

**Town of Rotterdam
Planning Commission
September 19, 2023**

Approval of the Summary of Minutes September 5, 2023

Workshop/Waiver(s) (7:00pm)

- 1. Retired in Place Holdings, LLC – 3128 & 3132 N. Thompson Street & 34 Glenville Road.** The applicant requests a Waiver of Subdivision to eliminate a ±1,611 square foot parcel (Tax Map No. 48.14-1-20.11) and Boundary Line Adjust ±2,625 square feet from 3128 N. Thompson Street to 3132 N. Thompson Street: Lot 1 = ±12,813 square feet (Tax Map No. 48.14-1-20.21(3128 N. Thompson)) and Lot 2 = ±10,497 square feet (Tax Map No. 48.14-1-20.12 (3132 N. Thompson)). Surveyor: Raymond A. Koch Land Surveyor
- 2. RMB Heating and Cooling - 1442 Fern Avenue.** The applicant requests a Waiver of Site Plan to construct a 60' x 120' storage building on a ±4.87-acre parcel. Engineer: ABD Engineers, LLP

Agenda (7:30pm):

- 1. GDP Lville Rotterdam, LLC (Contract Vendee) – 880 & 900 Duanesburg Road.** Report and Recommendation to the Town Board on a Change of Zone on ±17.30 acres from Agricultural (A-1) to General Business (B-2). Applicant is proposing construction of a ±102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station and a ±2,000 square foot retail building with drive thru. Engineer: ABD Engineers, LLP.
- 2. BD Upstate Construction, Inc. – 1696 Crane Street.** Report and Recommendation to the Town Board on a Change of Zone on ±71,003 square feet from Two Family Residential (R-2) to Multi-Family Residential (R-3). Applicant is proposing to convert an existing ±3,074 square foot three-unit residential building to a four (4) unit residential building. Engineer: Empire Engineering.

WAIVER OF SUBDIVISION REVIEW

Date: September 19, 2023

PC2023-SW7

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT(S): Retired in Place Holdings, LLC
PO Box 617
Schenectady, NY 12301

PROJECT ADDRESS: 3128, 3132 N. Thompson Street & 34 Glenville Road

APPLICANT IDENTIFIED AS: X Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Subdivision to eliminate a ±1,611 square foot parcel (Tax Map No. 48.14-1-20.11) and Boundary Line Adjust ±2,625 square feet from 3128 N. Thompson Street to 3132 N. Thompson Street: Lot 1 = ±12,813 square feet (Tax Map No. 48.14-1-20.21(3128)) and Lot 2 = ±10,497 square feet (Tax Map No. 48.14-1-20.12 (3132)). Surveyor: Raymond A. Koch Land Surveyor

Action Taken by Commission:

In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.
5. Prior to Chairman's signature, pin and cap new lot corners.
6. Septic system and utility locations shall be added to final mylar prior to Chairman's signature.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 19, 2023 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 Subdivision.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



RECEIVED

SEP 08 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the boundary lines of said parcels:

Tax Map Number(s) #1 48.14-1-20.21 #2 48.14-1-20.12
these numbers will refer to specific questions relating to each parcel #3 - 48.14-1-20.11

#1 Property Owner's Name: Retired in Place Holdings, LLC

Mailing Address: P.O. Box 617, Schenectady, NY 12301

Phone Number(s) and e-mail 518-986-2522 - Stephen

#2 Property Owner's Name: Retired in Place Holdings, LLC

#3
Mailing Address: P.O. Box 617, Schenectady, NY 12301

Phone Number(s) and e-mail 518-986-2522

Contractor's/Agent/Representative's Name (if Applicable) _____

Address: _____

Phone Number(s) and e-mail 518-986-2522 Stephen Bartz@yahoo.com

9

Parcel Size(s) (acreage or sq. ft): #1: 100' x 154' ± - 15,438 ± sqft #2: 50' x 123' ± - 6,138 ± sqft

Location of Property(s) (911 address) #1: 3128 N. Thompson St #3: 50' x 30' ± - 1,611 sqft

#2: + #3: 3132 N. Thompson St.

