

**Town of Rotterdam
Planning Commission
December 20, 2022**

Approval of the Summary of Minutes December 6, 2022

Workshop (7:00pm)

Waiver(s)

1. **ESCA Tax Services Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2023 – April 21, 2023 in ViaPort Rotterdam Mall.
2. **PCC Contracting, Inc. – 1921 Chrisler Avenue.** The applicant requests a Waiver of Site Plan review to operate a contractor storage facility yard with an existing ±10,535 square foot building on a ±39,496 square foot parcel.

Agenda (7:30pm):

1. **Prime Rotterdam, LLC – 103 Old Mill Lane.** Sketch/Preliminary Site Plan/Waiver of Subdivision to Consolidate: Lot 1 (101 Old Mill Lane/Tax Map No. 48.13-2-33) = ±0.91 acres and Lot 3 (103 Old Mill Lane /Tax Map No.48.13-2-32) = ±1.95 acres to construct five (5) self-storage and RV storage buildings (Buildings A-E) and consolidate Lot 4 (104 Old Mill Lane Tax Map No. 48.13-2-30) = ±0.92 acres and Lot 5 (105 Old Mill Lane Tax Map No. 48.13-2-31) ±1.33 acres to construct one (1) self-storage building (Building F). Engineer: MJ Engineering and Land Surveying, P.C.
2. **VF Development, LLC (Contract Vendee) – 1859 & 1875 Altamont Avenue.** Sketch Site Plan/Special Use Permit review to construct a ±3,020 square foot Chase Bank branch with a drive-up ATM on a consolidated ±0.51-acre parcel. Engineer: ABD Engineers, LLP.

DPW Comments
December 20, 2022

Workshop (7:00pm)

Waiver(s)

1. **ESCA Tax Services Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2023 – April 21, 2023 in ViaPort Rotterdam Mall.
 1. Compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or 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. Applicant shall obtain Schenectady County Health approvals prior to operation.
 5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

2. **PCC Contracting, Inc. – 1921 Chrisler Avenue.** The applicant requests a Waiver of Site Plan review to operate a contractor storage facility yard with an existing ±10,535 square foot building on a ±39,496 square foot parcel.
 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 Safety Inspector and/or 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. Prior to the issuance of a Certificate of Occupancy, the owner shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
 5. Prior to the issuance of a Certificate of Occupancy, the owner shall install a water meter. Please contact the Rotterdam Department of Public Works for specifications.
 6. Applicant shall make all improvement as shown on the Site Plan Map page C101 as prepared by Empire Engineering and dated October 14, 2022 last revised on November 30, 2022.

WAIVER OF SITE PLAN REVIEW

Date: December 20, 2022

PC2022-W57

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: ESCA Tax Services Inc. d/b/a Jackson Hewitt Tax Service
Attn : Kelly Vanderwarker
ADDRESS: 1843 Central Avenue
Albany, NY 12205

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2023 – April 21, 2023 in ViaPort Rotterdam Mall.

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. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or 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. Applicant shall obtain Schenectady County Health approvals prior to operation.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 20, 2022 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

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application
93 W. Campbell Road

RECEIVED

TOWN OF ROTTERDAM
PLANNING

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$75.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): ESCA Tax Services Inc. D.B.A Jackson Hewitt Tax Service

