be really awesome.

Mr. Miglucci, I'm going to start with you because I feel terrible that I overlooked you.

Mr. Miglucci: Oh, that's okay. I'm a veteran. I'm used to it. That's a joke. Parking.

Mr. Morelli: Yes.

Mr. Miglucci: Okay. You said two (2) cooks?

Mr. Morelli: Yes.

Mr. Miglucci: Probably someone running the register?

Mr. Morelli: Yes.

Mr. Miglucci: Lunchtime, three (3) guys come in. They want to sit down and eat. Grubhub. Is six (6) spaces going to be adequate for that?

Mr. Morelli: That's also the question.

Mr. Miglucci: I mean, is there, like, street parking?

Mr. Morelli: There is some street parking along the front avenue here. I believe there's 45 feet, so we could probably get two (2) cars pulled up along the front curb. I don't know if I'd park on Summer Street over here.

It's crowded as it is. But we could certainly get a couple cars here. This applies to this facility and this facility only. All the employees are family members.

Mr. Miglucci: Okay.

Mr. Morelli: Now, who knows where that goes. But most likely there's only going to be one (1) or two (2) cars for those four (4) people.

Mr. Miglucci: Okay.

Mr. Morelli: That could change.

Mr. Miglucci: Because, you know, at lunchtime, like, the guys come in, you know, and, like, next, you know, somebody else comes in. It's Secretary's Day. Next thing you know, there goes six (6) spots.

Mr. Morelli: Yeah, we really struggled with the parking. To be quite honest with you, we really did struggle with the parking.

We knew that was going to be an issue. And we laid this site out every possible which way we could. And we don't have enough parking.

We don't have enough length here to get it in. Because this building sits so low apart, we barely have enough length here to get it in. So, we did the best we could with it, but we'll certainly take suggestions.

I don't know if we could get more than the six (6) that we have there, plus the two (2) on the street.

Mr. Miglucci: I mean, that first one (1) is a handicap.

Mr. Morelli: It is.

Mr. Miglucci: It looks like the cross line.

Mr. Morelli: The reason we put the striping here is because we put a dumpster here, and that way when we load the dumpster, nobody's going to park in the striping.

Mr. Miglucci: Right.

Mr. Morelli: So, they can come in off hours.

Mr. Miglucci: But you're going to have handicap vans letting wheelchairs out and stuff.

Mr. Morelli: The refuge company that they're going to use would come in at like 6 a.m. in the morning before they're even open to get the refuge out here.

Mr. Miglucci: Okay. That's all I have. Looks good.

Mr. Morelli: Thank you. Thank you for your service.

Chairman Ricker-Scannell: Mr. Signore?

Mr. Signore: Basically, my concern was the same as Joe's. If someone comes in there, they grab their food, and they don't want to take it out, and they want to sit there, that's a parking spot. What if two (2) or three (3) people do that very same thing? You know, it's a buffet, right?

Mr. Morelli: It is.

Mr. Signore: People generally eat inside a buffet.

Mr. Morelli: And again, they're going to put a few tables there just because, but the whole intent of it is more of a takeout buffet.

People come in, they grab their stuff, they go, now granted, a couple of tables is going to entice some people to sit down and eat their food there.

Chairman Ricker-Scannell: Exactly.

Mr. Morelli: But that's not the intention.

Chairman Ricker-Scannell: But you really can't control that.

Mr. Morelli: We can't control it. Right.

Chairman Ricker-Scannell: And so, then it's kind of, and I hope that you recognize this and that your client will understand this, this is where our struggle is going to be. I can tell you that already.

Mr. Morelli: Oh, sure. Sure, and we knew that coming in.

Chairman Ricker-Scannell: You've got five (5) tables on the plan and six (6) parking spots.

Mr. Morelli: Five (5) tables, more employees, and six (6) spots.

Chairman Ricker-Scannell: Right. Yeah.

Mr. Signore: Caribbean, that sounds good.

Chairman Ricker-Scannell: Anything else, Mr. Signore?

Mr. Signore: No.

Chairman Ricker-Scannell: Mr. Calder?

Mr. Calder: I'm just curious, I missed a part of the conversation earlier. What kind of food did you say it was?

Mr. Morelli: Caribbean.

Mr. Calder: Caribbean. Which is, can we get an example of the food?

Mr. Morelli: Sure, chicken. Guyanese, Jamaican. Rice.

Mr. Calder: Okay.

Chairman Ricker-Scannell: Chicken?

Mr. Morelli: Spicy chicken.

Chairman Ricker-Scannell: Yeah. Yeah. Okay.

Mr. Calder: No, I have no questions.

Chairman Ricker-Scannell: Thank you. Curry?

Mr. Morelli: No, no curry.

Chairman Ricker-Scannell: Mrs. Ciampino?

Mrs. Ciampino: So, I think our paperwork is wrong, but is the last, L-A-K-E-R-A, is it j or y?

Mr. Morelli: J, j.

Mrs. Ciampino: Okay, because we had y.

Mr. Morelli: And that's probably my writing on my application. Sorry about that.