Zone Classification & Lot Size: #1: R-1 - 100' x 154' #2: R-1 - 50' x 123'

If parcel(s) is in multiple zones, indicate all zones. #3 - 50' x 32' - R-1

Are the lots presently conforming lots? YES NO

IF NO, What lot(s) are not conforming: Lot # 2 + Lot # 3

Proposed lot size(s): #1: 12,813 sq ft #2: 10,497 sq ft.

Will the boundary line adjustment leave all proposed lots conforming? YES NO

IF NO, What lot(s) will not be conforming: #1 + #2

Current use of property: (What is present on this parcel today) list all structures:

#1: Residential Dwelling

#2: Tavern + parking lot #3: Garage

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)

Same

Are additional documents presented as part of this application? YES NO

* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

Additional data on proposed boundary line adjustment. _____

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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 PROPERTY OWNER PARCEL #1 [Signature] DATE 9/1/23

SIGNATURE OF PROPERTY OWNER PARCEL #2 & 3 [Signature] DATE 9/1/23

- Notes:**
- Owner of all parcels involved in boundary line adjustment: Retired in Place Holdings, LLC, P.O. Box 617, Schenectady, New York 12301
 - All lots involved in the boundary line adjustment are located in the R-1 (one family residential) Zoning District.
 - Proposed Street No. 3128 & 3132 are on private sewer. Water supply is municipal.

MAP REFERENCE

*Map of Building Lots Belonging to Robert Jay Turnbull, South Schenectady, Schd'y Co., N.Y. Made July 17, 1890 and Red in the Schenectady County Clerk's Office July 25, 1890 in Small Drawer 18 as Map number 1.

Lot 107
 Leads of
 D. & C. Safford
 (1831 & 1831)
 Street No. 3128 & 3132
 Tax ID # 4111-1-21

Lot 108
 Leads of
 M.T. Coffey
 (1863 & 1863)
 Street No. 3118 N. Thompson St.
 Tax ID # 4111-1-21

Lot 109
 Leads of
 Retired in Place Holdings, LLC.
 (2011 & 2011)
 Tax ID # 4111-1-21
 Street No. 3118 N. Thompson St.

Lot 110
 Leads of
 Retired in Place Holdings, LLC.
 (2011 & 2011)
 Tax ID # 4111-1-21
 Street No. 3118 N. Thompson St.

Lot 111
 Leads of
 Retired in Place Holdings, LLC.
 (2011 & 2011)
 Tax ID # 4111-1-21
 Street No. 3118 N. Thompson St.

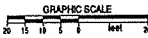


NISKAYUNA STREET

GLENNVILLE STREET (BY R.O.N.Y.)

N THOMPSON STREET

SURVEYOR'S NOTE: All visible improvements and/or use has been either physically located and/or shown herein, unless otherwise noted. Any underground utilities and/or proposed improvements lying within the subject property have not been located or shown. This plat is a survey map prepared without benefit of an affidavit filed. RAYMOND A. KOCH Professional Land Surveyor and/or agency surveyor are in no way liable or responsible for right of way, easements or utility values that have been provided by the client and/or shown on the record plat. Lands shown hereon may be subject to setbacks, lot area and/or restrictions not shown on the record plat.



DATE: JUNE 28, 2023	TOWN: ROTTERDAM	STATE OF NEW YORK	COUNTY: SCHENECTADY
SCALE: 1" = 20'	BOUNDARY LINE ADJUSTMENT OF PREMISES BELONGING TO RETIRED IN PLACE HOLDINGS, LLC. BETWEEN LANDS KNOWN AS 3132 NORTH THOMPSON ST. AND & 34 GLENNVILLE ST. AND 3128 NORTH THOMPSON ST.		
<small>Professional seal and signature of Raymond A. Koch, Professional Land Surveyor, No. 133 Mohawk Avenue, Scotia, New York 12302. License No. 12547416.</small>	RAYMOND A. KOCH P.L.S. LAND SURVEYOR 133 MOHAWK AVENUE SCOTIA, NEW YORK 12302 phone: (518) 393-0989 email: kochsurveyor@gmail.com		

