

**Town of Rotterdam
Planning Commission
April 15, 2025**

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

1. **Gillette Shows, Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from May 15, 2025 – May 26, 2025 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
2. **The Littles Play & Café – 1400 – 1428 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a child play center and café in existing tenant space, ±6,600 square feet, formerly portion of Crunch Fitness and Fashion Bug, on a ±21.2-acre parcel know as Hannaford Plaza.
3. **Ella Grace LLC – Randy Carney Member – 1570 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to operate a three (3) chair hair salon in existing ±900 square foot building, former Pace Analytical, on a ±14,864 square foot parcel.

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

Approval of the Summary of Minutes April 1, 2025

- 1 **Peek Burdeck Street, LLC – 32 Opus Boulevard.** Final Site Plan/Special Use Permit Public Hearing to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.
- 2 **RMB Mechanical Inc. – 1442 Fern Avenue.** Sketch Site Plan review to construct a ±9,600 square foot addition onto an existing ±7,280 square foot commercial building located on a ±4.65-acre parcel. Engineer: ABD Engineers LLC.

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

- 1 Gillette Shows, Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from May 15, 2025 – May 26, 2025 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
- 2 The Littles Play & Café – 1400 – 1428 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a child play center and café in existing tenant space, ±6,600 square feet, formerly portion of Crunch Fitness and Fashion Bug, on a ±21.2-acre parcel know as Hannaford Plaza.
- 3 Ella Grace LLC – Randy Carney Member – 1570 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to operate a three (3) chair hair salon in existing ±900 square foot building, former Pace Analytical, on a ±14,864 square foot parcel.

WAIVER OF SITE PLAN REVIEW

Date: April 15, 2025

PC2025-W20

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Gillette Shows
ADDRESS: Attn: Elizabeth Gillette
291 Pecks Road
Pittsfield, MA 01201

PROJECT ADDRESS: 93 W. Campbell Road (Via Port Rotterdam)

APPLICANT IDENTIFIED AS: Owner Lessee Contractor

REQUEST: The applicant requests a Waiver of Site Plan review to hold a carnival from May 15, 2025 – May 26, 2025 in parking Lot E (southern portion of former K-Mart lot) of ViaPort-Rotterdam.

Action Taken by Commission:

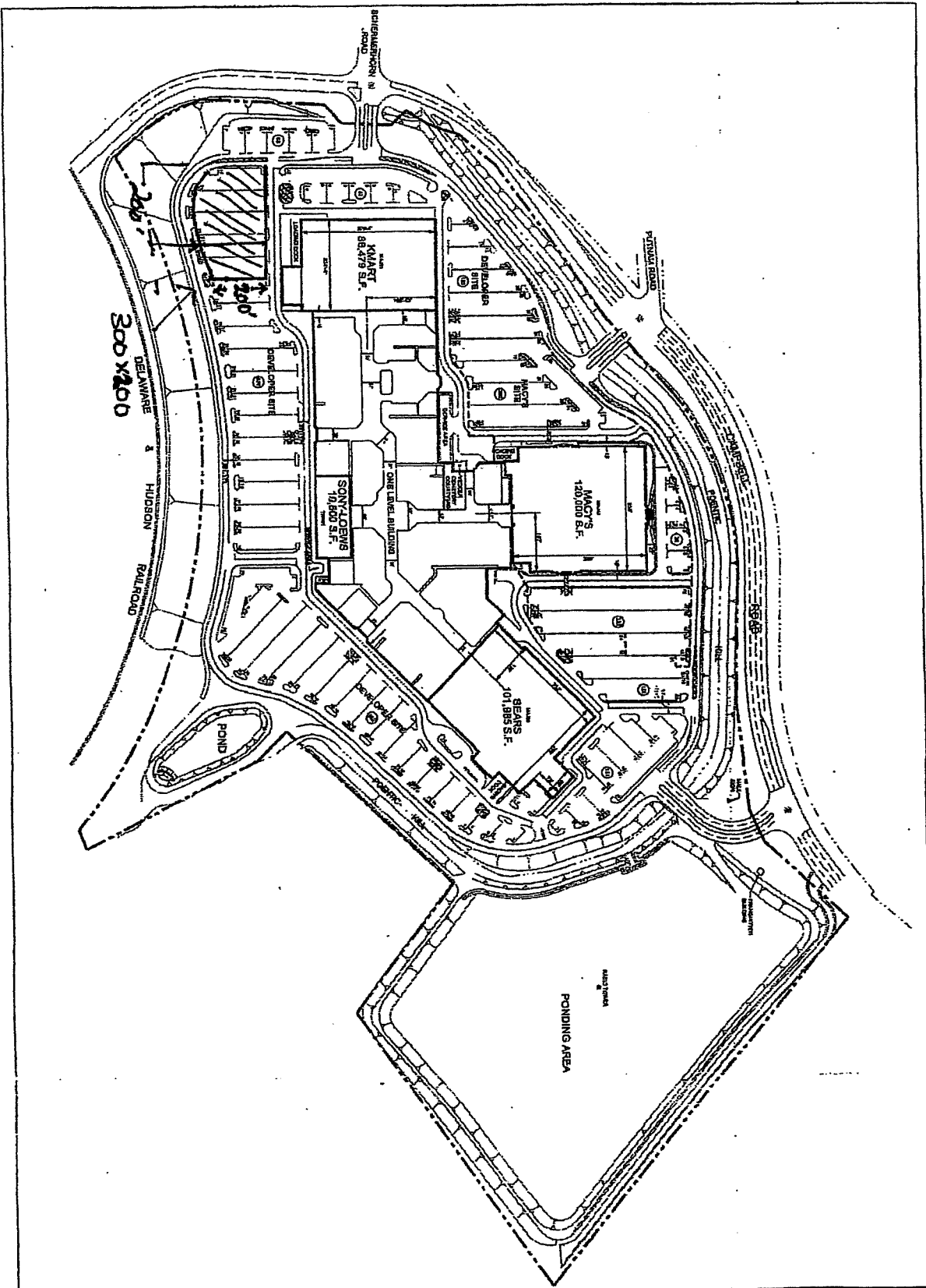
In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Compliance with all applicable state and county laws and regulations, including as applicable, Department of Labor safety inspection/approval requirements and Department of Health inspection/approval requirements.
3. 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.
4. Applicant shall be in compliance with Chapter 98 of the Town Code and receive a carnival permit from the Rotterdam Town Clerk prior to operation.
5. Applicant shall obtain a Mass Gathering Permit, prior to operation, if the expected customers to the site will exceed 1000 people in a 12-hour period.
6. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
7. Applicant and vendors to comply with all applicable state and county permitting/licensing requirements relating to food service, food truck operation, alcohol sales.
8. ViaPort Rotterdam Mall shall provide security for this venue.
9. Town staff shall notify the Rotterdam Police Department and Schenectady County Sherriff's office.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 15, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