ADDRESS: 1843 Central Ave. Albany, NY 12205

DAYTIME TELEPHONE: 518-452-1284 (FAX) 518-935-9671

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: No Construction

LICENSE AGREEMENT DATE: 01/01/2023 AREA: 1022 sq ft

TERM: FROM 01/01/23 TO 04/21/2023 KIOSK OR TENANT SPACE #: G108

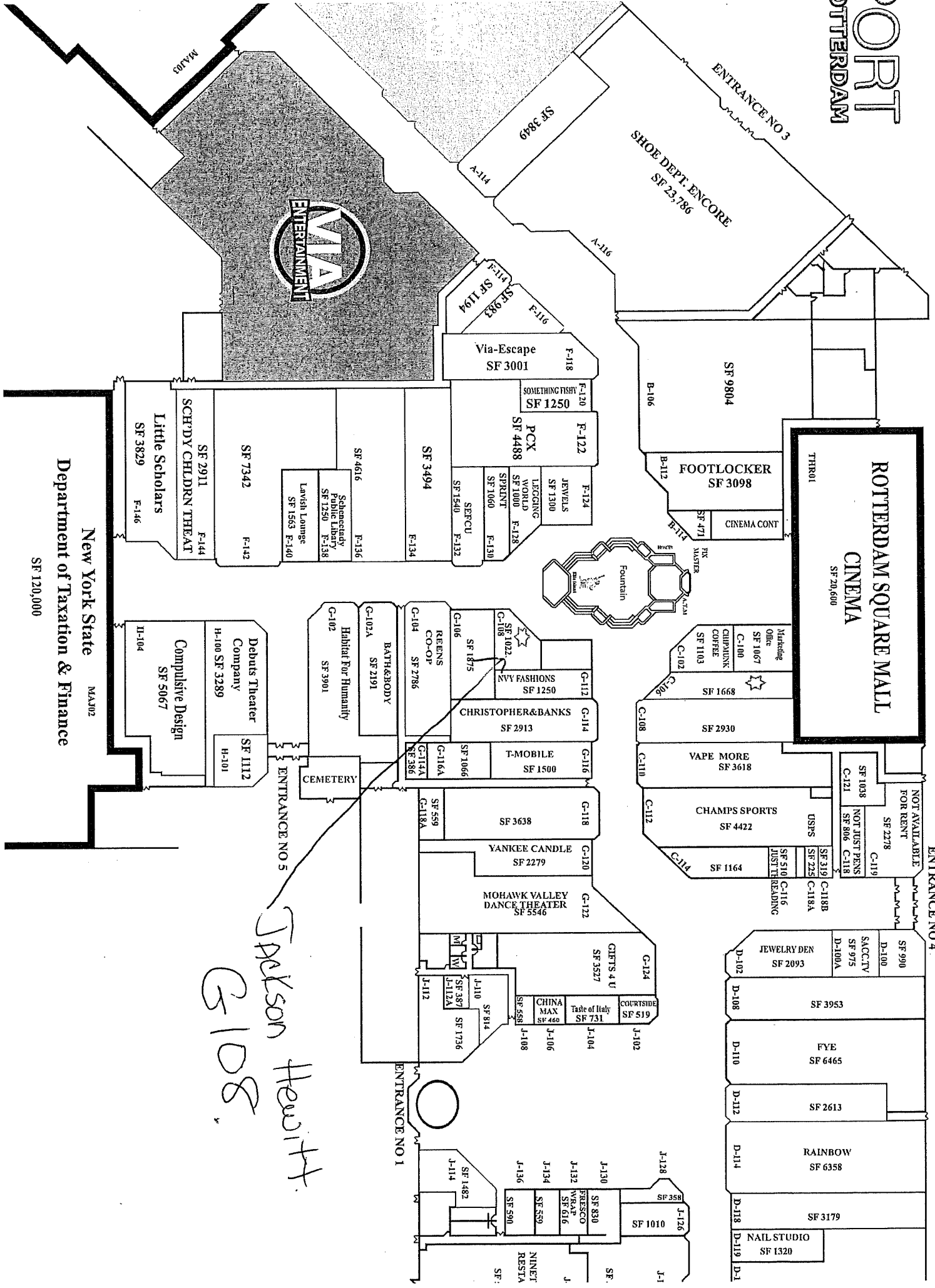
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Kelly VanDerwerker DATE 12/5/22

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.
10.12.18

PORT ROTTERDAM



New York State
Department of Taxation & Finance

SF 120,000

*Spakson Hewitt
G-108*

Jackson Hewitt TAX SERVICE

ESCA Tax Services Inc.
1843 Central Ave. Albany, NY 12205
518-452-1284
Fax 518-935-9671

Personal Income Tax Preparation will be provided at our location (G-108)
ViaPort Rotterdam Mall, 93 W. Campbell Rd. Schenectady, NY 12306.

Hours of Operation:

Sunday 12pm-5pm
Monday 11am-7pm
Tuesday 11am-7pm
Wednesday 11am-7pm
Thursday 11am-7pm
Friday 11am-7pm
Saturday 11am-7pm

Total of 4 employees no more than 2 at a time.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: **December 20, 2022**

PC2022-W58

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: **PCC Contracting, Inc.**
ADDRESS: **1860 Chrysler Avenue**
 Schenectady, NY 12303

PROJECT LOCATION: **1921 Chrysler Avenue**

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

REQUEST: The applicant requests a Waiver of Site Plan review to operate a contractor storage facility yard with an existing ±10,535 square foot building on a ±39,496 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:

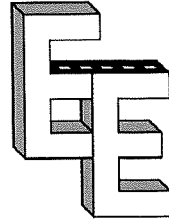
1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Prior to the issuance of a Certificate of Occupancy, the owner shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Prior to the issuance of a Certificate of Occupancy, the owner shall install a water meter. Please contact the Rotterdam Department of Public Works for specifications.
6. Applicant shall make all improvement as shown on the Site Plan Map Page C101 as prepared by Empire Engineering and dated October 14, 2022, last revised on November 30, 2022.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 20, 2022 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