RECEIVED

SEP 05 2023

TOWN OF ROTTERDAM
 PUBLIC WORKS

WAIVER OF SITE PLAN REVIEW

Date: September 18, 2023

PC2023-W33

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: RMB Heating and Cooling, LLC
ADDRESS: 1442 Fern Avenue
Schenectady, NY 12306

PROJECT ADDRESS: 1442 Fern Avenue

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: Applicant requests a Waiver of Site Plan Review to construct a 60' X 120' storage building on a ±4.87 acre parcel. Engineer: ABD Engineers, LLP

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. No outdoor storage of vehicles, trailers, materials, or equipment on the north side of the building. All outdoor storage shall be conducted in the rear of the building.
3. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifics.
5. Owner/applicant shall install buffering along the east side of the property for residential properties on Fern Avenue in a manner acceptable to the Planning Commission.
6. Stormwater and grading shall be addressed to the satisfaction of the Department of Public Works prior to the issuance of Building Permits.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 18, 2023 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

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SEP 13 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ___ NO . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): RYAN BROWN RMB MECH

APPLICANT(S)/LESSEE: FRED PALMA

MAILING ADDRESS: _____

CITY: AMSTERDAM STATE: NY ZIP: 12016

DAYTIME TELEPHONE: 518 257 2880 EMAIL ADDRESS: fpalma20@hotmail

PROJECT ADDRESS: 1442 FERN AVE ROTTERDAM

APPLICANT IDENTIFIED AS: Owner ___ Lessee ___ Contract Vendee

REQUEST: BUILD 60 X 120 STORAGE BARN

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 [Signature] DATE 9/12/23

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) 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.