Mrs. Ciampino: But I had pretty much the same questions as everyone else, so I'm good.

Chairman Ricker-Scannell: Thank you. Mr. Collins?

Mr. Collins: All right, I got a couple. I worked at this place in 1978 when it was a Stewarts.

Mr. Morelli: Is that right?

Mr. Collins: The parking's always going to be an issue, but back then we could pull right up front. I mean, I'm not a designer engineer or something, but you might want too somehow.

How can you cancel parking up front?

Chairman Ricker-Scannell: It's not long enough?

Mr. Morelli: Here?

Mr. Collins: No, no. On the side of the building.

Mr. Morelli: Because this building is a little farther than the deck, and you don't have the length to get a full legal parking space in there.

Mr. Collins: How much is the legal parking space?

Mr. Morelli: Eighteen feet.

Mr. Collins: How much you got?

Mr. Morelli: 17.2.

Mr. Collins: Well, can't you with this, you know, all this walkway and all this wood stuff you're doing here? You think it may be angle? Some parking?

Mr. Morelli: Get some more in there? We could certainly do that. We do have to leave room for the ramp, though.

Mr. Collins: I understand that, but I mean, if you could grab even three (3) more and make those just for maybe takeout or whatever, or, you know, if you can get three (3) more, then you're up to nine (9).

Mr. Morelli: Yeah.

Mr. Collins: I mean, that's just my suggestion. I'm not a, you know, I'm a deck guy, but I know when they were stores, we didn't have parking down at the end. It was just that and out front.

So, if you could do something with that deck and maybe stretch it in a couple of inches and give it an angle, you might be able to get the 18'. I mean, I don't know. That's your thing, but that's my only suggestion.

If you could get three (3) or four (4) more spots, then you're up to 10. It makes it a little more feasible.

Mr. Morelli: I could probably maybe get two (2) more.

Mr. Collins: Two (2) is better than none.

Mr. Morelli: Two (2) is better than none. Plus, the two (2) on the street.

Mr. Collins: Pardon me?

Mr. Morelli: Plus, the two (2) on the street.

Mr. Collins: Right.

So then, you know, you can say, listen, I got 10 spots, which, you know, there's always a possibility. It's none of my business. But across the street, I know there's the bar in the back.

They have a lot of parking. Maybe you can make an arrangement in lunchtime. You know what I mean?

Mr. Morelli: Like a shared parking kind of agreement. Sure.

Page - 56 -

Mr. Collins: Whatever.

I mean, that would help the cost, too. But, I mean, I like it. It's the building deserves to be back in business.

It's another business there because you've got a couple more restaurants. It's a very high-traffic area. But, like I say, if you could maybe talk to Mr. Tooley and also do something and get a couple more out front. And then you're up to 10. I feel a little more comfortable with 10 than six (6).

Mr. Morelli: We really tried to get eight (8) on site.

Mr. Collins: Right.

Mr. Morelli: And we worked our brains out to make it happen. We just couldn't do it.

And we said, well, let's swap it with some green space. Everybody likes some green space.

Mr. Collins: All right. I get that. But if you get, like I say, if you could get two (2) more out front with an angle or whatever, and two (2) out front where we're at 10, I could probably live with 10. We could certainly do that.

Mr. Calder: Can I speak on that just a bit?

Mr. Comenzo: I have some concerns with that. I don't think you want parking right on the corner.

Mr. Morelli: Just up here?

Mr. Comenzo: Yeah.

Mr. Morelli: You mean on the street?

Mr. Comenzo: Well, you don't want people backing into the intersection.

Mr. Morelli: I agree.

Mr. Comenzo: When you're that close.

Mr. Morelli: We could move the ramp and angle some things here.

Mr. Comenzo: Yeah.

Mr. Comenzo: That corner there, you don't want to have people backing up.

Chairman Ricker-Scannell: I mean, can't you put the ramp up front and have them go up the ramp and then down to get in?

Mr. Morelli: We could.

The only problem with that is all the parking is back here, and the ramp is so far away. We tried to keep it as close as we could, but we could certainly take a look at that.

Chairman Ricker-Scannell: We'll move the handicap spot down closer and move the ramp.

Mr. Morelli: Makes sense. Mr. Calder?

Mr. Calder: Yeah. Just along with Clark said, I just want to hit on that a little bit. That thing you've got stuck out in the middle, that's supposed to be some kind of an ornament, whatever. Well, yeah.

Is that what he's talking about moving? Because that's not going to make any money. I mean, any ideas?

Mr. Morelli: Existing railroad type planter.

Mr. Calder: Successful.

Mr. Morelli: She thought, well, I'll just paint it and throw a tree in it. Well, we think by removing it, you gain a lot of room.

You gain a parking space. It's eight feet (8') by eight feet (8').

Mr. Calder: Even if it's one (1) more.

Chairman Ricker-Scannell: Peter just said not to back out into.

Mr. Comenzo: Well, I think you could have, like, landscaping or something in that corner. I just do not think you want parking all the way out into the intersection because then you are backing out and you're potentially creating a dangerous situation.