Thomas P. Yuille, Chairman
Planning Commission

EMPIRE ENGINEERING, PLLC



December 14, 2022

Town Of Rotterdam
Planning Commission
1100 Sunrise Boulevard
Rotterdam, NY 12306
Attn: Peter Comenzo, Senior Planner
RE: Response to Town Comments

Dear Mr. Comenzo,

At the Planning Commission meeting on November 15, 2022, Empire Engineering, PLLC was in receipt of Town verbal comments regarding the proposed PCC Contracting's change in use of the abandoned parcel located at 1921 Chrisler Avenue. As part of the Planning Commission's review of the Site Plan Waiver Application, the following items required clarification. Please find below a response to these comments including any additional narrative as necessary.

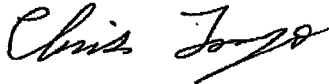
1. Fencing
 - Proposed fencing with (3) access gates is now indicated on the plan. Approval to construct the (2) gates crossing the rear property right-of way is pending confirmation from the owner's title attorney.
2. Lighting
 - Proposed shielded lighting is now indicated on the sides and rear of the existing structure and LED soffit lights under the overhang across the front of the building.
3. Outdoor Storage
 - A proposed outdoor storage area is now indicated on the plan at the rear of the property.
4. Parking
 - Town Code regulations require (11) parking spaces for this business. (13) proposed parking spaces (including 1 ADA space) are now indicated on the plan.
5. Egress
 - (3) Ingress/egress locations are now indicated on the plan; (2) on Hudson St. and (1) on Chrisler Ave.

6. Snow Storage
 - (2) Snow storage locations at the rear of the property are now indicated on the plan.

7. Dumpster
 - A dumpster at the rear of the property, accessible from Chrysler or Hudson St. is now indicated on the plan.

I trust that these responses in addition to the enclosed revised plans are satisfactory to the Town. If there are any remaining concerns or comments, please feel free to contact me.

Sincerely,



Christopher Longo, PE
Owner

Encl:

Cc:

**DPW Comments
December 20, 2022**

Agenda (7:30pm):

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 1. A TDE has been assigned to the project. Review comments on this latest submittal will be forthcoming.
 2. A proposed expansion of the existing storage facility located at 102 Old Mill Lane is also under review by the Planning Commission. The Planning Commission should look to coordinate these reviews regarding signage location, stormwater, and access to these facilities.
 3. Buildings B and C are located too close to the watermain and may be in a town easement. Access will be an issue.
 4. Building E is very prominent along Burdeck Street and lacks any architectural features. Revise type and/or look of building to resemble Building F more and possibly utilize this building for project signage.

DPW Comments September 20, 2022

1. The Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this proposal.
2. Provide building elevations and office/leasing area.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on September 20, 2022. Site Plan should be circulated to involved/interested now that the plans are further developed.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Transportation
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Schenectady County Industrial Development Agency
Metroplex Development Authority
Fire District #6



DEVELOPMENT PLAN

The general scope of work is to construct a RV and self-storage facility on site. The project is being proposed to be completed in two phases.

Phase 1 – For immediate construction

- Lots 1 and 3 and Lots 4 and 5 will be consolidated as part of this application
- Demolish and remove existing structures, parking, utilities, and site appurtenances
- Five (5) Building totaling 47,453 square feet including one 600 square feet office space
- Access driveways
- Eight (8) car parking area including one (1) ADA space
- Stormwater Management for both phases
- Utilities (water/sewer)

Phase 2 – Future Development (TBD)

- One (1) 3-story self-storage facility with a 40,190 square foot footprint, total building area of 120,570 square feet with one 1,200 square feet office space
- Access driveway
- Utilities (water/sewer)

Stormwater Management Drainage Plans

The previously developed self-storage site and Town drainage was designed with a stormwater infiltration basin located along the rear of the property. The SWPPP prepared for this project will include both Phase 1 and Phase 2. Stormwater will flow directly to underground infiltration chambers for pretreatment and storage. The underground systems are designed to detain and exfiltrate stormwater into the native soils. The outlet structure reduces flow prior to releasing into the existing basin on the property. At this time, the SWPPP utilized 0.5 in./hr. for infiltration, however we have borings and infiltration tests scheduled in the next 3 weeks to be performed on site. Once the results are received, we will revised the SWPPP accordingly. Based on past soil studies on this site the materials appear to be sandy with groundwater greater than 10 feet.

Preliminary Sewer and Water Plans

The new climate controlled self-storage facility will be sprinklered for fire protection. A new connection to the existing public water line will be constructed to provide fire protection needs as well as the very small potable water demands for the facility office space.