25th AVENUE
117 25th AVE/PASS
TOWN OF ROTTERDAM
SARASOTA COUNTY
FLORIDA 34236

DATE
PLAN
SURVEY

SU-



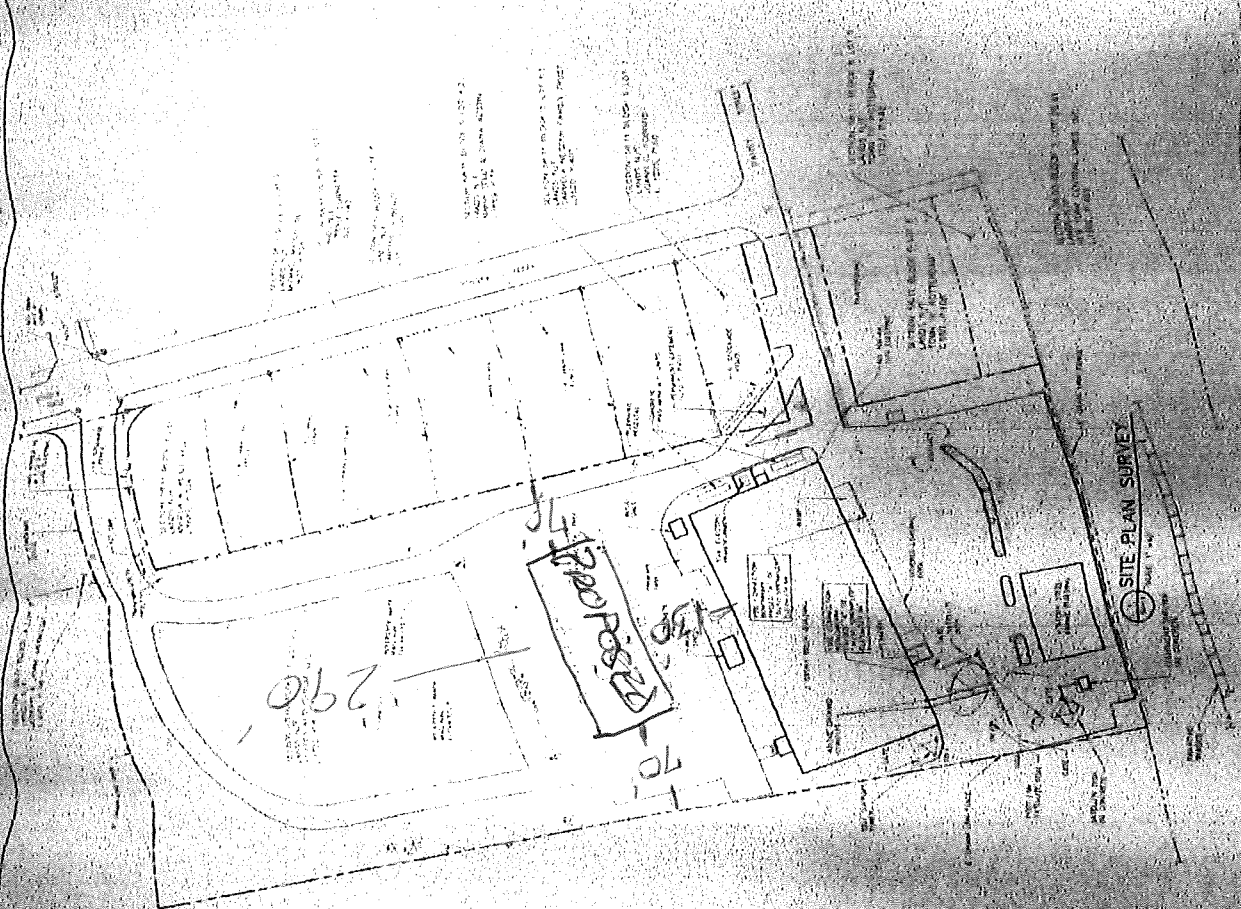
VICINITY MAP

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE SURVEY IS BASED ON THE 1983 ADJUSTED STATE PLANE COORDINATE SYSTEM.
3. THE PROPERTY LINES SHOWN ON THIS SURVEY ARE THE RESULT OF A FIELD SURVEY.
4. THE SURVEY WAS CONDUCTED ON 12/15/2023.
5. THE SURVEY WAS CONDUCTED BY [Name].

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING GRAVEL DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING FENCE
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD
- EXISTING RAILROAD
- EXISTING AIRWAY
- EXISTING WATERWAY
- EXISTING TOWER
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING SIGN
- EXISTING LIGHT



SITE PLAN SURVEY

Agenda (7:30pm):

**DPW Comments
September 19, 2023**

- 1. GDP Lville Rotterdam, LLC (Contract Vendee) – 880 & 900 Duaneburg Road.** Report and Recommendation to the Town Board on a Change of Zone on ±17.30 acres from Agricultural (A-1) to General Business (B-2). Applicant is proposing construction of a ±102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station and a ±2,000 square foot retail building with drive thru. Engineer: ABD Engineers, LLP.

1. Planning Commission should consider adoption of a Report and Recommendation to the Town Board.
2. See attached verbatim minutes from the September 5, 2023 meeting.

DPW Comments from September 5, 2023

1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.
2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.
3. A Town Designated Engineer (TDE) will be necessary to assist in SEQR review. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to begin the process.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board to 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
New York State Thruway Authority
United States Department of Army, Corps of Engineers
United State Fish and Wildlife Service
Rotterdam Highway Department
Rotterdam Police Department
Rotterdam Planning Commission
Metroplex Development Authority
Fire District #6
Schalmont School District



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

Application Fee \$1,000

Existing Zone Classification: A-1 Agricultural

Proposed Zone Classification: B-2 General Business

PART II GENERAL INFORMATION

Legal Owner's Name: Flying J, Inc. (AKA FJ Management, Inc.)
Mailing Address: 185 S State Street, Suite 1300
City: Salt Lake City State: Utah Zip: 84111
Daytime Phone: _____ E-mail: _____

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

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

Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com
Project/Proposal Site Area: (Acres or sq. ft.) 17.3± Acres
Assessor Tax Parcel No.(s) of Site: 57-3-7.112 & 57.7-1-1.2
Adjacent Parcels Owned or Controlled and Tax Map Parcel No: (Acres or sq. ft.) N/A

Street Address of Proposed Site (if any): 900 and 880 Duanesburg Road (NYS Route 7)

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TOWN OF ROTTERDAM
PUBLIC WORKS

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

The land previously contained a barn structure. The remainder of the land (two parcels) is vacant.

