

**Town of Rotterdam
Planning Commission
December 3, 2024**

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

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

Approval of the Summary of Minutes November 19, 2024

1. **Titan Valley Development Inc. – Arlene Street.** Sketch Site Plan to create up to 46 parking spaces on a ±0.47-acre parcel for additional parking for the Palazzo Ristorante located at 2780 Hamburg Street. Engineer: Hershberg & Hershberg.
2. **Mark & Deanna Nardini – 313 Old Mariaville Road, Mariaville Road & Old Mariaville Road.** Report and Recommendation to the Town Board on a Change of Zone from Agricultural (A-1) to General Business (B-2) for the potential construction of three (3) office/warehouse buildings. Engineer: ABD Engineers & Surveyors.
3. **JC Discount Wine and Liquor LLC – 2300 Curry Road.** Preliminary Site Plan review to allow the construction of a ±5,550 square foot retail liquor store with ±2,250 square foot mezzanine on a ±30,243 square foot lot. Engineer: Bohler Engineering.
4. **Hungry Hill Ventures LLC – 1002 Wedgewood Heights.** Conceptual Sketch Plan/Special Use Permit to construct a ±12,000 square foot warehouse/office with up to 2 tenants on a ±2.46-acre parcel. Engineer: ABD Engineers & Surveyors.

DPW Comments
December 3, 2024

1. **Titan Valley Development Inc. – Arlene Street.** Final Site Plan to create up to 46 parking spaces on a ±0.47-acre parcel for additional parking for the Palazzo Ristorante located at 2780 Hamburg Street. Engineer: Hershberg & Hershberg.
 1. Applicant has revised parking layout which incorporates existing parking, eliminates the additional curb cut onto Arlene, and provides better circulation.
 2. Prior to Chairman's signature, the final site plan shall be amended to include grading, fencing, and lighting details.
 3. Parking lot shall be paved/striped and landscaping installed no later than June 30, 2025.
 4. Prior to construction the applicant shall obtain permits from the Rotterdam Highway Department for access onto Arlene Street.

DPW Comments November 7, 2024

1. The Town Board approved the Change of Zone for this property from Single Family Residential to Retail Business (B-1) on October 9, 2024.
2. Existing angled parking needs to be reconfigured to transition better into new parking area. Pedestrians need to be considered.
3. A lighted pedestrian sidewalk and/or pathway should be provided from the new parking area to the restaurant.
4. Stormwater needs to be addressed. There are no catch basins proposed and parking lot is higher than the surrounding properties.
5. Consideration should be given to eliminate the second curb cut onto Arlene. Parking lot is awkwardly laid out and the proposed access isle on the northwest side of parking lot is a dead end.
6. Additional evergreen landscaping trees should be considered on the northwest side of property to further enhance the buffer between the parking lot and the adjoining residence.
7. Proposed light poles are a good height (10') however detailed specs need to be provided on Lithonia D-Series fixture. Additionally curbing, or landscaped island should be provided to these fixtures to prevent vehicle strikes. Lighting should be on a timer and lot not illuminated 24/7.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on October 9, 2024.

RECEIVED

JUL 25 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

PART III

**SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information**

Legal Owner's Name: Titan Valley Development Inc.

Mailing Address: 3 Laureldale Terrace

City: Loudonville State: NY Zip: 12211

Daytime Phone: 518-788-3113 Fax: _____

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Daniel R. Hershberg, PE & LS

Mailing Address: 18 Locust Street

City: Albany State: NY Zip: 12203

Daytime Phone: 518-459-3096 Fax: 518-459-5683

Project/Proposal Site Area (Acres or sq. ft.): 0.47+- acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.14-15-10.11

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.6 acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:
59.14-15-16.11

Street Address of Proposed Site (if any):

Arlene Street

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

vacant land adjacent to commercial use restaurant and apartment building

Existing Zoning Classification: R-1 ONE FAMILY RES. & B-1 GEN BUSINESS

School District: Mohonasen

Fire District: F.D. 3

Water Supply District 5

LEGAL INFORMATION

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

Arlene Street approximately 150' west of the intersection at Hamburg Street

Name of public road (s) providing access: Arlene Street

Width of property fronting on public road: 139'

- | | | | | |
|---|--------------------------|-----|-------------------------------------|----|
| I have attached a legal description of the proposed site: | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| I have attached a deed of the proposed site: | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| I have attached a lease agreement of the proposed site (if applicable): | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |

Purpose for the requested site plan approval (and special use permit if applicable):

allow the construction of an additional 46 parking for the adjacent restaurant, parking and circulation,

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

N/A

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

N/A

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

N/A

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

N/A

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

N/A

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: _____ Date: 7/17/2024

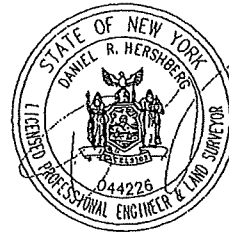
Address: 18 Locust Street, Albany NY 12203

Phone: 518-459-3096

FAX: 518-459-5683

License Number: 044226

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



PART IV

LEGAL OWNER SIGNATURE

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

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

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

Name: TITAN Valley DEVELOPMENT INC. Date: 2-25-24
Address: 3 LAURELDALE TER, LOUGHBOROUGH, NY
Zip: 12211 Phone: 518-788-3113

Signature of Applicant or Representative (handwritten signature)

Date: 7-25-24

Signature of Applicant or Representative

Date

Notary (For Part IV Above)

STATE OF NEW YORK ss: COUNTY OF SCHENECTADY

SUBSCRIBED AND SWORN to me this 25 day of July, 2024.