Municipal sanitary sewer is currently not available within the project area therefore a private on-site wastewater treatment system shall be designed in accordance with all local, state, and federal regulations. The existing facility contained a septic system on site. The projected sanitary flows for the site will be limited to the facility's small office areas, with up to two employees. Calculation have been provided within the plan set.

Traffic – ITE Generation

The trip generation analysis was completed using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

EDITION	LUC	DESC	PROJECT	AM			PM		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
11	151	MINI-WAREHOUSE	PHASE 1	2	2	4	3	3	6
			PHASE 2	6	5	11	8	10	18
			TOTAL	8	7	15	11	13	24



APPLICABLE ZONING REQUIREMENTS

The property is located within the Town of Rotterdam's I-1 Light Industrial Zoning District. In accordance with Chapter 270, Article XI contained within the Town's Zoning Code, RV and self-storage are uses permitted with this zoning district.

Zoning Requirements

- A. Front Setback – 25 feet
- B. Side Setback – 25 feet
- C. Rear Setback – 25 feet
- D. Maximum Building Height – 75'
- E. Maximum Lot Coverage – 60%

A conceptual site plan adhering to the minimum bulk lot requirements of the existing zoning district has been developed for this site.

ENVIRONMENTAL SETTING

Soils and Groundwater

Review of the National Resources Conservation Service (NRCS) Soil Survey Data indicates the project area is predominately comprised of Plainfield loamy sand, 0 to 3 percent slopes, excessively drained, of Hydrological Soil Group Type A.

Listed, Endangered, or Threatened Species

According to the NYSDEC online Environmental Resource Mapper, there are no identified rare plants or animals present within the proposed project area. The New York Natural Heritage Program (NYNHP) has no records of rare or state-listed animals or plants, or significant natural communities on or adjacent to the project site.

The United States Department of the Interior Fish and Wildlife Service (USFWS) online IPaC system was used to determine the possible presence of threatened and endangered species and habitat areas. The USFWS website indicated that there are no current threatened or endangered species located in Schenectady County near the project site, however the monarch butterfly is a potential future candidate.

The USFWS website indicated that there are no known critical habitats within this project area.

Cultural and Historic Resources

According to the New York State's Office of Parks, Recreation, and Historic Preservation Office (NYSOPRHP) Cultural Resource Information System (CRIS), the project site is located within an archeological sensitive area. We have reached out to SHPO through the CRIS site and have attached the no effect letter.

PERMITS / APPROVALS

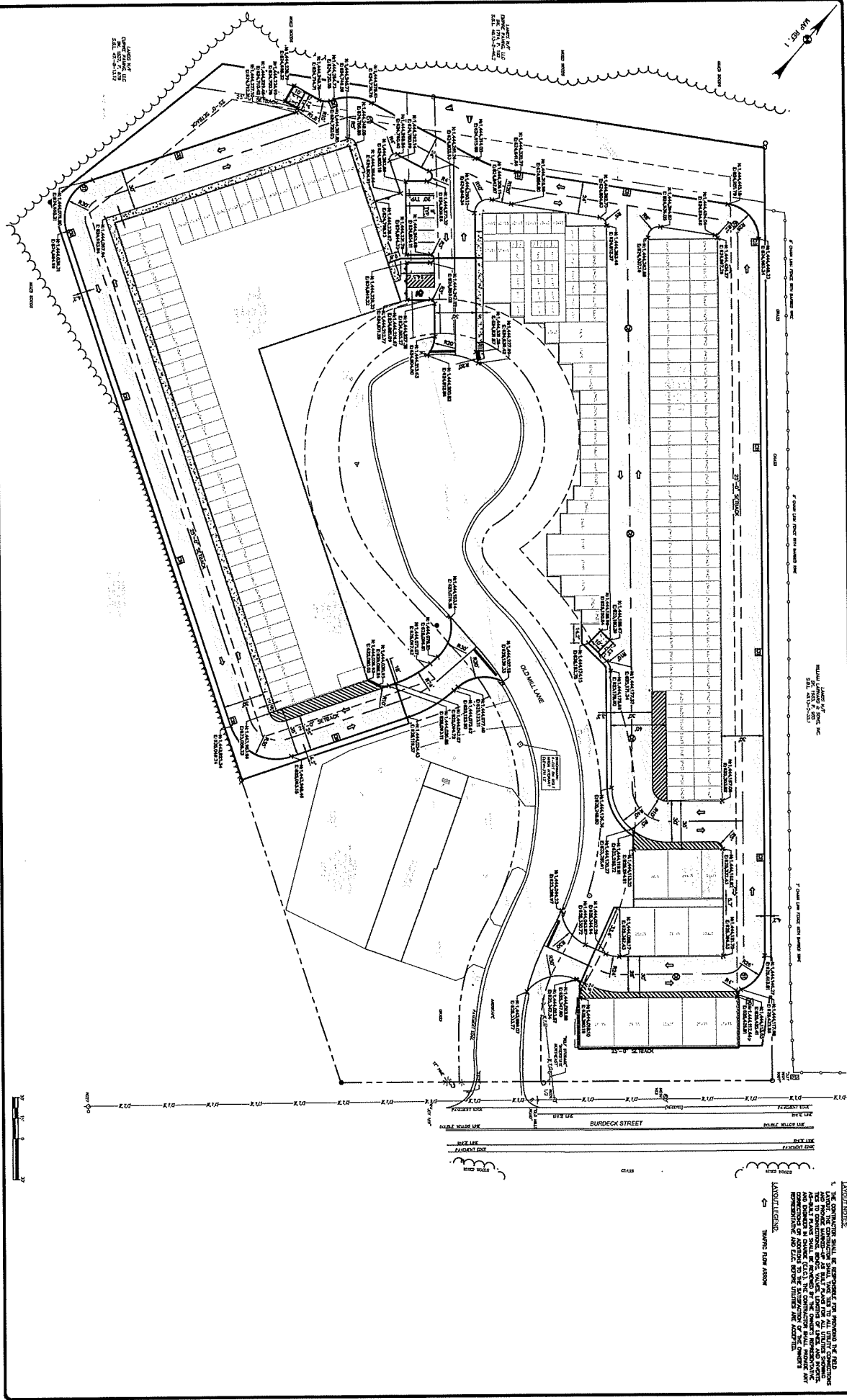
Based upon the conceptual plan developed, it is believed that the regulatory approvals that would be necessary are as follows:

- Town of Rotterdam Planning Board:
 - Site Plan
 - Waiver of Subdivision



- Schenectady County Economic Development and Planning
- NYSDEC: Permit coverage under GP-0-20-001 associated with construction phase site disturbances and

Other agencies having jurisdiction may be identified over the course of the project's review.



SEAL OF STATE ENGINEER
 STATE OF NEW YORK
 No. 1571, Class C-130

LAYOUT NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE ROAD AND SIDEWALKS AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS AND DRIVEWAYS.

SUBMITTAL/REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/20/2022	PRELIMINARY SUBMISSION	ASB
2	10/20/2022	FINAL DESIGN	ASB
3	10/20/2022	FINAL DESIGN	ASB
4	10/20/2022	FINAL DESIGN	ASB
5	10/20/2022	FINAL DESIGN	ASB
6	10/20/2022	FINAL DESIGN	ASB
7	10/20/2022	FINAL DESIGN	ASB
8	10/20/2022	FINAL DESIGN	ASB
9	10/20/2022	FINAL DESIGN	ASB
10	10/20/2022	FINAL DESIGN	ASB

NO.	DATE	DESCRIPTION	BY
1	10/20/2022	FINAL DESIGN	ASB
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3	10/20/2022	FINAL DESIGN	ASB
4	10/20/2022	FINAL DESIGN	ASB
5	10/20/2022	FINAL DESIGN	ASB
6	10/20/2022	FINAL DESIGN	ASB
7	10/20/2022	FINAL DESIGN	ASB
8	10/20/2022	FINAL DESIGN	ASB
9	10/20/2022	FINAL DESIGN	ASB
10	10/20/2022	FINAL DESIGN	ASB

THE ATTENTION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A PROFESSIONAL LANDSCAPE ARCHITECT, IS A LANDSCAPE ARCHITECTURE. THE ARCHITECT IS A PROFESSIONAL LANDSCAPE ARCHITECT AND IS A CLASS IV MEMBERSHIP.



ROTTENDAM STORAGE, LLC
 LAYOUT PLAN
 108 OLD MILL LANE
 NEW YORK

SCALE AS SHOWN
 CONTRACT NO. 158221
 DATE: 10/20/2022
C-130

FILE NUMBER: EML158221-01-01 - Rottendam Storage, LLC (MAY 18, 2021) [Stamp: C-130]
 DATE: 10/20/2022 3:57 PM (Printed: 10/20/2022)