School District: Schalmont

Fire District: 6

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)

On NYS Route 7 just east of I-88 on ramp.

Name of Public Road(s) Providing Access: NYS Route 7

Width of Property Fronting on the Existing Public Road in Linear Feet: 700±

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

Name(s) of Arterial Road(s): NYS Route 7 - Duanesburg Road

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? Contract Vendee

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

The site fronts on NYS Route 7, which is a commercial corridor and is not suitable for agricultural use or those residential uses that are allowed. The site has access to water, gas, and other utilities. No public sewer available at this time so onsite septic system will be needed.

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 X . 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: *Luigi A. Palleschi*
 Address: 411 Union Street, Schenectady, NY

Date: July 25, 2023
 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: Flying J, Inc.
Address: 185 S State Street, Suite 1300
Salt Lake City, UT

Date: _____
Phone: _____
Zip: 84111

Cheril Wright, CFO
Signature of applicant or representative

July 25, 2023
Date

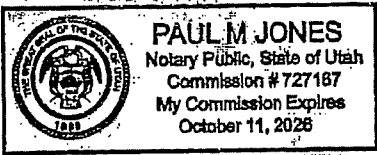
NOTARY

STATE OF NEW YORK) ss:
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this 26 day of July, 2023

NOTARY SEAL

[Signature]
Notary Signature



Notary Public in and for the State of ~~New York~~ Utah
Residing at: Cottonwood Heights, UT
My appointment expires: 10/11/2026

PLEASE AFFIX NOTARY SEAL HERE

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, Flying J, Inc., being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 57-3-7.112 & 57.7-1-1.2

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

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

Signature (Authorized Representative): [Signature] LTD

Date: July 26, 2023

NOTARY

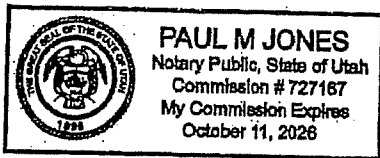
STATE OF NEW YORK) ss:

COUNTY OF _____

SUBSCRIBED AND SWORN to before me this 26th day of July, 2023

NOTARY SEAL

[Signature]
Notary Signature



Notary Public in and for the State of Utah
Residing at: Cottonwood Heights, UT
My appointment expires: 10/11/2026

DESCRIPTION OF LAND
PROPOSED ZONE CHANGE

BEGINNING at a point in the northerly highway boundary of the Schenectady/Duanesburg state highway at its intersection with the division line between Lands Now or Formerly of Collier as described in Liber 1068 of Deeds at Page 832 on the east and Lands herein described on the west; thence running westerly along said northerly highway boundary of the Schenectady/Duanesburg state highway 716 Feet more or less to a point in the southeasterly highway boundary of Route 7 to Route 7 connector; thence northerly, easterly, southerly and easterly 2,527 Feet more or less to a point in the division line between the Lands Now or Formerly of Avery as described in Liber 1506 of Deeds at Page 256 on the east and the herein described parcel on the west; thence along said division line 113 Feet more or less to a point at the northeasterly corner of Lands Now or Formerly of Mastrianni as described in Liber 608 of Deeds at Page 478; thence westerly and southwesterly 1,022 Feet more or less to a point; thence southerly 349 Feet more or less to a point in the aforementioned northerly highway boundary of the Schenectady/Duanesburg state highway; thence along said northerly highway boundary of the Schenectady/Duanesburg state highway 124 Feet more or less to the point and place of beginning and containing 17.3 acres of land more or less.