Chairman Ricker-Scannell: That's happening next door.

Mr. Comenzo: Yes. It's very bad. It would make it worse by having it on either corner.

Chairman Ricker-Scannell: Jasmine Thai has that problem.

Mr. Morelli: Really?

Chairman Ricker-Scannell: Yes. I've almost been killed getting my dinner.

Mr. Comenzo: Summer Street is not a dead-end street. It's busy. It's fairly busy. It's a collector for that neighborhood back there.

Mr. Morelli: I think we could squeeze two (2) more spaces in there. I really do. Remove the planter but keep the parking more towards the back and just rework that ramp.

Page - 58 -

Mr. Comenzo: Yes.

Chairman Ricker-Scannell: Yeah. I have every confidence in your abilities.

Mr. Morelli: Thank you.

Chairman Ricker-Scannell: All right. Anybody else have anything else?

Mr. Valiquette: I just got one (1) question. I'm kind of just interested on the plan itself. I don't see kind of, like, how you kind of have drawn in here where the outdoor seating is. It almost looks like there's a wall between the neighbor.

Mr. Morelli: Yeah.

Mr. Valiquette: Take some liberties.

Mr. Morelli: Yeah. That's not supposed to be there.

Mr. Valiquette: Okay. Understood.

Mr. Morelli: It could be. I mean, we could do a lattice.

Chairman Ricker-Scannell: A lattice would be nice.

Mr. Morelli: Arbor of some sort just to give a little bit of privacy.

Mr. Valiquette: Some type of decoration.

Mr. Morelli: I mean, I think that was his intent.

Mr. Valiquette: Got it.

Mr. Morelli: But I'm not sure if the owner thought that way.

Mr. Valiquette: Got it. Yeah. I didn't know if that was intended to be, like, built up as, like, a permanent wall.

Mr. Morelli: It wasn't. Well, with the exception of all but the person who drew it, it wasn't intended to be that.

Mr. Valiquette: Got it.

Mr. Morelli: Yeah.

Mr. Valiquette: Got it. The only other thing that I might suggest for parking, I mean, you could even do spaces that are parallel as opposed to, you know, pulling in along the side there. Is that Sandra Avenue?

Mr. Morelli: Summer Avenue.

Mr. Valiquette: Summer Street. I mean, yeah. I mean, I don't know if parallel spaces would work better.

You kind of get rid of some of the backing out issue if the spaces are parallel. That might be something to consider. That's all.

Mr. Morelli: We have multiple points of entry with stairs, which we don't need that many. Yeah. I just thought, you know, we have people to come out the front.

We have people come out the front. We have people come out the back. We don't need that many sets of stairs.

Mr. Valiquette: And you have so much nice green space in the rear that I'm not quite sure the small planter in the front necessarily adds value. And it's possible it could be more valuable as a parking space.

Mr. Morelli: I agree.

Chairman Ricker-Scannell: But we really can't. I get it. But based on listening to what Peter is saying.

It's too close to the corner. You can't be parking where that planter is.

Mr. Comenzo: That's right.

Chairman Ricker-Scannell: It's going to be another fugazi. And we're not going to, you know, you can't be backing out there.

Mr. Morelli: That's a quality thing to put out in front of a building. But it certainly may be an access factor to this. We can certainly relocate the ramp to another location.

Chairman Ricker-Scannell: Why don't you put the parking spot for the handicap where the grassy area is, make the grassy area a little bit shorter, and put the ramp right up front. Great minds.

Mr. Morelli: And that will get us two (2) more.

So, we knew we weren't going to approve tonight because it's just a sketch. So, we welcome all the comments. So, we said let's just see what the comments are before we go back to the drawing board.

And I think next time you'll be wowed.

Chairman Ricker-Scannell: All right. Well, I would entertain a motion for this Planning Commission to declare a lead agency.

Mr. Collins: I'll make that motion.

Mrs. Ciampino: I'll second.

Chairman Ricker-Scannell: Thank you, Mr. Collins. Thank you, Mrs. Ciampino. Jamie, 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: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. Fantastic. We'll see you next time.

We're looking forward to it. If you have any questions between now and then, reach out to DPW. And, you know, they're a great resource.

These guys have been doing this, you know, for forever. So, they'll come out and take a look at things if they haven't already and give you some of their expert opinions.

Mr. Morelli: I'd be more than happy to do that.

Chairman Ricker-Scannell: Yeah. Set it up with Peter. I'm sure he'd love it.

Mr. Morelli: You like your chicken, right?

Mr. Comenzo: I like to get out of the office. I got to get in there quick before it gets too much colder.

Mr. Morelli: Thank you, Board.

Page - 61 -

**Moonwattie Lakeraj
2735 Broadway**

Chairman Ricker-Scannell: Thank you very much. Have a great night.

Mr. Morelli: You too.