NOTARY SEAL

Notary Signature (handwritten signature)

DONNA LEVASSEUR Notary Public, State of New York Certified Schenectady County #01LE6388331 Commission Expires: 3-4-2027

Notary Public in and for the State of New York My appointment expires: 3-4-2027

PART V (To be completed by the Public Works Department)

Date Submitted: Staff: Total Fees: Receipt #: File #: Complete Application:



ITEM	PERCENTAGE	PERCENTAGE	PERCENTAGE
BUILDING AREA	5.7	0.00	0.00
PAVED AREA	0	0.00	0.00
OPEN AREA	12.91	0.00	0.00
TOTAL AREA	12.91	0.00	0.00

MAP REFERENCES
MAP REF. NEW HAMPSHIRE



- LEGEND**
- 1. UNIMPROVED ATTENTION OR ADDITION TO A STREET LANE OR SIDEWALK, EXCEPT WHERE SHOWN OTHERWISE, SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK.
 - 2. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 3. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 4. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 5. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 6. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 7. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 8. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 9. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 10. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 11. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 12. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 13. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 14. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 15. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 16. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 17. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 18. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 19. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.
 - 20. THE STREET LANE OR SIDEWALK SHALL BE CONSIDERED AS A STREET LANE OR SIDEWALK UNLESS OTHERWISE SHOWN OTHERWISE.



PAVEMENT DETAIL

1. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

2. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

3. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

4. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

5. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

6. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

7. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

8. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

9. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

10. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

11. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

12. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

13. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

14. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

15. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

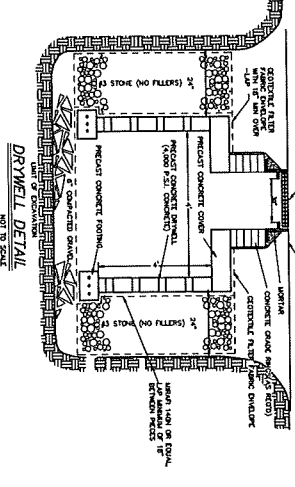
16. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

17. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

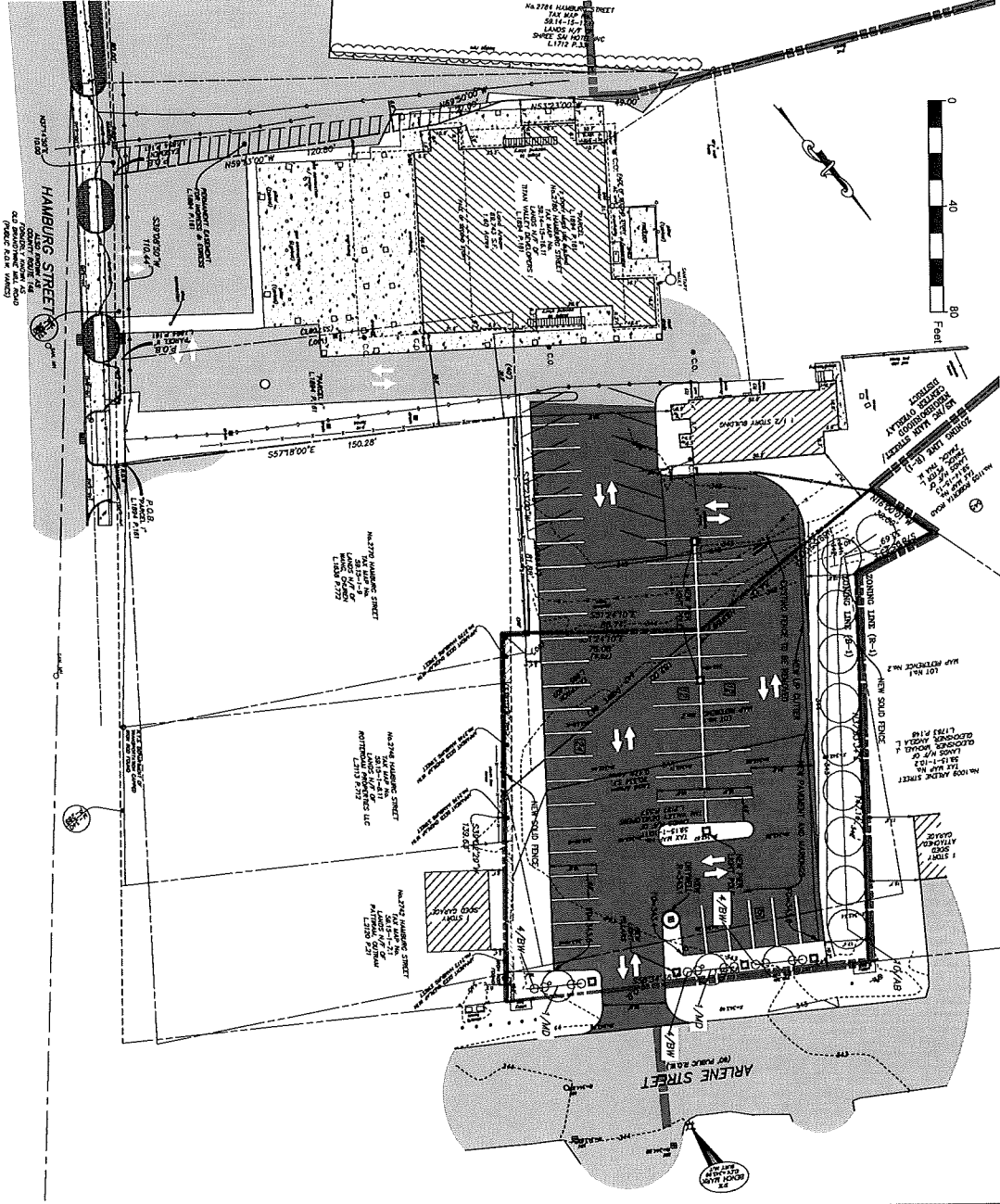
18. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

19. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.