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JUL 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

4. GDP Lville Rotterdam, LLC (Contract Vendee) – 880 & 900 Duanesburg Road. Discussion on Report and Recommendation to the Town Board on a Change of Zone on ±17.30 acres from Agricultural (A-1) to General Business (B-2). Applicant is proposing construction of a ±102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station and a ±2,000 square foot retail building with drive thru. Engineer: ABD Engineers, LLP

Mr. Palleschi: Good evening, Luigi Palleschi with ABD Engineers and Surveyors. Also with me tonight is the applicant with GDP and representative of the applicant as well.

We are here tonight to discuss 900 Duanesburg Road as well as 880 Duanesburg Road. I think most of you are familiar with this site. It is right at the intersection of the I-88 on ramp. To the east you have the library, to the southeast you have Schalmont Schools, over to the west you have the Pilot Truck Stop and across from that is the 7-11 Truck Stop. It is a good commercial corridor here for this property and for BJ's. We all know BJ's is currently in the Town of Rotterdam on Campbell Avenue. That site is over an Aquifer and cannot have gas and that has always been BJ's goal is to also provide gas to its members. When this property came up, they were interested not only to stay in Rotterdam and see if this site could work so, when they brought it to us, we prepared a conceptual site plan as you can see. This will allow them to not only to have gas but build a newer, bigger building and be in this area where you still have visibility being that you are at an intersection with commercial corridor that this has become.

880 is another parcel that is under contract. Both of these parcels are owned by Flying J. So, 880 is the smaller parcel and that would be proposed drive-thru fast-food establishment there. That would be coming off of the main drive off of Route 7. So, what we are proposing here is 102,500 square foot building. It will have the tire center, it will have the gas as I mentioned and it will have propane filling, everything you could ever need or want and similar to what is at the Campbell Avenue site. We are proposing a full curb cut off of Route 7 and we have over 500 parking spaces as laid out with landscaped islands and trees. There is municipal water on Route 7, so we would come in with a new water lateral to serve this. Obviously, the building would be fire sprinklered and we would have access around the entire building for Fire Protection and emergency vehicles. There is no public sewers near this site, as we all know, so we do have areas where we are proposing a wastewater treatment facility. So, BJ's has several facilities like this in all parts of the country and in New York of course and last week I was on a call with their engineer who designs these wastewater treatment facilities and they are pretty sophisticated and they are underground for the most part, but they will have a building structure because of how they aerate under the ground and then they need these blower systems and that building will be sort of back in this location here closer to I-88. We can always provide you the details on that. The facility would probably be around 10,000 gallons per day is our proposed use based on the New York State DEC standards for this size facility.

Storm water, so if you know the lay of the land the site does sit up higher on the easterly side of the site and it all rolls to the West towards the ramp. It is our vision to keep the building up high. Our driveway coming in off of Route 7 and the parking as close to the main entrances the building. And then on the low side we are proposing the storm water management system. Knowing the soils out there we are anticipating a bioretention stormwater practice so, I don't know if most of you are familiar with them but that provides additional plantings within the stormwater area which will obviously meet the DEC stormwater regulations. We do have some street trees lining the I-88 ramp as well as Route 7 to try to beautify this site.

Signage we are proposing 2 signs. It is important to have one right at the ramp in the northwest corner of the site. That would be a pylon sign you know to what you have across the way at the other truck stop facilities. Obviously with gas it is important to display the prices and then there is another one right on Route 7 right next to the main entrance and that would be a smaller sign. We can certainly provide those details as we move forward.

In the back is the loading dock for deliveries. Again, Providing ample turning movement for the tractor trailers and emergency vehicles to get all the way around the building. This has plenty of parking spaces and circulation throughout the site. It was brought to my attention with the team that where we had originally picked and proposed the main entrance, it was considered to possibly move that entrance further east as far away from the intersection as possible. So, late last week I was able to do some sketches and I do think I can move that entrance as far east as possible. We know we have to work with DOT of course, because Route 7 is a state highway.