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 PC47-2025

Moved by Mr. Collins seconded by Mrs. Ciampino
Applicant: Moonwattie Lakeraj (Owner)

Applicant: Moonwattie Lakeraj (Owner)

Project Location: 2735 Broadway
Rotterdam, NY

Tax Number or Numbers: 48.15-11-4

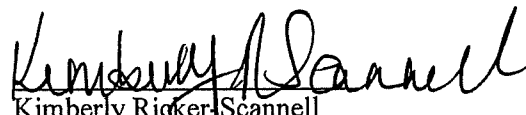
Proposed Project: Site Plan review to allow the conversion of former audio store, ±1,334 square feet, into a restaurant on a ±0.15-acre parcel. Architect: SRG Architects.

WHEREAS, 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, August 19, 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

5. Town of Rotterdam – Battery Energy Storage Systems. Report and Recommendation to the Town Board to amend Chapter 270 to include code on Battery Energy Storage Systems (BESS).

Chairman Ricker-Scannell: All right. Next up, Battery Energy Storage Systems.

We have been asked for a report and recommendation by the Town Board. We've had an opportunity to reveal the final draft. We've also had an opportunity, hopefully those of us that just look at our e-mail all day long, there was some information that came from NYSERDA.

There was also some information that came from a battery energy storage system company that is interested in coming to the Town. With their comments, I think that might be the NYSERDA project, but I'm not 100% sure. And we also just received new guidance yesterday from the EPA in the form of a community toolkit that I sent out literally at the 11th hour today.

So, I'm sure a lot of us have not had an opportunity to review that just yet. So, I will open up the floor. Mrs. Ciampino, questions, comments, concerns, suggestions?

Mrs. Ciampino: You had to start with me?

Chairman Ricker-Scannell: I like to jump around.

Mrs. Ciampino: I guess the one (1) thing that I was just concerned about, and I know that it is addressed, is to make sure that there's no loopholes for battery to be built near a school district.

I just want to make sure that that's not in anything that's finalized.

Chairman Ricker-Scannell: So, I think based on where they are allowed, I don't believe that there are any schools. But we can certainly add that to our considerations.

Possibly adding that language?

Mrs. Ciampino: Yeah, because I feel like there's always some way to find a loophole, and I just want that language in there.

Chairman Ricker-Scannell: Okay. Mr. Calder.

Mr. Calder: Okay, you're right. There's a lot of information that came through from yourself and also from Peter. I don't know if it's – I know we had some time to look at this stuff from the last meeting, but I personally think it's – you may not agree with me, and I'm sure you will, but I personally think that we should hopefully have everything that we can study now all in one time, so we can – so something else doesn't turn up tomorrow.

I'd like to see us table this thing, truthfully, until the next meeting. And I do think when we've got important projects like this, I'd like to – I know people work. I work myself, but I'd like to see people – I'd like to see us here a little earlier maybe.

**Town of Rotterdam
Battery Energy Storage Systems**

I know you're talking about a half hour, but that would mean a lot. We're getting – everything tonight was important, pretty much.

Chairman Ricker-Scannell: You're right.

Mr. Calder: And it's – to give it the proper attention, I would like to see this tabled. I really would. I know it's – you probably don't want to do it because it's been around for a while, but ...

Chairman Ricker-Scannell: So, I have – obviously anything that anyone here wants to suggest something, I will, of course, entertain a motion, and I would entertain that as a motion, and I would entertain a second.

I don't think it's a bad idea. I think it's a lot of information. I think if we choose to table something, I think we should come up with a clear plan when we will be able to attack it.

Do we want assistance from any outside sources, such as the Energy Advisory Committee? Do we – I know we had them – we had a couple of the guys were here. The firefighter Cal Rugg was here.

J.D. Claremont was here. Jan Brudos was here. Do you want them back?

Do you want to try to set – as long as we publish something, my understanding, Attorney Valiquette and Peter, if we publish that we're meeting with the public, we can meet, yes?

Mr. Valiquette: Yeah, I mean, as long as it's an open meeting and the public is allowed to attend, yeah, I don't have any issue with that.

Mr. Calder: You know, Kim, I literally got the last bit of information on my way over here.

I understand. And it's – everybody's trying to help, and I can appreciate it because it's an important subject. But to be fair, yeah, I'd like to make that a motion.

Chairman Ricker-Scannell: Okay.

Mr. Calder: And a motion. If somebody wants a second, it's great.

I'll take a second. And I'll stay here. I agree.

Mrs. Ciampino: Can we just see if anyone else has other comments?

Mr. Valiquette: Yeah, if there are other comments before we table.

Chairman Ricker-Scannell: Well, yeah, and I'd like to set up a plan moving forward.

When we – so, Mr. Signore, do you have any comments, questions, concerns?

Mr. Signore: I'm in full agreement with Wayne. Okay.

Page - 64 -

**Town of Rotterdam
Battery Energy Storage Systems**

Even from a safety aspect and people having to deal with a fire.

Chairman Ricker-Scannell: Right, right. There's a lot of things to look at.

Yeah, there is a lot. Mr. Collins?

Mr. Collins: If we want to adjourn it, I mean, whatever, I'll leave my comments for the next quorum.