20. ALL CONCRETE SHALL BE 4" THICK CONCRETE ON 4" THICK GRANULAR FILLER.



DRYWELL DETAIL



ITEM	DESCRIPTION	QTY	UNIT	COMMENTS
1	CONCRETE	100	CU YD	
2	GRAVEL	200	CU YD	
3	STONE	100	CU YD	
4	PAVING	100	CU YD	
5	OPEN	100	CU YD	
6	PAVING	100	CU YD	
7	OPEN	100	CU YD	
8	PAVING	100	CU YD	
9	OPEN	100	CU YD	
10	PAVING	100	CU YD	
11	OPEN	100	CU YD	
12	PAVING	100	CU YD	
13	OPEN	100	CU YD	
14	PAVING	100	CU YD	
15	OPEN	100	CU YD	
16	PAVING	100	CU YD	
17	OPEN	100	CU YD	
18	PAVING	100	CU YD	
19	OPEN	100	CU YD	
20	PAVING	100	CU YD	

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE

APPLICANT: BILLY VALLEY DEVELOPMENT, INC. 18 LOCAL STREET, ARLENY, NEW YORK 12003

DATE: 7/17/2024

SCALE: AS NOTED

PROJECT: SITE PLAN FOR EXTRA PARKING ON ARLENE STREET FOR NO. 2780 HAMBURG STREET TOWN OF ROTTERDAM, COUNTY OF SCHENECTADY, NEW YORK

1 OF 1

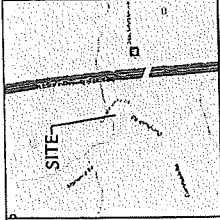
DPW Comments
December 3, 2024

2. **Mark & Deanna Nardini - 313 Old Mariaville Road, Mariaville Road & Old Mariaville Road.**
Report and Recommendation to the Town Board on a Change of Zone from Agricultural (A-1) to General Business (B-2) on a combined ±3.07 acres of property for the potential construction of three (3) office/warehouse buildings. Engineers: ABD Engineers & Surveyors.
 1. The Rotterdam Town Board referred this Change of Zone to the Rotterdam Planning Commission on November 13, 2024 for a report and recommendation.
 2. Change of Zone request was presented and discussed at the November 19, 2024 Planning Commission meeting. Planning Commission tabled voting on this project until the December 3, 2024 meeting and requested additional information from the applicant.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. The Town Board should establish lead agency.

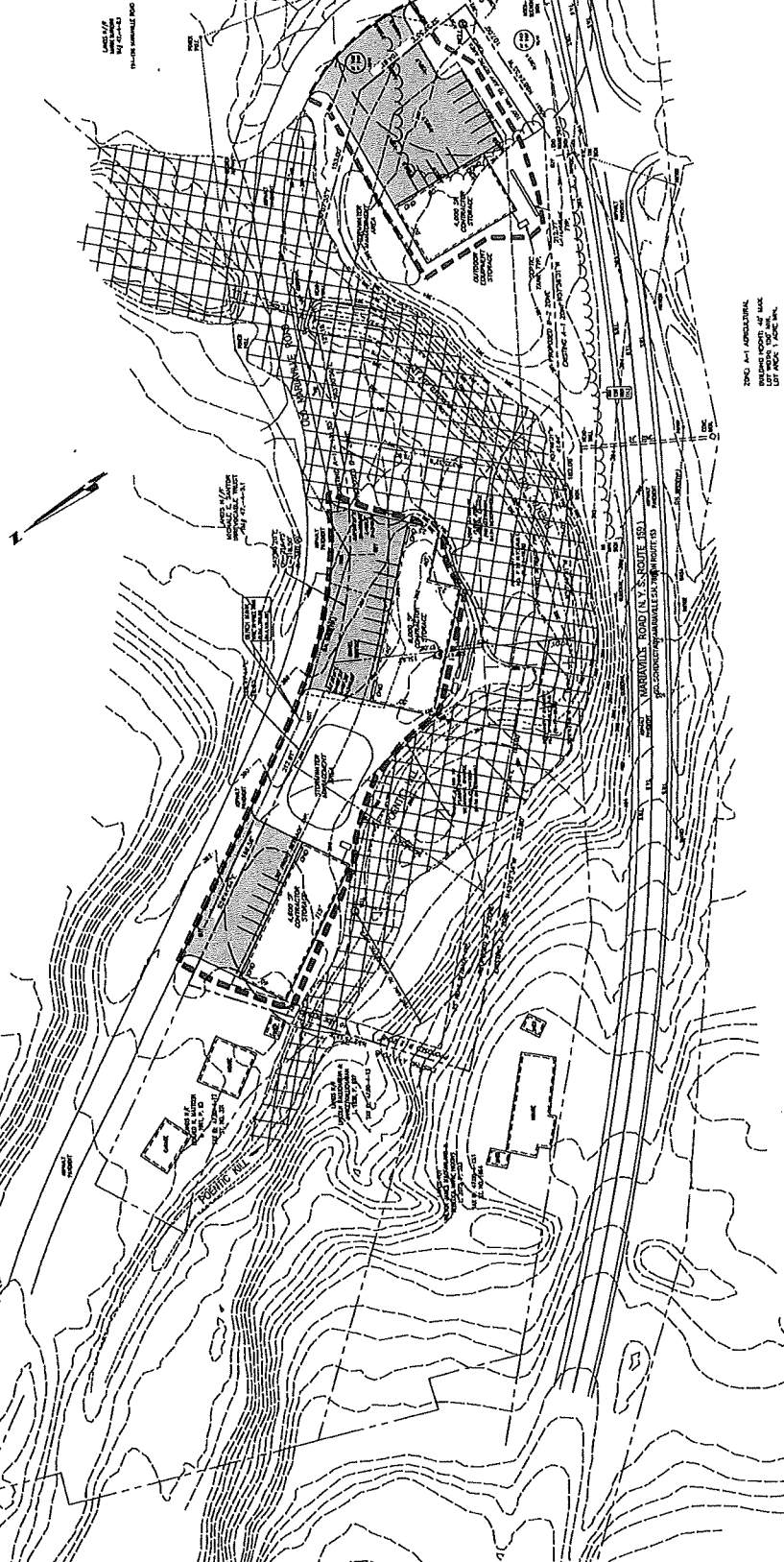
Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Fire District #6 (South Schenectady)