DPW Comments
December 20, 2022

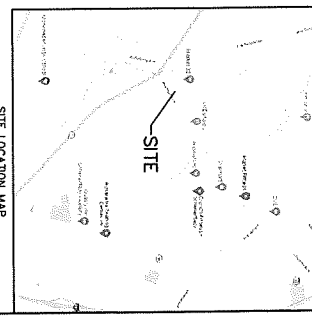
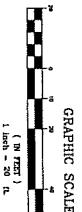
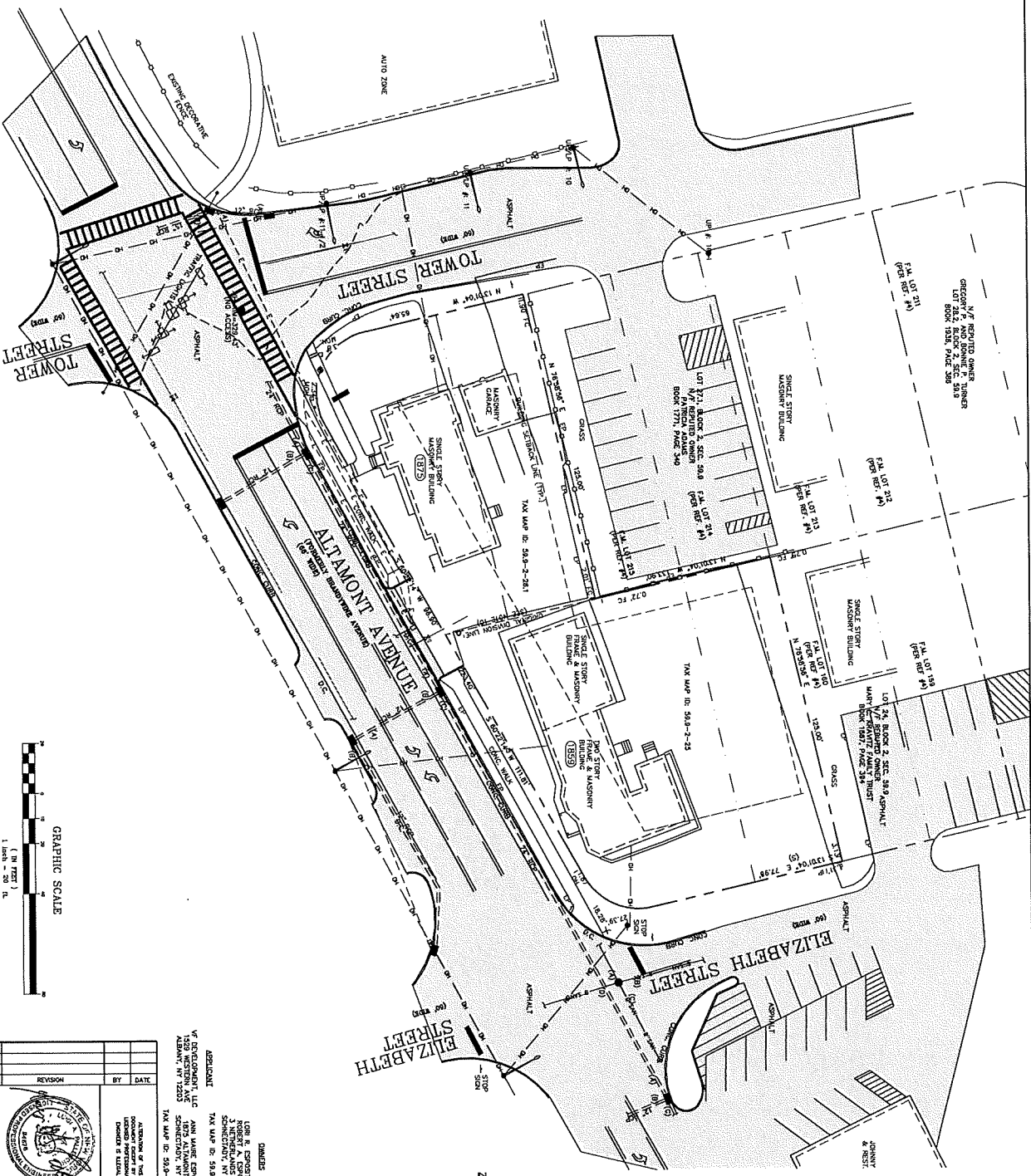
- 2. VF Development, LLC (Contract Vendee) – 1859 & 1875 Altamont Avenue.** Sketch Site Plan/Special Use Permit review to construct a ±3,020 square foot Chase Bank branch with a drive-up ATM on a consolidated ±0.51-acre parcel. Engineer: ABD Engineers, LLP.
1. Applicant will need coordination with the Town Engineer to determine if the proposed curb cuts would be acceptable. Traffic impact analysis may be needed.
 2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this application.
 3. Property currently consists of two (2) lots and a consolidation subdivision will need to be submitted.
 4. Parking spaces appear to be excessive for the type of use and are almost twice what the Town Code requires. At a minimum, the four (4) parking spaces (2 northerly and 2 southerly) at the proposed Tower Street curb cut should be eliminated and lawn/landscape area increased to prevent vehicles from backing out and blocking the entrance. Elimination of some or all the parking along Altamont Avenue should be considered to increase snow storage and aesthetics of the site.
 5. Add note to site plan: “Landscaped areas located around the building shall contain an irrigation system which is maintained and operational.”
 6. Add note to site plan: “All dead/dying landscaping materials shall be replaced in kind and maintained in perpetuity.”
 7. Curbing and sidewalk along Altamont Avenue should be replaced the entire length of the property and connect to existing sidewalks. Curb configuration still exists for prior buildings that will need to be demolished.
 8. Crosswalk striping should be added across Elizabeth Street.
 9. ATM lane has no bypass and is only 10’ wide. Can ATM be made a satellite structure and access reconfigured/relocated?
 10. Add note to plan: “Existing water utilities to be terminated at the main.”