So, we can propose and show different sketches and work with DOT to get that driveway as far east as possible, however, what it will do is the drive-thru and restaurant would have to flip flop which isn't the end of the world. It does allow us to be more flexible with that tenant space because we really do not know what is going to go there yet but the vision is to have some sort of drive-thru establishment. So, looking at moving, that driveway east opens up a bigger pad for that out parcel as I call it and provide different connectivity between BJ's parking lot and that drive-thru facility.

Chairman Yuille: You would probably have to consolidate those two lots too.

Mr. Palleschi: either a consolidation or a lot line adjustment is what I was thinking. The first goal was can we fit it just on that parcel 880 and we did keeping it nice and narrow but with this consideration I think we can just flip flop and move the lines if that is what we want to do.

We are here tonight as you know we made application to the town board for a change of zone because this parcel is in an agricultural zone and like the other parcels for the truck stops that those were converted from this agricultural zone to a B-2 zone which allows the gas. We made the application to the town board so we are here to discuss this project with the Planning Commission And hope for that positive recommendation back to the town board but not only talking about the site plan stuff here, I think hopefully we all agree that it is very important to state that BJ's would love to stay in Rotterdam and only going from one location to the other for the gas and be part of this community still.

Just to kind of give you everything that I know, as far as traffic goes, we know that is going to be an item here to discuss VHB has been retained to do the traffic study. They have not done it yet because school is out. School starts this week so they are ready to go next week and get all the traffic data that they need with the school buses and we have copies of the traffic report that was done for the 7-11. So, they will be reviewing that and kind of coordinating it all together. It is a busy intersection but a lot of the residents that travel this would be happy that the BJ's is there and a lot of those trips would be pass by trips. Some would be new trips but a lot of pass by as well because of what is there on Route 7 already.

Further to the east there are two properties that area already zoned B-2, I don't know if most of you are familiar with that, but the one building there is the AAC Chiropractor and For the Love of Bacon. So, that property does go all the way back and it is B-2 zone and it does touch this property. So, as far as you know, the zoning in this area as B-2, you can see the trend from Pilot to 7-11 and what was already done on the easterly side of the site.

That is, it for right now and I will turn it over to the Board, if you have any questions, we are here to answer them.

Chairman Yuille: Mrs. Flansburg?

Mrs. Flansburg: For point of reference, do you happen to know the size of the current BJ's to know the difference between the current one.

Ms. Marsh: I'm going to see if I can find it really quick.

Mr. Palleschi: It's very similar. She is going to look up the square footage.

Mrs. Flansburg: Just so it kind of gives us an idea.

Mr. Palleschi: It's not doubling in size.

Mrs. Flansburg: Would it be similar to the store that is in Colonie, it seems like it's bigger but maybe it's just laid out differently.

500 parking spaces makes me say wow. Can we talk about banking spots for later? Does BJ's need 500 or is it based on just the way our code is and the size of the building.

Mr. Palleschi: It is per code and I am always in favor of banking these parking spaces.

Mrs. Flansburg: If you need them, they can be made available but that is a whole lot of gray area that may not be necessary.

Mr. Palleschi: We would definitely love to consider that if we can save pavement now and bank them for later, if they ever need them.

Mrs. Flansburg: Especially because you are converting, when we make our recommendation to the town board should it move from agricultural to B-2. Fueling station will there be diesel? Is it just regular people coming through?

Mr. Palleschi: It is my understanding it is only geared through the members. I do think there will be diesel because pick up trucks today are diesel.

Mrs. Flansburg: Will tractor trailers...

Mr. Palleschi: No tractor trailers. We need to get tractor trailers through the site for deliveries and also delivery the fuel but right by the station you will see the underground tanks that are proposed.

Mrs. Flansburg: Also, where the fuel is, it seems odd that it is in the back corner but that is how the one is in Colonie too. You have to get all the way into the site and all the way into the back. If you are banking some spaces having it be less dense with parking where cars are going to be fueling and driving off. That is my two cents worth. I think this is a great project. I'm glad they want to stay in Rotterdam. I think they tried do a fueling station at the top of the hill where the car wash is now years ago and it didn't work out and I'm glad this is a solution that hopefully will.