SITE LOCATION

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE IN FEET UNLESS OTHERWISE NOTED.
 2. THE PLANS SHOW ZONES FROM STRUCTURAL, ADVISORY AND ENVIRONMENTAL CONSIDERATIONS. THE ZONES ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF THE STRUCTURE. THE ZONES ARE APPROXIMATE LOCATIONS OF ZONES FROM THE DATA PROVIDED. THE ZONES ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF THE STRUCTURE. THE ZONES ARE APPROXIMATE LOCATIONS OF ZONES FROM THE DATA PROVIDED.



ZONE 1 - AGRICULTURAL
 DISTRICT NORTH OF MAIN
 DISTRICT SOUTH OF MAIN
 DISTRICT WEST OF MAIN
 DISTRICT EAST OF MAIN
 DISTRICT CENTER OF MAIN

ZONE 2 - GENERAL BUSINESS
 DISTRICT NORTH OF MAIN
 DISTRICT SOUTH OF MAIN
 DISTRICT WEST OF MAIN
 DISTRICT EAST OF MAIN
 DISTRICT CENTER OF MAIN

PLANNING REQUIREMENTS
 MINIMUM AND MAXIMUM HEIGHTS
 MINIMUM AND MAXIMUM SETBACKS
 MINIMUM AND MAXIMUM LOT COVERAGE
 MINIMUM AND MAXIMUM LOT AREA
 MINIMUM AND MAXIMUM LOT WIDTH

PROPOSED IMPROVEMENTS
 TO THE ZONE 1 - AGRICULTURAL
 DISTRICT NORTH OF MAIN
 DISTRICT SOUTH OF MAIN
 DISTRICT WEST OF MAIN
 DISTRICT EAST OF MAIN
 DISTRICT CENTER OF MAIN

SITE PLAN
MARDINI STORAGE BUILDINGS
OLD MARIANVILLE ROAD

TOWN OF MARIANVILLE STATE OF NEW YORK COUNTY OF FREDERICKSTOWN

ARD ENGINEERS SURVEYORS
 100 Main Street
 Marienville, NY 13126
 Tel: 518-385-4411
 Fax: 518-385-4412
 www.ardengineers.com

DATE: FEBRUARY 24, 2024 SCALE: 1" = 40'
 SHEET NO. 1 OF 1



RECEIVED

OCT 30 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

Application Fee \$1,000

Existing Zone Classification: A-1 Agricultural

Proposed Zone Classification: B-2 Business

PART II GENERAL INFORMATION

Legal Owner's Name: Mark & Deanna Nardini
Mailing Address: 596 Scotch Ridge Road
City: Schenectady State: NY Zip: 12306
Daytime Phone: 518-857-0781 E-mail: marknardini@icloud.com

If applicant is not the owner, include written owner authorization for the below-designated contact to serve as representative.

Owner's Designated Contact: Joseph J. Bianchine, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12306
Daytime Phone: 518-377-0315 E-mail: joe@abdeng.com

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

Assessor Tax Parcel No.(s) of Site: 47-4-8, 9, 10, & 11

Adjacent Parcels Owned or Controlled and Tax Map Parcel No: (Acres or sq. ft.) _____

194-6 Old Mariaville Road, TM# 47.-4-6.1, 1.55 acres

Street Address of Proposed Site (if any): To be determined

Describe Existing Use(s) on Proposed Site: (commercial vacant, residential, buildings, well, sewer drainfield, etc.)

Vacant with parking area and well.

School District: Schalmont

Fire District: South Schenectady

Water Supply: Rotterdam

LEGAL INFORMATION

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

North west corner of intersection of Mariaville Road and Old Mariaville Road

Name of Public Road(s) Providing Access: Old Mariaville Road

Width of Property Fronting on the Existing Public Road in Linear Feet: 1,326±

Does the Proposal Have Access to an Arterial or Planned Arterial? Yes No

Name(s) of Arterial Road(s): Mariaville Road (will not be used)

A legal description of the proposed site must be attached: Yes No

A copy of the assessor's map of the proposed site must be attached: Yes No

A copy of the most current deed(s) of the proposed site must be attached: Yes No

(All applications must contain a legal description that describes the exterior boundaries of the entire area to be rezoned. Please include the legal description for the entire area to be rezoned and also a copy of the assessor's map. A simple copy of the deed is not sufficient to process the change of zone request).

If you do not hold title to property, what is your interest in it? N/A owner

What factors support this rezone? (This may be provided on a separate sheet of paper if necessary)

Adjacent similar development by Nardini and in a B-2 zone. Site is not conducive to single family homes or agricultural uses because of location between two roads and the Poentic Kill flows through the site with a flood area and portions of the site have steep slopes.