ROTTENDAM SQUARE

Mail Address:

ROTTENDAM SQUARE MALL
 83 West Campbell Road
 Schenectady, NY 12308
 Phone: (518) 374-3714
 Fax: (518) 374-3722


For Leasing

Information Contact:
 Stephen L. Hart
 The Macerich Company
 3616 Erie Boulevard East
 Dunkirk, NY 13314
 Phone: (315) 446-2372
 Fax: (315) 446-8742

Note:
 This is a schematic site plan.
 The location of buildings is shown in general
 of the shopping center or mall.
 However, this plan is not to be scaled.
 LAST UPDATED: 04-14-97
 BY: AGD

MACERICH
 visit our web site at
www.macerich.com

SITE PLAN

 NORTH

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 15, 2025

PC2025-W21

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Lu Zhou
The Littles Play & Cafe
ADDRESS: 29 Penfield Drive
Latham, NY 12110

PROJECT LOCATION: 1400 – 1428 Altamont Avenue

APPLICANT IDENTIFIED AS: Owner **XX** Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a child play center and café in existing tenant space, ±6,600 square feet, formerly portion of Crunch Fitness and Fashion Bug, on a ±21.2-acre parcel known as Hannaford Plaza.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. Approvals are contingent upon 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 Town of Rotterdam 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 #3 for specifications.
5. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read. Please check with DPW for retailers.
6. Applicant shall obtain Schenectady County Health Department approval, if required.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 15, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