Chairman Ricker-Scannell: Okay. Would you find it beneficial for us to be able to maybe find dedicated time outside of our regular meeting, if it was something, or to come earlier? Do you have any thoughts?

Does anybody have any thoughts? I want to make this as palatable to everyone as possible.

Mr. Calder: I think that's a good idea.

Chairman Ricker-Scannell: Okay.

Mr. Calder: I mean, it's, like I said, a lot of people work full – time. I only work part-time, but a lot of people work full-time. I know that may be hard for them, but we need the time for this. This is important.

Mr. Signore: Public notice, and we start, like, at 7 or even 6.30 when we go over our agenda and stuff, and then we can have some of the people that you mentioned that worked on it. Okay. At 6.30 some meeting instead of 7?

Chairman Ricker-Scannell: We also have to remember that we are possibly going to be meeting with Ron Treer.

Mr. Valiquette: For Whispering Pines.

Chairman Ricker-Scannell: For Whispering Pines.

Mr. Collins: I don't really think I have – I mean, everybody basically knows my view, but I think if you're going to have a meeting with all those people, you can't cram it all down in half an hour.

Unknown: I don't agree.

Mr. Collins: It's just not – to me, not feasible.

Well, if you're going to have a fireman come and everybody else and everybody has an opinion. The last time we had it, we had it here with a bunch of tables. We were here well over an hour.

So, I don't think – if somebody really has a lot of questions, like if Joe has a lot of questions and Wayne, you're not going to get them all in in half an hour because we still have our agenda. You know what I mean?

Mr. Calder: That's what I mean. I know.

Page - 65 -

**Town of Rotterdam
Battery Energy Storage Systems**

Mr. Collins: I mean, I can get here. It doesn't matter to me. It's too important to rush into something like this. I don't think a half hour is feasible.

Mr. Signore: Well, I just picked that at random. It could be an hour or whatever.

Mr. Collins: No, I don't have a problem. I'm just saying.

Mr. Signore: We can do one (1) meeting in September for this and one (1) for Whispering Pines.

Maybe do this on the first meeting in September.

Chairman Ricker-Scannell: No. Whispering Pines, I think the first meeting, we would probably try to meet with Ron Treer at the first meeting and then Whispering Pines would be on the agenda at the second meeting. Does anyone have any opinions about adding a Tuesday?

Mr. Signore: What about adding an hour?

Chairman Ricker-Scannell: Or adding an hour? I mean, I'm open to suggestions.

Mr. Signore: We generally start at 7, correct?

Chairman Ricker-Scannell: Yes.

Mr. Signore: Why not start at 6? And that hour can be dedicated to this.

Mr. Calder: Can people that are working out of town get here?

Chairman Ricker-Scannell: Yes. I mean, I left work two (2) hours early today just so I could make sure I was up to speed.

Mr. Calder: I'm sure you did.

Chairman Ricker-Scannell: I'll do it again.

Mr. Calder: Okay. If you can do it, I'd get in trouble.

Mr. Signore: The first meeting in September, we'll be here at 6? Would that give you enough time to notify the public?

Mr. Valiquette: Wouldn't it be the second meeting in September? If the first meeting in September is going to be Whispering Pines, it would be the second meeting in September. We would be here for 6.

Mr. Signore: Okay. I thought Whispering Pines was going to be the second meeting.

Mr. Calder: So did I.

**Town of Rotterdam
Battery Energy Storage Systems**

Chairman Ricker-Scannell: So Whispering Pines is going to be on our actual agenda, like when we're sitting up here, for the second meeting.

Mr. Calder: Oh, second.

Mr. Valiquette: Yeah, the second.

Chairman Ricker-Scannell: For the second meeting. But the first meeting, the workshop portion, we're going to have Ryan.

Mr. Calder: Oh, okay.

Chairman Ricker-Scannell: And do you guys – all right.

Mr. Valiquette: So, both September meetings would have some type of early workshop meeting.

Chairman Ricker-Scannell: Yes.

Mr. Valiquette: One would be early workshop, Whispering Pines, with the intent to do final at the second on the actual agenda.

Mr. Collins: Didn't you say the first meeting wasn't enough time to do Whispering Pines?

Chairman Ricker-Scannell: Not for the workshop portion.

But for the final site plan review portion, it'll be on for the second. So, we'll meet back there and not vote on anything for Whispering Pines at the first meeting in September. And then we'll sit up here and vote on something for Whispering Pines at the second September meeting.

Mr. Calder: That would work.

Chairman Ricker-Scannell: Okay. So, are we still meeting – when we meet for Whispering Pines, do we want to add time to that meeting as well?

Mr. Calder: That's the second meeting. No, the first. The first meeting is the workshop, I thought.

Chairman Ricker-Scannell: Do we think that if we meet for Whispering Pines purposes to talk to our TDE, do you think that we should start at – I don't think we need a full hour like we do for battery. But how about we do – do you want to start at 6:30 that night?

Mr. Calder: Whatever you decide.

Chairman Ricker-Scannell: All right. So, let's do 6:30 for the first September meeting, and let's do 6 o'clock for the second September meeting.