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

UTILITIES

Proposed Source of Water:
 Individual Wells () Public System () Private Community System
() Other, please describe _____

Proposed Means of Sewage Disposal:
() Public Sewer () Dry Sewer () Community System
 Septic Tank & Leachfield () Other, please describe _____

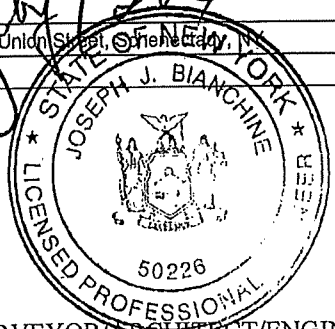
PART III

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: _____
Address: 411 Union Street, Oneonta, NY

Date: October 25, 2024
Phone: 518-377-0315
Zip: 12305



PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

LEGAL OWNER SIGNATURE

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

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

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

Name: Mark Nardini
Address: Scotch Ridge Road
Schenectady, NY

Date: October 3, 2024
Phone: 518-857-0781
Zip: 12306

Mark Nardini
Signature of applicant or representative

10/28/24
Date

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to before me this 28TH day of OCTOBER, 2024

NOTARY SEAL

[Signature]
Notary Signature

Notary Public in and for the State of New York
Residing at: SCHENECTADY COUNTY
My appointment expires: JULY 10, 2027

LOUIS J. GIAMMATTEO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G14953244
Qualified in Schenectady County
Commission Expires July 10, 2027

PLEASE AFFIX NOTARY SEAL HERE

DPW Comments
December 3, 2024

3. **JC Discount Wine and Liquor LLC – 2300 Curry Road.** Preliminary Site Plan review to allow the construction of a ±5,550 square foot retail liquor store with ±2,250 square foot mezzanine on a ±30,243 square foot lot. Engineer: Bohler Engineering.
 1. Applicant has revised the site plan layout to allow for a single curb cut onto both Curry and Fort Hunter Roads.
 2. A TDE has been retained to assist in the review of the project. Engineering comments will be forthcoming on the most recent submittal dated November 18, 2024.
 3. A variance to the front yard setback for Curry Road was granted on May 15, 2024. Add note to plan.
 4. Provide building elevations.
 5. Provide proposed signage. It appears that the applicant is looking to keep the existing former Cumberland Farms sign structure.
 6. Former Cumberland Farms convenience store building has been demolished and removed from the property. Existing Conditions/Demolition Plan should be updated to show current conditions including the removal of vegetation that was identified as to remain.
 7. Concrete should be extended to include the 7 spaces in front of the store.
 8. Proposed vinyl fence for dumpster enclosure and gates should be changed to Trex or other sturdier material similar to Dollar General.
 9. Landscaping plan lacks any landscaping other than grass. Trees/Shrubs should be proposed along easter property line that abuts residential properties.
 10. Applicant should consider “banking” the 4 proposed spaces on the western side of the property.
 11. Applicant should provide low bush landscaping or hardscape in and around the point area to enhance the aesthetics at this prominent intersection in Town.
 12. Applicant should provide bollards or the placement of boulders to protect the lighting fixture in the center of the parking area. This would also further discourage cut through traffic.

DPW Comments April 16, 2024

1. Gas tanks, canopy, and related equipment were removed from the site in August 2018.
2. The Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer to assist in the review of this project.
3. In addition to building demolition, the applicant should remove existing sign and lighting that was abandoned. Updated lighting and signage should be proposed with this redevelopment.
4. One or two of the proposed parking spaces along the building near the Curry Road entrance should be eliminated and replaced with curbing and additional greenspace. Vehicles backing out of these spaces will negatively impact the entryway from Curry Road.
5. Concrete should include the parking spaces along the building frontage. Additional bollards should be added to cover all the spaces for building/pedestrian protection.
6. A variance will be needed for the building setback along Curry Road.
7. Applicant should consider utilizing heavy duty composite material and bollards for dumpster enclosure.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on April 16, 2024.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Schenectady County Metroplex
Schenectady County Department of Public Works
Fire District #3
Mohonasen School District

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: J C Discount Wine and Liquor LLC, Harinder Chahal

Mailing Address: 1416 Curry Road

City: Schenectady State: NY Zip: 12306

Daytime Phone: _____ E-mail: nhchahal04@gmail.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Bohler Engineering and Landscaping Architecture NY, PLLC

Mailing Address: 17 Computer Drive West

City: Albany State: NY Zip: 12205

Daytime Phone: 518-438-9900 E-mail: cmlodzianowski@bohlereng.com

Project/Proposal Site Area (Acres or sq. ft.): .46 acres

Assessor Tax Parcel No.(s) of Proposal Site: Section 59.18, Block 2, Parcel 1

Adjacent Area Owned or Controlled (Acres or sq. ft.): .40 acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: Section 59.14, Block 9, Parcel 13

Street Address of Proposed Site (if any): 2300 Curry Road

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

Existing Zoning Classification: B-2 General Business District

School District: Mohonasen

Fire District: FD200-Fire District 2

Water Supply Public Water Supply

LEGAL INFORMATION

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

Approximately 3,300' North West of the round about intersection of Carmen Road and Hamburg Street.