Hours: Mon-Thursday = 9:00 am - 6:00 pm

Friday: 9:00 am - 7:00 pm

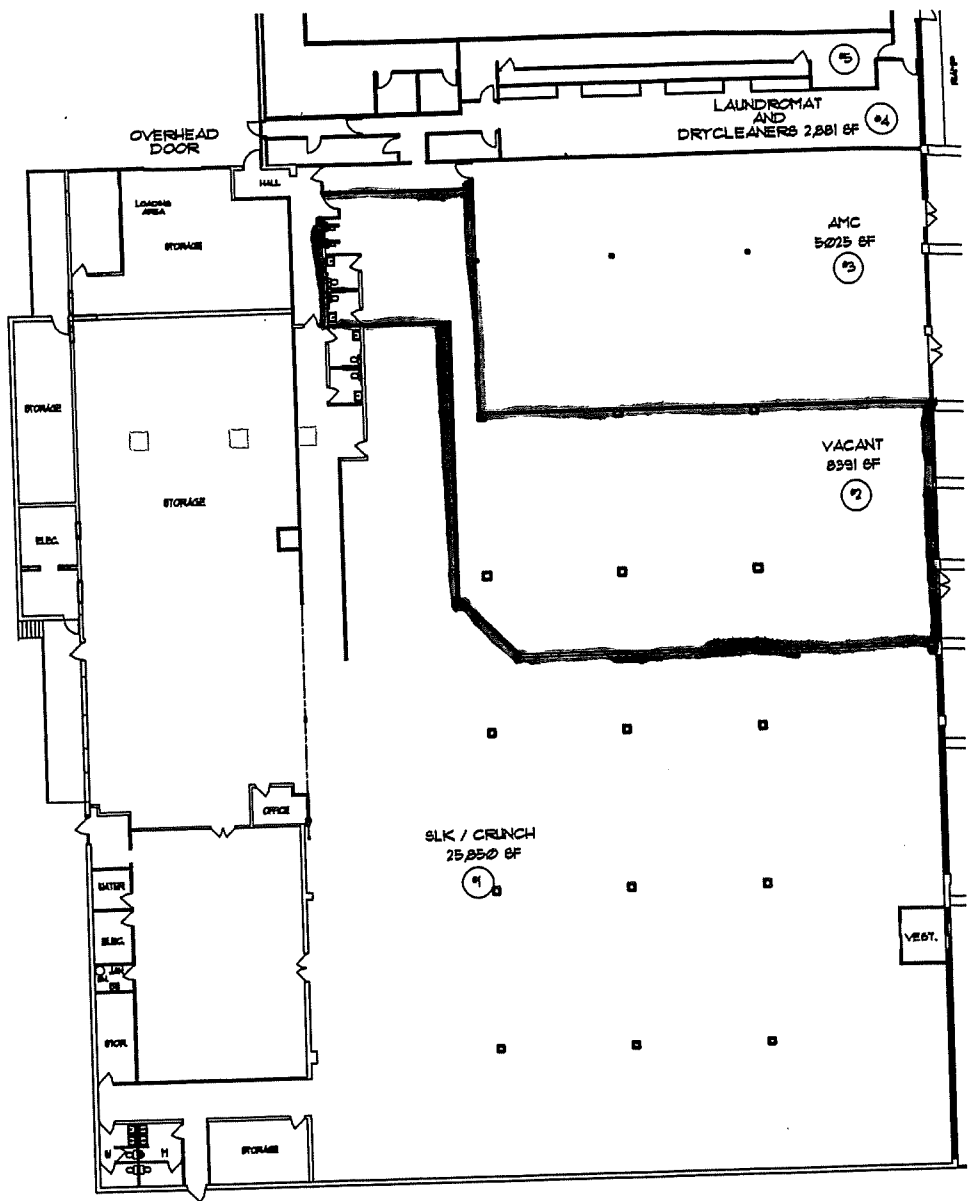
Saturday: 9:00 am - 7:00 pm

Sunday: 9:00 am - 6:30 pm

Number of Employees: 2-3

space use: indoor playground with coffee bar

Number of customers everyday: 20



EXISTING PLAZA PLAN

SCALE: 1" = 40'-0"

PLOTTED 07/27/20 4:11:50 PM

FILE NAME HannoverPlaza\ S1.dwg

X-Refs:

PROJECT NO:

DESIGNED BY: MH

DRAWN BY: MH

CHECKED BY: DS

SCALE: AS NOTED

**HARRIS A. SANDER
ARCHITECTS, P.C.**

252 WASHINGTON AVENUE, ALBANY,

ROTTERDAM PLAZA

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 15, 2025

PC2025-W22

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Ella Grace LLC – Randi Carney Member

ADDRESS: 1068 Mary Lane
Schenectady, NY 12306

PROJECT LOCATION: 1570 Helderberg Avenue

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a three (3) chair hair salon in existing ±900 square foot building, former Pace Analytical, on a ±14,864 square foot parcel.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