VF Development, LLC
DPW Comments
December 20, 2022
Page 2

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
New York State Department of Transportation
Rotterdam Highway Department
Rotterdam Police Department
Fire District #2



NOTES:
 1. BASE MAPS PROVIDED BY AED DONALDSON & SANCHEZ FROM AN APRIL 2002 SURVEY.
 2. THE PLANT SHOWS THE EXISTING AND PROPOSED PLANTING. THE PROPOSED PLANTING IS TO BE PLACED IN THE AREAS SHOWN ON THE PLAN. THE LOCATION OF WHICH MAY VARY FROM THE LOCATION OF THE EXISTING PLANTING. THE LOCATION OF WHICH MAY VARY FROM THE LOCATION OF THE EXISTING PLANTING.
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 9. THE PROPOSED PLANTING IS TO BE PLACED IN THE AREAS SHOWN ON THE PLAN. THE LOCATION OF WHICH MAY VARY FROM THE LOCATION OF THE EXISTING PLANTING.
 10. THE COSTS TO BE COMPLETED.

ZONING - RESIDENTIAL BUSINESS
 MINIMUM LOT WIDTH - 100 FT.
 MINIMUM LOT AREA - 10,000 SQ. FT.
 MINIMUM FRONT SETBACK - 10 FT.
 MINIMUM SIDE SETBACK - 5 FT.
 MINIMUM REAR SETBACK - 5 FT.
 MINIMUM FRONT YARD SETBACK - 10 FT.
 MINIMUM SIDE YARD SETBACK - 5 FT.
 MINIMUM REAR YARD SETBACK - 5 FT.
 MINIMUM FRONT SETBACK - 10 FT.
 MINIMUM SIDE SETBACK - 5 FT.
 MINIMUM REAR SETBACK - 5 FT.
 MINIMUM FRONT YARD SETBACK - 10 FT.
 MINIMUM SIDE YARD SETBACK - 5 FT.
 MINIMUM REAR YARD SETBACK - 5 FT.

DESIGNERS
 LOUIE A. ESPEROTTO &
 ROBERT A. CASARINO
 ARCHITECTS
 1250 WESTERN AVENUE
 SCENICVIEW, NY 12006
 TAX MAP ID: 58-3-2-25

CLIENT
 V&E DEVELOPMENT, LLC
 1250 WESTERN AVENUE
 SCENICVIEW, NY 12006
 TAX MAP ID: 58-3-2-25

DATE
 12/15/2011

REVISION

NO.	DATE	BY	DESCRIPTION
1			
2			

ATTENTION OF THE
 BOARD OF ZONING APPEALS
 COUNTY OF SHERIDAN
 1875 & 1879 ALTAMONT AVE
 SCENICVIEW, NY 12006

CONCEPT SKETCH
CHASE
 ENGINEERS, LLP
 411 Union Street
 Scenicview, NY 12006
 518-377-0215 Fax 518-377-0379
 www.chaseeng.com

TOWN OF WESTERN
 STATE OF NEW YORK
 COUNTY OF SHERIDAN

SCALE 1" = 20'

DATE December 8, 2011

SHEET 2 OF 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**

DEC 12 2022

Legal Owner's Name: VF Development, LLC

TOWN OF ROTTERDAM
PUBLIC WORKS

Mailing Address: 1529 Western Avenue

City: Albany State: NY Zip: 12203

Daytime Phone: 518-424-5094 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: Luigi A. Palleschi, P.E., ABD Engineers, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 Fax: 518-377-0379

Project/Proposal Site Area (Acres or sq. ft.): 0.51± acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.09-2-25 & 26.1

Adjacent Area Owned or Controlled (Acres or sq. ft.): None

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

Street Address of Proposed Site (if any):

1859 & 1875 Altamont Avenue

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

Two existing buildings, previously used as an insurance office and the other building as a hair salon. Existing utilities.