**Town of Rotterdam
Battery Energy Storage Systems**

Mr. Calder: 6:30 for the first one, the meeting. Okay.

Chairman Ricker-Scannell: And for the second September meeting, I mean, we can talk about it now. Six (6) o'clock, yeah.

Mr. Comenzo: Yeah, so September 2nd is 6:30?

Mr. Calder: Because we're done now with the summer schedule, correct?

Mr. Comenzo: Yeah. September 16th is 6:30, 6 p.m.

Mr. Calder: Yeah, second meeting.

Mr. Comenzo: And I won't be here on the 16th. I'm out of town.

Mr. Calder: You can't go out of town.

Chairman Ricker-Scannell: So, I know Clark had mentioned, you know, that we would need the extra time, and I agree with him. And it's not so much – you know, I'm not going to invite people who are on the Energy Committee to be here to give us necessarily their opinion, but if we have questions about things, who would you like to be here to answer the questions, Clark?

Mr. Collins: I don't think I should decide that, because I am – listen, I'll be honest with you, everybody knows my opinion on solar and everything else, and I talk to people about it all the time, it's risk and reward.

I feel – I strongly believe this, that you're hindering the tax base for Schalmont School, because if they were to get a couple hundred thousand dollars for their school, they're not adding a piece of paper, they're not buying a pencil, they're not adding students, it goes to the bottom line to help offset taxes. So, I'm very – I don't want to say I'm set in my way.

Chairman Ricker-Scannell: Well, maybe we should have the assessor come as well, because there is new methodology that's being used.

Mr. Collins: Well, that's a good idea.

Chairman Ricker-Scannell: So maybe we could ask the assessor to be here.

Mr. Collins: That's a good idea, to answer my question, because that's – and people talk about that on almost every project, risk and reward.

Is the risk worth taking for the reward, tax base-wise, or not? And that's where I come from, that's where I've been for the last 10, 12 years I've been on the Board. If it's going to benefit the residents' low-end taxes, then sometimes you have to say, well, it's a 10% risk versus 90%.

**Town of Rotterdam
Battery Energy Storage Systems**

Chairman Ricker-Scannell: How's it going to lower taxes?

Mr. Collins: Because if they pay more taxes on school, in cases like this, it's like apartment buildings, you raise the taxes, but they're sending kids there, they've got to buy pencils, they've got to buy books, transportation. Where a solar farm or whatever, if they pay taxes, they're not increasing expenses at the school.

Chairman Ricker-Scannell: Clark, you do understand there's a difference between a utility-scale solar place and battery energy storage.

Mr. Collins: Really, Kim, I really don't want to debate it with you. Just have the assessor come and he can answer my questions.

Chairman Ricker-Scannell: Right, and, Clark, that would be fine. But, again, if you're going to throw out information with no basis, I think I have a right to ask a question.

Mr. Collins: I'm not throwing out information, I'm giving you, my opinion.

I've been on this Board for a long time with taxes. I'm not here to debate it with you, Kim, and I'm not going to – So, okay, then we'll ask a comptroller to be here. We'll ask someone who can explain the new methodologies.

That's fine with me.

Chairman Ricker-Scannell: So that we can understand risk and reward.

Mr. Collins: But I'm not going to get into a debate with you.

Chairman Ricker-Scannell: So, other people besides Clark, would you benefit from having anyone other than a comptroller here that you could ask technical questions of? And, if so, who would that be?

Mr. Calder: I'd like to see someone from the advisory committee.

Chairman Ricker-Scannell: Right. Okay, very good. And we'll arrange for that.

Mr. Calder: Kim, I think –

Mr. Signore: Because they're firemen and stuff and they know all the three (3) phases.

Mr. Calder: These people have been studying it for a year.

Mr. Signore: Yeah, they're going to be the first line in putting any problem up.

Mr. Valiquette: I think specifically one (1) of the issues that I know Peter and I have kind of been – one (1) of the points that we've been dealing with for the solar code and trying to figure out the workability for that is kind of dealing with various kind of area requirements, whether it's screening setbacks, whether

**Town of Rotterdam
Battery Energy Storage Systems**

its notices in a certain radius, things like that. So, whoever on the Energy Advisory Committee kind of really created that as kind of their brainchild, it would be helpful to have that person so that they can kind of provide, hey, here's why we have this and give us kind of some information mostly about that.

Chairman Ricker-Scannell: Like the rationale.

Mr. Valiquette: Yeah, I think that would be helpful for us because I know we're trying to deal with not necessarily how to get around those requirements, but like, well, if there are 10,000 people in a one-mile radius of this thing, that could potentially hamper development, even if the site is ripe for this type of development.

Chairman Ricker-Scannell: Right.

Mr. Valiquette: Just from a cost type of standpoint. So, I think that it would be helpful to have somebody who either wrote those or who kind of came up with them. Like, where did they come up with those? Help us out.

Chairman Ricker-Scannell: So, Cal Rugg – I'm going to hopefully – Cal will be able to be with us. Cal Rugg did a lot of the research for that, so we'll see if he can be here.