Name of public road (s) providing access: Curry Road

Width of property fronting on public road: 260 feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

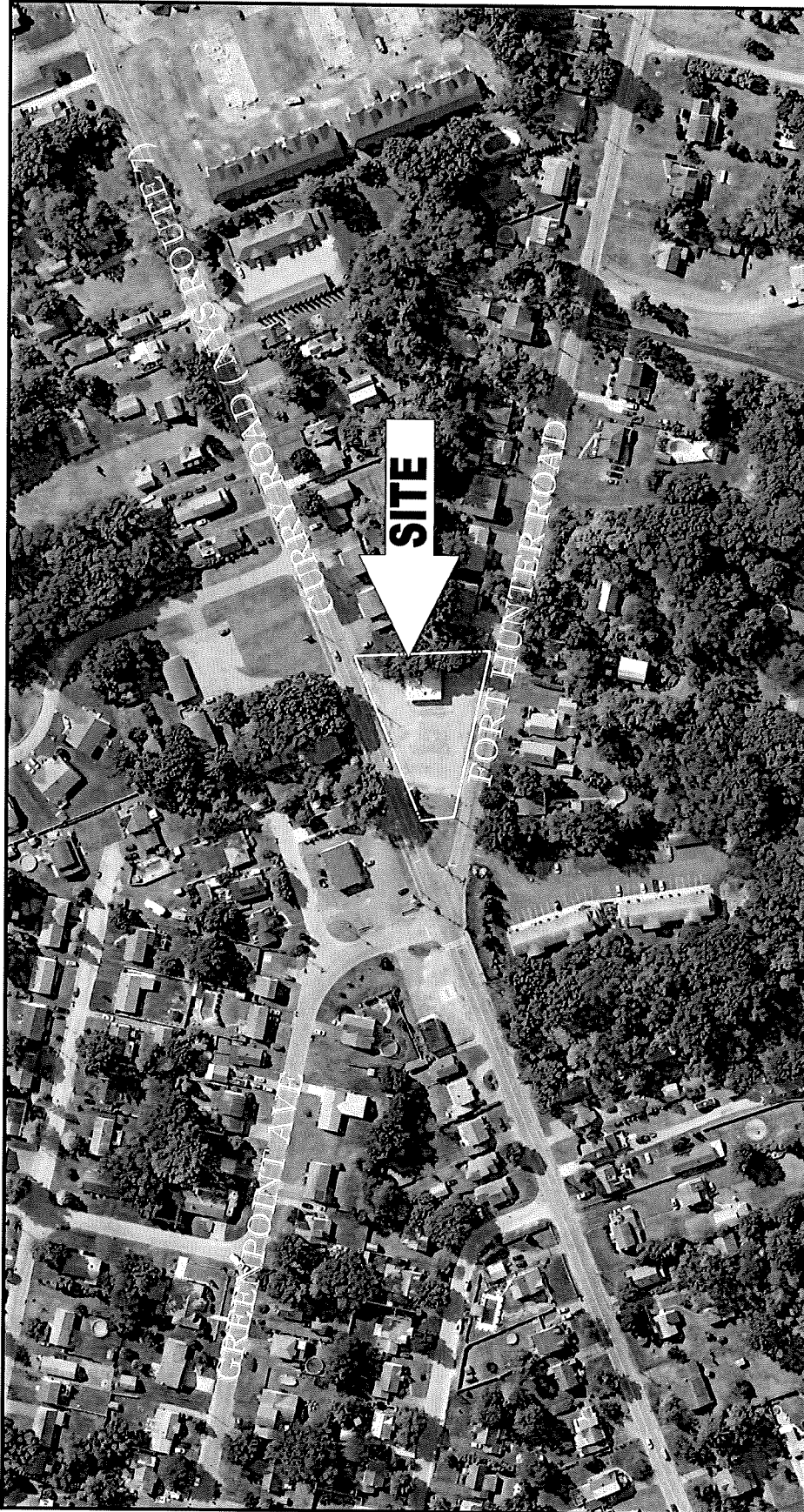
Purpose for the requested site plan approval (and special use permit if applicable):

Request site plan approval for a proposed retail store location within B-2 General Business Zoning District

Is the proposed use to be temporary or permanent? If temporary, please explain:

The proposed use is a permitted retail store.

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



**2300 CURRY ROAD
TOWN OF ROTTERDAM
SCHENECTADY COUNTY, NEW YORK**

PREPARED BY
BOHLER

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-0800
Fax: (518) 438-0800
www.bohlerengineering.com

Short Environmental Assessment Form

Part 1 - Project Information

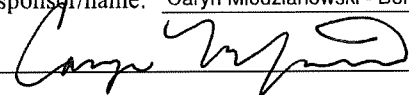
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information				
Name of Action or Project: Proposed 4,935 +/- square foot Retail Store				
Project Location (describe, and attach a location map): 2300 Curry Road				
Brief Description of Proposed Action: The proposed development consists of a retail store of approximately ±4,935 SF building footprint on a 0.69-acre parcel with associated car parking, utilities, landscaping, and lighting.				
Name of Applicant or Sponsor: JC Discount Wine and Liquor LLC, Harinder Chahal c/o Bohler Engineering		Telephone: (518) - 438-9900 E-Mail: cmlodzianowski@bohlereng.com		
Address: 17 Computer Drive West				
City/PO: Albany	State: NY	Zip Code: 12205		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Planning Commission, Building Department, NYSDOT, Town Water & Sewer, County Highway Dept.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.69 acres		
b. Total acreage to be physically disturbed?		0.60+/- acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.69 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Existing storm structures in the right-of-way. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Caryn Mlodzianowski - Bohler</u>		Date: <u>11/05/2024</u>
Signature: <u></u>		Title: <u>Project Manager</u>

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 4-30-24
Case No. R-12-24
Returned 5-16-24

RECEIVED

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

MAY 20 2024

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

TOWN OF ROTTERDAM
PUBLIC WORKS

(tel.) 386-2225
(fax) 382-5539

Received
Schenectady County

ACTION: Zoning Code/Law Amendment
 Zoning Map Amendment
 Subdivision Review
 Site Plan Review
 Special Permit
 Use Variance
 Area Variance
 Other (specify)

APR 30 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: May 21, 2024

SUBJECT: JC Discount Wine and Liquor LLC – 2300 Curry Road. Site Plan review to allow for the demolition of a ±2,016 square foot former Cumberland Farms Convenience Store and the construction of a ±2,250 square foot retail liquor store with ±2,250 square foot mezzanine on a ±30,243 square foot lot. Engineer: Bohler Engineering.