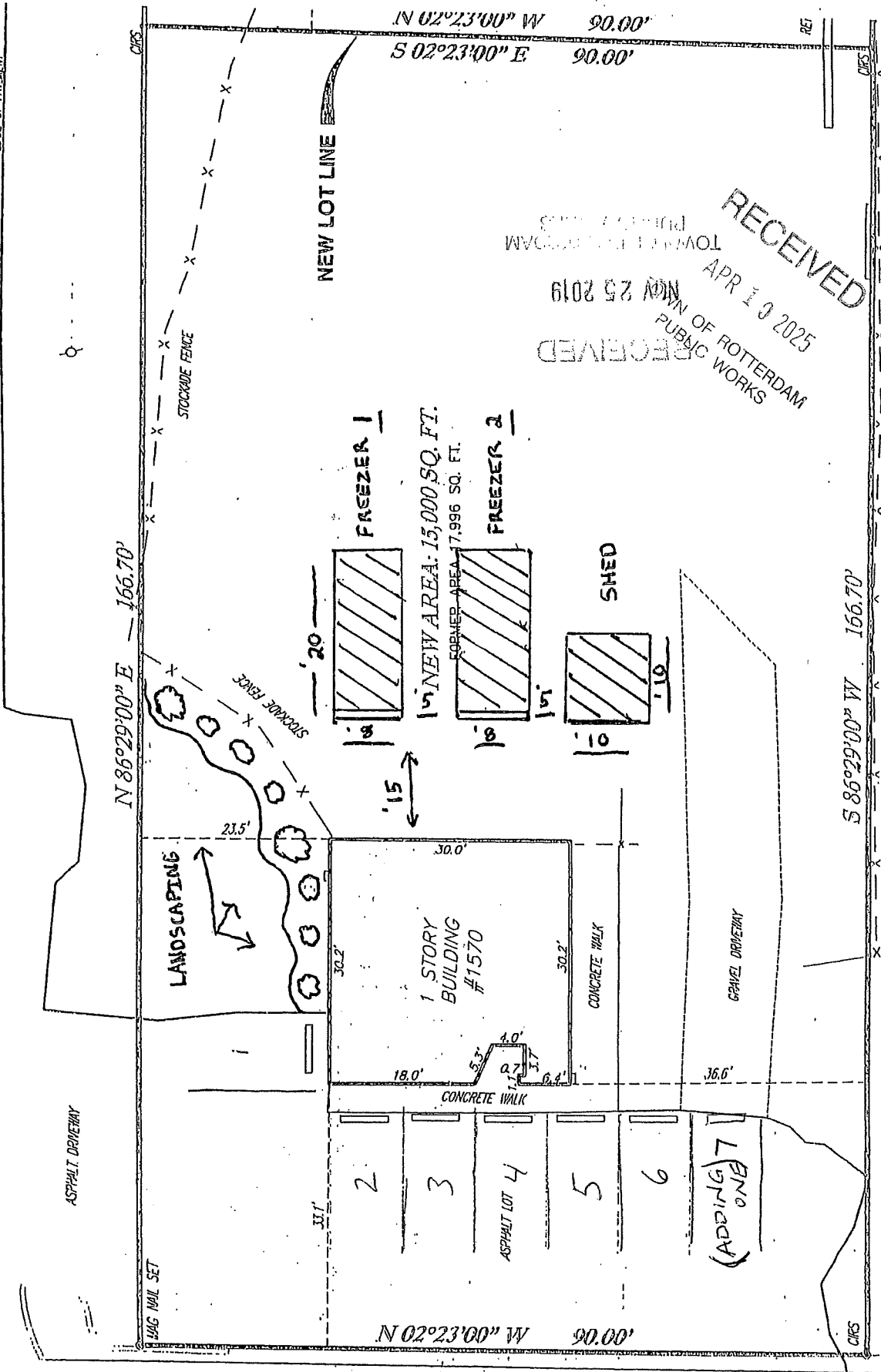
1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner shall install Knox box for emergency personnel. Please contact Fire District #2 for specifications.
5. Owner shall install a water meter that reads in gallons with an outside reader without a wand to read. Please check with DPW for retailers.
6. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 15, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

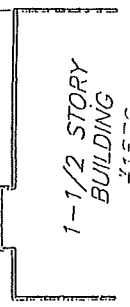
EDGE OF PAVEMENT



RECEIVED
 APR 10 2025
 TOWN OF ROTTERDAM
 PUBLIC WORKS
 RECEIVED
 MAY 25 2019

1570 Helderberg

LANDS N/F OF
 MICHELLE PUGLIESE



DPW Comments
April 15, 2025

- 1 Peek Burdeck Street, LLC – 32 Opus Boulevard.** Final Site Plan/Special Use Permit Public Hearing to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.

1. Final Fees Due:	Site Plan	\$350.00
	Final Site Plan	\$350.00
	<u>Advertising</u>	<u>\$41.80</u>
	Total	\$741.80

2. Detail proposed replacement gate on final plans.
3. Show demarcation of area to be utilized for proposed storage area and add note to plan: “No vehicles shall be stored south of the proposed concrete barrier.”
4. Add note to plan: “Motor Vehicle Sales and/or Repairs are prohibited at this facility.”
5. Add note to plan: “Final grading will need to be established and the stormwater catch basin shall be located upgradient of the vehicle storage area.”
6. Add note to plan: “During towing activities and prior to storage, the operators shall take all steps necessary to prevent fluids from leaking from vehicles and must be made aware of potential contaminant sources.”
7. Add note to plan: “Should a spill occur during towing and/or storage activities, measures should be immediately taken to mitigate any spill.”
8. Add note to plan: “In order to immediately address potential spills, all operators shall have appropriate spill response supplies and emergency contact information for the Town of Rotterdam and the NYSDEC Spills Hotline (1-800-457-7362).”
9. Fence screening shall be in place prior to operations.