Mr. Valiquette: Yeah. Okay.

Chairman Ricker-Scannell: And Dan Brudos is a firefighter. He's actually – I think he was on the Planning Commission. Was he the Chairman, Peter?

Mr. Comenzo: No, he was a member.

Chairman Ricker-Scannell: He was a member, okay.

Mr. Comenzo: About 15 years ago.

Mr. Valiquette: But I think that that would be helpful just to get an idea of, okay, well, give us a why. That's all. Right. So, I think that would help.

Chairman Ricker-Scannell: And then Bruce Bonacquist. I can see if Bruce can be here, because Bruce is a numbers guy, and he – I am, like, not a numbers person.

But he understands that the new methodologies that are being used – he actually did a little presentation. It was something that I actually brought to Ray Gillen's attention. It was passed in the budget, and nobody really knew that when it happened.

But there is new methodology, and it does impact how we are able to put together our pilot programs, and it's not favorable to communities. I mean, I also think it's important that we do take a look at the federal guidance now as well from the EPA. There's new – as if we don't have enough to read, there's also new fire code.

**Town of Rotterdam
Battery Energy Storage Systems**

NYSERDA has new fire code coming out in January. So, that's something to take into consideration.

Mr. Calder: How is that going to affect the advisory committee now?

Because they've already done their study, and they turned down a report to us. Well, this is subject to change going forward. This is all new.

Chairman Ricker-Scannell: Yeah.

Mr. Signore: I mean, I think we've got to have something in place that addresses the present. But this would have to be subject to change going forward, because none of us have a crystal ball as to where these battery systems are going to go in the future.

Mr. Calder: And next year, is there going to be another change? Is there going to be more and more?

Mr. Signore: Absolutely. So, you've got to have like a baseline.

Mr. Miglucci: Well, there is actual baseline established. There are three (3) different types of sizes of the BESS.

Mr. Calder: Yeah, but the way they handle the fire, the way they handle the problem, that's changing all the time.

Mr. Miglucci: Exactly. But, I mean, if you're in a BESS area where there's no municipal water, you're talking Plotter Kill Fire Department only has a 3,000-gallon tanker. If you have a runaway with this lithium, it's going to take hundreds of thousands of gallons.

Mr. Calder: Yeah, but I wouldn't want a runaway on Burdeck Street compared to up on a hill somewhere.

Mr. Miglucci: Well, yeah, well, Burdeck Street's got municipal water.

Mr. Calder: Not as many people. Not that I want to put them in your neighborhood.

Chairman Ricker-Scannell: Oh, right. Oh, I'm not as worried about that as I am your water supply.

Mr. Calder: Well, what do you want to think about that?

Chairman Ricker-Scannell: Well, they want to go on Gordon Road. They're behind the substation.

Mr. Calder: Right, I know.

Chairman Ricker-Scannell: And that's directly above our aquifer. I have a well. I'm not worried.

Mr. Calder: I'm just saying, you know, like that spot on Burdeck Street, when they first wanted to do that one there, that's a horrible spot.

Chairman Ricker-Scannell: Horrible?

Page - 71 -

**Town of Rotterdam
Battery Energy Storage Systems**

Mr. Calder: That's a dangerous, most dangerous spot.

Mr. Signore: A few hundred feet away from the Tennessee gas line for Christ's sake.

Mr. Calder: Well, not just that, but you've got thousands of gallons of gasoline in the storage next to it. I mean, the whole thing is a disaster being there.

Chairman Ricker-Scannell: Right. There's a lot to take into consideration. Many of our neighbors have prohibited battery energy storage. I believe that this Energy Advisory Committee, I cannot speak on their behalf, but I believe that they tried to come up with something that was restrictive enough to protect the residents and to protect the municipal water supply at all costs.

But still allow, in some situations, you could have it. But, again, to nobody's detriment.

And I know one of NYSERDA's questions you'll see is they thought that a \$300 million umbrella policy was too much money. And, actually, I do know how they came up with that number. It had to do with how much money it would cost to mitigate 30,000 people that don't have a water supply anymore.

It's the aquifer. And they looked into what they had to spend and Hoosick Falls.

Mr. Miglucci: In fact, the clerk's idea, when this is all over, what are we gaining from it?

What's the town getting?

Chairman Ricker-Scannell: That's a great question.

Mr. Miglucci: That's something we've got to consider, too.

Mr. Valiquette: And I think those are all kind of questions that we can ask of everybody who shows up on the second meeting at 6 o'clock. But I know at this point, if we have any additional people that we're looking to have, we can let Kim know. Otherwise, I think we have our motion.

Does anybody else have any additional items?

Chairman Ricker-Scannell: We have a motion. We have a second.

Mr. Calder: I have a vote, too.

Chairman Ricker-Scannell: Yep. Jamie, can you please call the roll? We're voting on to table it and to then we'll have another motion, I guess, for these two (2) meetings.

Ms. Marino: Mr. Collins?

Mr. Collins: Yes.

Ms. Marino: Mr. Calder?