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - the boundary of any city, village or town;
 - the boundary of any existing or proposed County or State park or other recreation area;
 - the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338



Signature

Date: 4 23 24



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-12-24

Applicant JC Discount Wine & Liquor

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a .7 acre parcel (former Cumberland Farms), requesting site plan approval to demolish the existing structure and construct a 5,500 SF liquor store. Located on the southeasterly corner of the Curry Road (SR 7) and Fort Hunter Road (CR 71) intersection. Access is proposed to SR 7 and CR 71. Municipal water and individual septic is provided.

RECOMMENDATION

Receipt of zoning referral is acknowledged on April 30, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

*Approve of the proposal.

Defer to local consideration (No significant county-wide or inter-community impact)

Modify/Conditionally Approve. Conditions:

NYSDOT and County Department of Engineering and Public Works approval for highway access. The applicant should look at design alternatives that provide one access driveway onto Fort Hunter Road (CR 71). A longer "throat" should also be provided for the driveways. As proposed, cars will be backing right into the entrances creating potential conflicts with cars entering the site.

Advisory Note:

Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

5/13/24

Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

DPW Comments
December 3, 2024

- 4. Hungry Hill Ventures LLC – 1002 Wedgewood Heights.** Conceptual Sketch Plan/Special Use Permit to construct a ±12,000 square foot warehouse/office with up to 2 tenants on a ±2.46-acre parcel. Engineer: ABD Engineers & Surveyors.
1. Property was recently subdivided in July 2024 and designated as an equipment storage lot. Applicant is now requesting to locate a warehouse/office structure on the parcel.
 2. Proposed building and septic areas contain fill material. Applicant should conduct soil sampling and perc tests.
 3. Applicant to discuss with DPW and the Highway Superintendent the granting of easements to the Town for a turnaround and snow storage area for Wedgewood Heights.
 4. A variance will be required for the setback at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #2

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

PART III

RECEIVED

**SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information**

NOV 25 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Legal Owner's Name: Hungry Hill Ventures, LLC. (Michael Floccuzio)

Mailing Address: 250 Suits Road

City: Duanesburg State: NY Zip: 12053

Daytime Phone: 518-813-1864 E-mail: floccuzio88@gmail.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: John Hitchcock (ABD Engineers & Surveyors, LLP)

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: john@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 2.46 acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.5-8-8.111

Adjacent Area Owned or Controlled (Acres or sq. ft.): 5.3± AC

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 59.05-8-5.1, 5.3, 5.4, 16 & 59.05-7-13 - Consolidated
New Tax ID to be determined

Street Address of Proposed Site (if any): 1002 Wedgewood Heights

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
vacant Property previously used by Advantage Waste

Existing Zoning Classification: I-1

School District: Mohonsen

Fire District: #2

Water Supply Rotterdam

LEGAL INFORMATION

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

400 feet south of intersection of Wedgewood Heights & Consalus Ave

Name of public road (s) providing access: Wedgewood Heights

Width of property fronting on public road: 114±'

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable). *N/A*

Purpose for the requested site plan approval (and special use permit if applicable):

Construction of a 12,000 SF Warehouse/office building associated parking, utilities, and landscaping for two tenants.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

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

PARCEL DESCRIPTION
LANDS NOW OR FORMERLY OF
HUNGRY HILL VENTURES, LLC
LOT NO. 2
TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Rotterdam, County of Schenectady and State of New York, being **Lot No. 2** as shown on a plan titled "Lot Combination & Amendment Plan lands n/f Hungry Hill Ventures, LLC, 672 Consaulus Avenue & 1002 Wedgewood Heights", dated April 26, 2024, last revised July 23, 2024, as prepared by ABD Engineers & Surveyors LLP and to be filed in the Schenectady County Clerk's Office and being more particularly bounded and described as follows:

BEGINNING at an iron rod set in the division line between lands N/F Capital District Mechanical, LLC (1873/738) on the west and lands N/F Hungry Hill Ventures, LLC (back deed 2121/693) on the east, said point being the southwest corner of the Wedgewood Heights road boundary terminus; thence from said point of beginning along the southerly terminus of Wedgewood Heights North 72°33'00" East, 114.08 feet an iron rod set (said point being the southeast corner of the Wedgewood Heights road boundary terminus) and a point in the division line between Lot No. 2 on the west and Lot No. 1 (both lots as shown on the above referenced map) on the east; thence along said division line South 25°35'45" East, 216.81 feet an iron rod set in the division line between lands N/F CSX Transportation, Inc. on the south and the first aforementioned lands N/F Hungry Hill Ventures, LLC (back deed 2121/693) on the north; thence along said division line South 72°46'21" West, 701.06 feet to a point at its intersection with the centerline of Longate Kill; thence northerly along said centerline as it winds and turns (tie course of North 23°24'03" East, 281.72 feet) to a point in the division line between Lot No. 2 on the south and the aforementioned lands of Capital District Mechanical, LLC on the north; thence along said division line and along the southerly terminus of Taunton Street the following two (2) courses and distances:

- 1) North 87°55'00" East, 359.01 feet an iron rod set; thence
- 2) North 02°05'00" West, 97.43 feet to the point and place of beginning and containing 2.46 acres of land more or less.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

No, it is a light industrial zone and very similar to other uses in the area. Most recently the Town Planning Board approved the same 12,000 SF warehouse on the adjacent property on Consulas Ave.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

No, It is a light industrial zone and very similar to other uses in the area. Most recently the Town Planning Board approved the same 12,000 SF warehouse on the adjacent property on Consulas Ave.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

No, other properties have similar uses and are already developed.