DPW Comments from March 18, 2025

1. Access point onto Opus Boulevard needs further detail. Provide dimensions, grading, turning templates, and gate details.
2. Driveway into the newly created lot should be clearly marked with reflective material and signed for emergency vehicles. Knox Box should be added to the gate structure. Old gate should be replaced and updated with consideration for pillars or other aesthetic features.
3. Motor vehicle storage area and propane distribution area should be clearly defined and depicted on the site plan. Applicant may wish to consider some type of delineation separating the two (2) uses. Shared use of a common space may become problematic if not clear.
4. Detail proposed privacy screening and attachment to existing fence.
5. Planning Commission may wish to consider requiring mitigation or extending pavement to prevent leaking vehicles from contaminating the soils on-site.

6. Change title block to read “32 Opus Boulevard - Site Plan/Special Use Permit vehicle storage for Interstate Towing and AmeriGas propane storage/distribution facility.”
7. Add note to plan: “Vehicles shall not be stored for more than 180 consecutive days.”

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency March 18, 2025. A Draft Negative Declaration, prepared by the Senior Planner, is attached for your review.

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
Fire District #6 (South Schenectady)

PARTNERS
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)

A B D

ENGINEERS

SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

March 20, 2025

**Re: 32 Opus Boulevard – Tim Peek
Town of Rotterdam
Project #3380T**

Mr. Peter Comenzo, Town Planner
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

MAR 21 2025

Dear Peter,

In response to the comments (*in italics*) of DPW and Planning Board meeting comments of March 18, 2025, we respond as follows (**in bold**):

1. *Access point onto Opus Boulevard needs further detail. Provide dimensions, grading, turning template, and gate details.*

Access easement and driveway are all existing and are to remain as is.

2. *Driveway into the newly created lot should be clearly marked with reflective material and signed for emergency vehicles. Knox Box should be added to the gate structure. Old gate should be replaced and updated with consideration for pillars or other aesthetic features.*

Applicant spoke to Fire Department and they will not require Knox Box at this time for this facility.

3. *Motor vehicle storage area and propane distribution area should be clearly defined and depicted on the site plan. Applicant may wish to consider some type of delineation separating the two (2) uses. Shared use of a common space may become problematic if not clear.*

Concrete barriers will be installed on-site to help separate the two businesses.

4. *Detail proposed privacy screening and attachment to existing fence.*

Black fabric will be attached to the existing fence for privacy.

5. *Planning Commission may wish to consider requiring mitigation or extending pavement to prevent leaking vehicles from contaminating the soils on-site.*

We don't think it is necessary. J. Luke Construction stored their construction equipment there. We also spoke to Interstate and they will use tarps and large drain pans. These notes have been added to the revised site plans.

6. *Add note to plan: "Vehicles shall not be stored for more than 180 consecutive days."*

Note added to site plan.

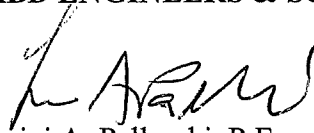
7. *Change title block to read "32 Opus Boulevard – Site Plan/Special Use Permit vehicle storage for Interstate Towing and AmeriGas propane storage/distribution facility."*

Title block revised as requested.

Enclosed are twelve (12) copies of the revised site plans. Please place this project on the April 1, 2025 Planning Board agenda.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Tim Peek w/encl. (via email)
3380T-03202025

Lisa Gallo

From: Peter Comenzo
Sent: Monday, March 24, 2025 11:39 AM
To: Lisa Gallo
Cc: Kimberly Ricker Scannell; Mary Barrie
Subject: FW: SEQR LA; Peek Burdeck Street LLC - 32 Opus Blvd

DEC comments on tow truck yard.

Thanks
Peter

Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725
e-mail: pcomenzo@rotterdamny.org
town website: www.rotterdamny.org

RECEIVED
MAR 25 2025
TOWN OF ROTTERDAM
PUBLIC WORKS

CONFIDENTIALITY NOTICE: *The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.*

From: Palmer, Carrick T (DEC) <Carrick.Palmer@dec.ny.gov>
Sent: Monday, March 24, 2025 11:15 AM
To: Peter Comenzo <pcomenzo@rotterdamny.org>
Subject: SEQR LA; Peek Burdeck Street LLC - 32 Opus Blvd

You don't often get email from carrick.palmer@dec.ny.gov. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Peter,

The New York State Department of Environmental Conservation (DEC) has no concerns with the Town of Rotterdam assuming lead agency in the review of 32 Opus Boulevard, nor any concerns about the impacts of the project.