Existing Zoning Classification: B-2 General Business

School District: Mohonasen

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):

Intersection of Altamont Avenue, Tower Street, and Elizabeth Street.

Name of public road (s) providing access: Tower Street and Elizabeth Street

Width of property fronting on public road: 576'±

I have attached a legal description of the proposed site: yes no

I have attached a deed of the proposed site: yes no

I have attached a lease agreement of the proposed site (if applicable): yes no

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

Demolish two existing buildings. Combine two parcels. Construct a new bank building with curb cuts on Tower and Elizabeth Street. Removal of curb cuts on Altamont Avenue. Install sidewalks, landscaping, and utilities.

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:

No, the drive up ATM will be well lighted and will be convenient to use.

- (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, surrounding properties are commercial and drive up ATM will not impair property values. With the two existing buildings coming down and redevelopment of the site will enhance visibility for the existing commercial businesses.

- (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, the properties adjoining the drive up ATM is already developed and next to an existing parking lot.

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

Yes, the site is being redeveloped with better access plan and drainage is being designed.

- (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, the revised access plan will reduce number of curb cuts on Altamont Ave and have access on the side streets.

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.

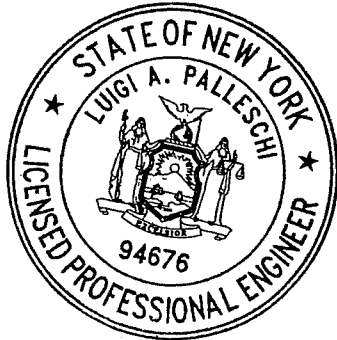
Signed: *Luigi A. Paleschi* Date: 12/8/22

Address: 411 Union Street, Schenectady, NY 12305

Phone: 518-377-0315

FAX: 518-377-0379

License Number: 94676



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: Luigi A. Palleschi, P.E. Date: December 8, 2022

Address: 411 Union Street, Schenectady, NY

Zip: 12203 Phone: 518-377-0315

Luigi Palleschi
Signature of Applicant or Representative

12/8/2022
Date

Signature of Applicant or Representative

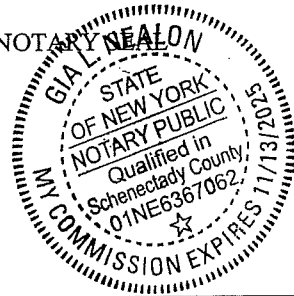
Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 8th day of December, 20 22

NOTARY *GIA L NEALON*
Notary Signature



Notary Public in and for the State of New York

My appointment expires: 11/13/2025

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

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, Robert Eposito ; Robert Eposito Trustee being duly sworn declare that I am the
(PROPERTY OWNER) of Anna Maria Eposito Irrevocable Trust

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

1859 & 1875 Altamont Avenue (Tax Map #59.09-2-25 & 26.1), Town of Rotterdam,
Schenectady County, State of New York

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

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 (Property Owner): [Signature] ; [Signature] Trustee

Date: 12/7/2022

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 6th day of December, 2022

NOTARY SEAL [Signature]
Notary Signature

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

JARROD O'CONNOR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01OC6379315
Qualified in Schenectady County
Commission Expires 8/13/2026

Short Environmental Assessment Form

Part 1 - Project Information

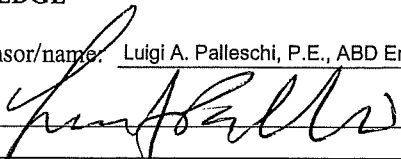
Instructions for Completing

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		RECEIVED	
Name of Action or Project: Chase Bank		DEC 12 2022	
Project Location (describe, and attach a location map): 1859 & 1875 Altamont Avenue, Rotterdam, NY		TOWN OF ROTTERDAM PUBLIC WORKS	
Brief Description of Proposed Action: Demolish two existing buildings, combine two separate lots in to one and construct a new branch bank with access off Tower and Elizabeth Street. Landscaping, lighting, and utilities will also be incorporated.			
Name of Applicant or Sponsor: VF Development, LLC		Telephone: 518-424-5094	
		E-Mail:	
Address: 1529 Western Avenue			
City/PO: Albany		State: NY	Zip Code: 12203
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, NYSDOT, Schenectady County Planning		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.51 acres	
b. Total acreage to be physically disturbed?		_____ 0.65 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.51 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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: NYS Building Codes _____ _____	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 type="checkbox"/>	<input checked="" 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
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ NYS DOT drainage systems. _____		
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: <u>Kem Cleaners, 1913 Winy Road</u> <u>SPezowity 1911 Winy Road</u>	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, LLP</u> Date: <u>12/8/22</u>		
Signature: <u></u> Title: <u>Professional Engineer</u>		

PRINT FORM