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

Yes, all provided for on the enclosed proposed site plans.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Yes, ingress / egress is at the end of a dead end road with minimal traffic.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

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

I further swear or affirm that (I) (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: Michael Floccuzio

Date: 11/22/2024

Address: 250 Suits Road

Phone: 518-813-1864

Duanesburg, NY

Zip: 12053

+ Michael Floccuzio
*#1 Signature of Owner #1

11/22/24
Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 22nd day of November, 2024.

NOTARY SEAL
HEMWANTIE D. KOKIL
Notary Public, State of New York
Qualified in Schenectady County
Reg. # 01K0007560
Commission Expires 05/15/2027

Hemwantie D. Kokil
Notary Signature

Notary Public in and for the State of New York
My appointment expires: 5-15-2027

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

_____ Date

Notary
(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, Michael Floccuzio, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site Plan review / S.U.P application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 59.05-8-5.1, 5.3, 5.4, 16 & 59.05-7-13 - Consolidated, New Tax ID to be determined

I hereby grant John Hitchcock (ABD Engineers & Surveyors, LLP) and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): Michael Floccuzio

Date: 11/22/24

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 22nd day of November, 2024

NOTARY SEAL

Hemwantie D. Kokil
Notary Signature

HEMWANTIE D. KOKIL
Notary Public, State of New York
Qualified in Schenectady County
Reg. # 01KO0007560
Commission Expires 05/15/2027

Notary Public in and for the State of New York
Residing at: 315 State St, Schenectady NY 12305
My appointment expires: 5-15-2027

Short Environmental Assessment Form

Part 1 - Project Information

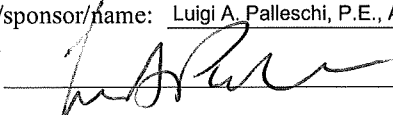
Instructions for Completing

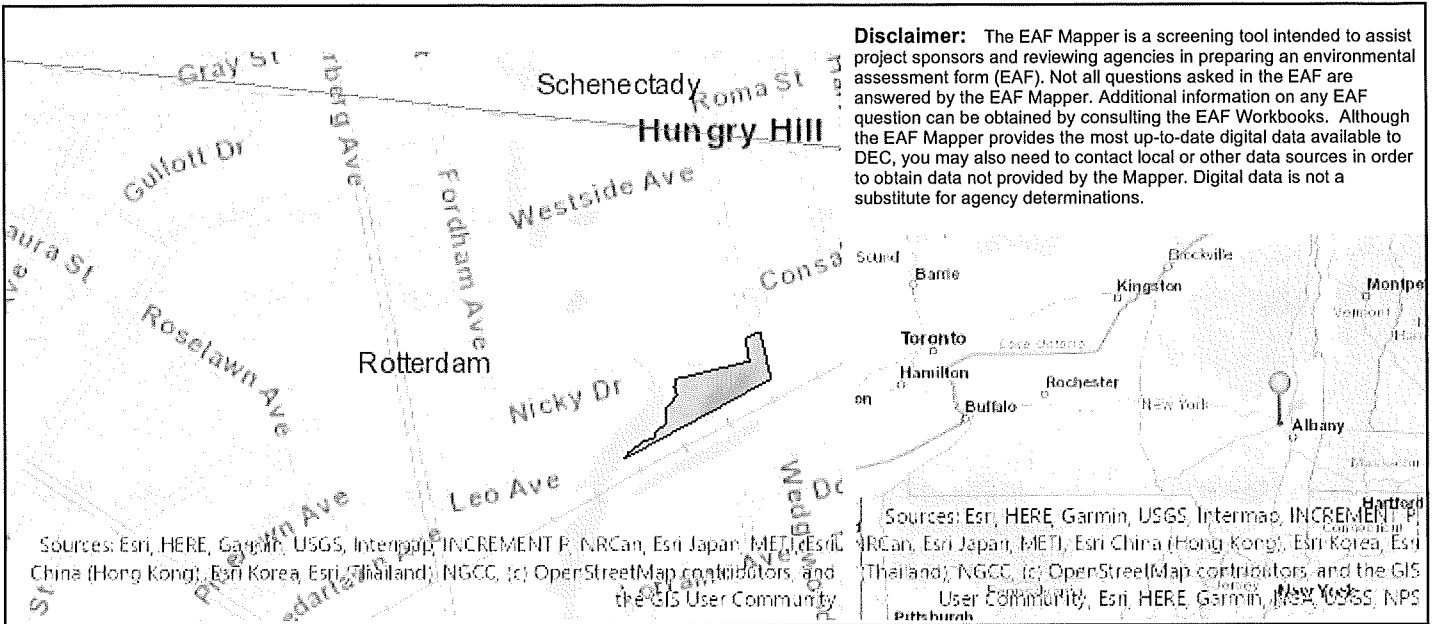
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Hungry Hill Ventures, LLC (Site Plan & Special Use Permit)			
Project Location (describe, and attach a location map): 1002 Wedgwood Heights			
Brief Description of Proposed Action: Addition of a 12,000 SF Warehouse at 1002 Wedgwood Heights with associated grading, drainage, utilities and landscaping.			
Name of Applicant or Sponsor: Hungry Hill Ventures, LLC		Telephone: 518-813-1864	
		E-Mail: floccuzio88@gmail.com	
Address: 250 Suits Rd			
City/PO: Duanesburgq		State: New York	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 2.46± acres	
b. Total acreage to be physically disturbed?		_____ 0.9± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.3± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): railroad			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ Former Town Brush Dump	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Adjoining property cleanup	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>11/22/2024</u> Signature: <u></u> Title: <u>Professional Engineer</u>		



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