Let me know if you have any questions, and have a great day.

Carrick Palmer

Environmental Analyst Trainee 2

New York State Department of Environmental Conservation

Region 4 | Division of Environmental Permits

1130 North Westcott Road, Schenectady, NY 12306

518-357-2389 | carrick.palmer@dec.ny.gov

dec.ny.gov

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 3-20-25
Case No. R-14-25
Returned 4-2-25

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

Municipality:
Town of Rotterdam

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

(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) _____

MAR 20 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 15, 2025

SUBJECT: Peek Burdeck Street, LLC - ³²Opus Boulevard. Site Plan/Special Use Permit to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.

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: Senior Planner
Address: 1100 Sunrise Boulevard, Schenectady, NY 12306
E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338



Signature

Date: 3 19 25



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-14-25

Applicant Peek Burdeck Street, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 1.6 acre parcel used for commercial propane storage/distribution, requesting site plan approval and a special use permit to allow the site to also be used for the storage of vehicles associated with a vehicle towing company (Interstate Towing). Located on the northeasterly corner of Burdeck Street (SR 337) and Opus Blvd. intersection. Access is provided via Opus Blvd.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 20, 2025. 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:

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.

4/1/25
Date

Ray Gillen, Commissioner
Economic Development and Planning

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: April 15, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: Peek Burdeck Street, LLC
2710 Curry Road
Schenectady, NY 12303

Location: 32 Opus Boulevard
Schenectady, NY 12306

Tax Map Number(s): 47.-8-2.5

Zoning: Light Industrial (I-1) Zoning District.

Action: Special Use Permit and Site Plan to to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested Special Use Permit and Site Plan to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

This in an existing industrial zoning district and the storage motor vehicles will have minimal impacts to the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on April 15, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

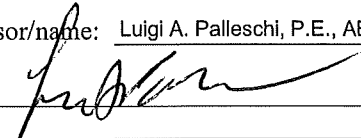
FEB 28 2025

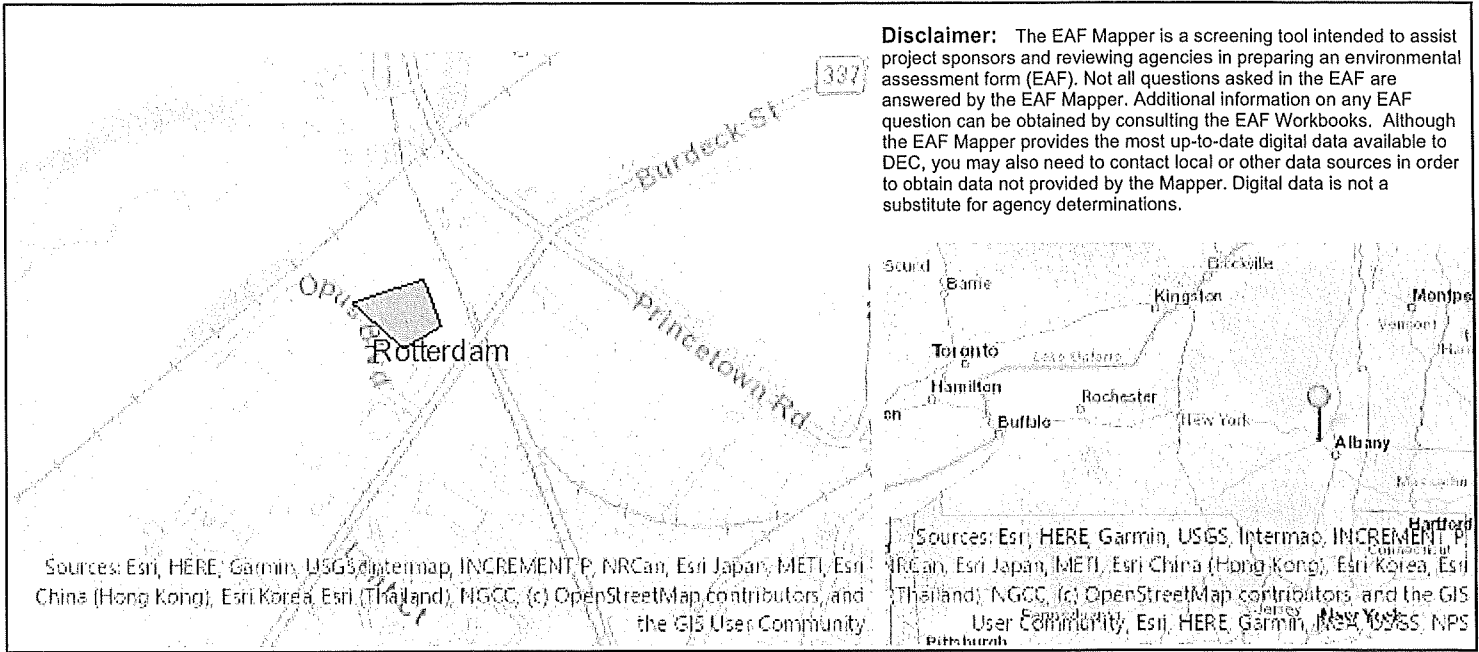
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Opus Boulevard			
Project Location (describe, and attach a location map): Opus Boulevard, Schenectady, NY 12306			
Brief Description of Proposed Action: Applicant is proposing to add car storage area on his property for Interstate Towing Company. Amerigas Propane Company also occupies the site and will remain.			
Name of Applicant or Sponsor: Tim Peek		Telephone: 518-528-1601 E-Mail: timpeekand@yahoo.com	
Address: 2710 Curry Road			
City/PO: Schenectady		State: NY	Zip Code: 12303
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.65± acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.65± 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 type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p style="text-align: center;">I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 20, 2025</u></p> <p>Signature: <u></u> Title: <u>Professional Engineer</u></p>		