Page - 72 -

**Town of Rotterdam
Battery Energy Storage Systems**

Mr. Calder: Yes.

Ms. Marino: Mr. Signore?

Mr. Signore: Yes.

Ms. Marino: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Marino: Mrs. Ciampino?

Mrs. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. Motion carried. All right.

I would entertain a motion that we ask our Town Planner to please advertise in the Gazette that we will be starting our September 2nd meeting at 6:30. And we will be starting our September 19th meeting...

Mr. Comenzo: September 16th

Chairman Ricker-Scannell: September 16th meeting at 6 o'clock p.m.

Mr. Calder: And we put the purpose in there, too, Kim?

Chairman Ricker-Scannell: The purpose at the first meeting is to, September 2nd, is to discuss Whispering Pines with our Town Designated Engineer, ask any questions, because we would like to be able to have them on our September 16th agenda for a final. And the second meeting would be the purpose of to discuss battery energy storage systems and to talk to anyone involved from the Energy Advisory Committee that could be here, as well as a comptroller.

Mr. Collins: I'll make that motion.

Mr. Comenzo: As far as the advertisement, right now, the way we do it, we have it on our website. The workshop starts at 7 and the meeting starts at 7:30. As far as putting the advertisement in the paper and modifying the schedule on both the town website as well as putting it in the paper, we are just going to advertise the public workshop starts at 6 or 6:30. There's not going to be a specific purpose.

Mr. Calder: Three (3) days in advance or something, if I remember right?

Mr. Comenzo: It's at least five (5). I will change the website, but we're just going to start the workshop early. For you folks, I guess you can be prepared to discuss those different items, but I don't know if you want to just pin it down exclusively to that because there may be some other discussions.

**Town of Rotterdam
Battery Energy Storage Systems**

Chairman Ricker-Scannell: Okay, that's good.

Mr. Comenzo: And then if we end early, you don't want to have to wait until 7 to start discussing the waivers and that type of thing.

We'll start the workshop portion of the meeting 6:30 on September 2nd and 6 o'clock on September 16th.

Chairman Ricker-Scannell: Perfect. So, we have a motion from Clark.

Mr. Miglucci: I'll second.

Chairman Ricker-Scannell: We have a second from Mr. Miglucci. Jamie, 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: Mrs. Ciampino?

Ms. Ciampino: Yes.

Ms. Marino: Chairman Ricker-Scannell?

Chairman Ricker-Scannell: Yes. Motion carried.

All right. I would also entertain a motion to adjourn.

Mr. Collins: I'll make that motion.

Mrs. Ciampino: I'll second.

Chairman Ricker-Scannell: All in favor.

All Responded: Aye.

Page - 74 -

**Town of Rotterdam
Battery Energy Storage Systems**

Meeting adjourned at 10:05pm

Next meeting scheduled for September 2, 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
Facsimile (518) 355-2725

Resolution Number PC 48-2025

Moved by Mr. Calder, Seconded by Mr. Signore

Applicant: Town of Rotterdam – Battery Energy Storage Systems

TABLED

Applicant: Town of Rotterdam – Battery Energy Storage Systems (BESS)
Project Location: Town Wide – Code Amendment
Proposed Project: Report and Recommendation to the Town Board to amend Chapter 270 to include code on Battery Energy Storage Systems (BESS).

WHEREAS, the Town Board of the Town of Rotterdam referred Battery Energy Storage Systems (BESS) for a Report and Recommendation on July 9, 2025; and,


WHEREAS, the proposed legislation was introduced at the regularly scheduled public meeting conducted by the Town of Rotterdam Planning Commission on July 15, 2025; and,

WHEREAS, on August 19, 2025 the Planning Commission determined that further deliberations should occur to review the document in its entirety to consider the above referenced Code Amendment; and,

WHEREAS, Mr. Calder made a motion to **TABLE** this project upon further review and Mr. Signore seconded the motion; and,

WHEREAS, the motion passed unanimously; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Planning Commission **TABLED** this project.


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman



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 PC 49-2025

Moved by Mr. Calder, Seconded by Mr. Signore
Applicant: Town of Rotterdam – Battery Energy Storage Systems

WHEREAS, on August 19, 2025 the Planning Commission deliberated on the potential to have the workshop portions of the next Two (2) Planning Commission meetings to begin earlier in order to discuss both Whispering Pines Phase 2 and the proposed Battery Energy Storage System (BESS) code at an open public meeting; and,

WHEREAS, Mr. Collins made a motion to **begin the September 2, 2025 workshop portion of the meeting to begin at 6:30pm to allow discussions on the proposed Whispering Pines Phase 2 project and the September 16, 2025 workshop portion of the meeting to begin at 6:00pm to allow discussions on the proposed BESS code** and Mr. Miglucci seconded the motion; and,

WHEREAS, the motion passed unanimously; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Planning Commission will conduct the next two (2) workshops at the above referenced times and directs the Town Senior Planner to advertise these meeting in both the newspaper and update the meeting notices on the Town's Website and any other appropriate locations.

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell
Planning Commission Chairman