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:	Interstate Towing SUP 32 Opus
Date:	April 15, 2025

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: SUP 32 Opus

Date: April 15, 2025

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Rotterdam Planning Commission

April 15, 2025

Name of Lead Agency

Date

Kimberly Ricker Scannell

Planning Commission Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

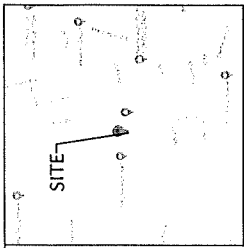
DPW Comments
April 15, 2025

- 2 RMB Mechanical Inc. – 1442 Fern Avenue.** Sketch Site Plan review to construct a ±9,600 square foot addition onto an existing ±7,280 square foot commercial building located on a ±4.65-acre parcel. Engineer: ABD Engineers LLC.
1. Proposed building is 65 feet from residential property line and should be properly insulated to reduce noise.
 2. Explain the use of building and provide elevations. Is manufacturing and/or fabrication proposed?
 3. Add note to plan: “Gutters shall be installed on the west side of the building.”
 4. Provide legend.
 5. Landscaping needs to be extended and installed along the eastern fence line.
 6. Detail lighting. How is lighting being handled on site with the removal of pole lights. Lighting impacts to residential neighbors should be mitigated.
 7. Detail grading and drainage and provide infiltration data in the vicinity of the proposed stormwater structures.

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

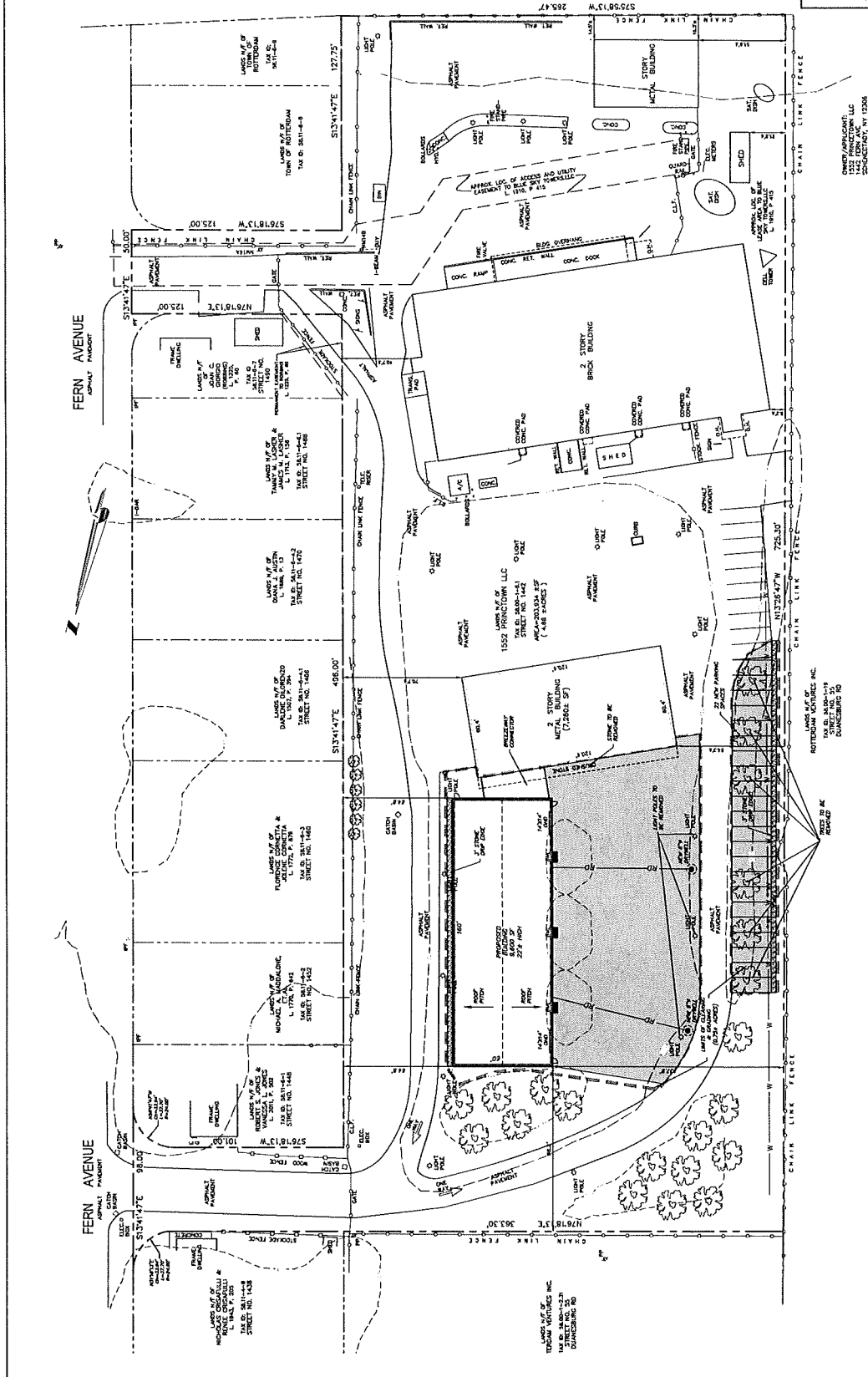
Involved/Interested Agencies:

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



SITE LOCATION

- NOTES:**
1. ALL WORKING PROPOSED FROM A SURVEYING AND BOUNDARY SURVEY AND FOR UTILITY LOCATIONS TO BE SET IN THE WORKING AND EXACT PARTICULARS, THE CONTRACTOR IS ADVISED THAT THE LOCATION OF UTILITIES AND FOR UTILITY IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN ON THIS DRAWING AND THAT GREAT CARE IN EXCAVING ANY WORK, AS NOTED BEFORE, YOU SHOULD BE TAKEN TO LOCATE ALL UTILITIES. (1-800-880-7777) FOR FURTHER INFORMATION, CONTACT THE UTILITY COMPANIES.
 2. DEVELOPMENT MUST MEET ALL NYC BUILDING AND FIRE CODES.



OWNER/APPLICANT: 1442 FERN AVENUE LLC
DATE: APRIL 2, 2025
SCALE: 1" = 30'
PROJECT NO.: 202503 (4.69 ADJES) 100E

CHARTERED, ROTTERDAM PLANNING COMMISSION

STATE OF NEW YORK
COUNTY OF SHERMANTON

ABD ENGINEERS & SURVEYORS
 111 West Street, 2nd Floor, New York, NY 10038
 Tel: 212-333-8800, Fax: 212-333-8801

DATE: APRIL 2, 2025
SCALE: 1" = 30'
PROJECT NO.: 202503 (4.69 ADJES) 100E

APPROVAL OF THE ROTTERDAM PLANNING COMMISSION

APPROVED FOR THE BOARD OF SUPERVISORS

APPROVED FOR THE BOARD OF SUPERVISORS

CONFORMANCE STATISTICS

REQUIREMENT	EXISTING	PROPOSED
CASTING	27,498 SF	13,836 SF
BUILDINGS	88,840 SF	110,348 SF
OPEN SPACE	86,147 SF	55,119 SF
TOTAL	202,585 SF (4.69 ADJES)	100E

REQUIRED:

ZONE	1-1 LIGHT INDUSTRIAL	REQUIREMENTS	PROPOSED
LOT AREA	20,000 SF MIN.	202,585 SF (4.69 ADJES)	202,585 SF
LOT WIDTH	100' MIN.	100'	100'
LOT DEPTH	100' MIN.	100'	100'
LOT COVERAGE	25% MAX.	16.3%	16.3%
SETBACKS	FRONT: 25'	41.7'	41.7'
REAR: 25'	86.2'	86.2'	86.2'
SIDE: 25'	0'	0'	0'