Chairman Yuille: Mr. Signore?

Mr. Signore: I think it's great. This is the type of development that I like to see. It's big in square footage and less impact on the infrastructure. For instance, an area like that I would rather see something like this then 300 homes in addition to the impact on the school with children. This is ideal when you have a big building that come in with a lot of square footage and pays a lot of taxes.

Chairman Yuille: Mr. Miglucci?

Mr. Miglucci: The trucks coming off of I-88 there, they will not have far to travel and we are not taking delivery trucks through the streets of Rotterdam. How many more employees will be hired for this? It looks like it's going to be a bigger operation.

Ms. Marsh: Tiffany Marsh with GDP Lville. There are 75 part-time employees in the store this size and 75 full-time so it's 150 altogether.

Mr. Miglucci: The BJ's that is here now, you're adding on a gas station and a tire facility so it's going to be more people.

Ms. Marsh: There is tire existing now. So, we are adding the gas station. So, for this size it is 75 and I will confirm the square footage, I'm sorry I can't find it quick enough, but I will confirm the square footage of the current and the employee count on the current store for you tomorrow.

Mr. Miglucci: I'm all set.

Chairman Yuille: Mr. Collins?

Mr. Collins: The only question that I have is on the fueling station is there enough room if someone comes in with a big fifth wheel to get around to get gas. That would be my only concern if they could swing the trailer around to get gas and we don't want them to get there and not be able to get gas and get out.

Mr. Palleschi: We are providing like 50' as your approach coming in and this is all geared up, it's all one-way. So, you would come in and you would exit facing the ramp and then you would move around.

Mr. Collins: There is enough room to make the loop?

Mr. Palleschi: Yes, 50' in the front and it looks like 35' on the back side to make that swing out.

Mr. Collins: That was my concern because I have a big fifth wheel.

Mr. Palleschi: The intent would be to get those fifth wheels through here and then back out.

Mr. Collins: I think it's a great project. I'm excited about it. That was my only concern, Mr. Chairman.

Chairman Yuille: Mr. Calder?

Mr. Calder: I hope it works out. Not only does it give us some more tax base over there but it also adds tax base to the building that is being left vacant down there where the BJ's is now. I think that is a plus for the town. I know that that corridor was really busy for a while because they are trying to enforce to keep the tractor trailers off of Route 7 because they were parking out there for the longest time and I know that they are enforcing it and making them move on so it's getting less and less congested which is good. That will add more but there is always a cost when it comes to getting something changed and something new. I like the project and I hope it works out. I really do. That is all that I have.

Chairman Yuille: Mr. D'Alessandro?

Mr. D'Alessandro: You answered the question about the gas and diesel and the store. Are you going to be selling that store. There is a lot of blight down there with Office Max closed up, Average Joe's going, the rental store next door gone, the mall being dead, that is all we are going to need is another empty store down there. Are you selling that?

Mr. Palleschi: BJ's doesn't own that building. It's owned by, I don't know who owns it, it's not owned by BJ's. They are just leasing that building and that land and that would be the same here when they move here.

Mr. D'Alessandro: That is all that I have.

Chairman Yuille: Are you sure about that Luigi? I thought Iovinella sold building a few years ago.

Mr. Palleschi: You are right, Iovinella sold it, but it is my understanding that they sold it to another company.

Chairman Yuille: Okay because they are not going to own this building either, this is going to be owned by your company, right?

Mr. Palleschi: Correct.

Chairman Yuille: Do you have anything else, Mr. D'Alessandro?

Mr. D'Alessandro: That's all that I have.

Chairman Yuille: That was one of the questions that I had is what they were going to do with the building but another company that has it.

Looking at this site would have been a better location for BJ's from day one, if it was available. At that time, it wasn't available. It's much better location for you and I think you will draw more traffic in off of the Thruway and I-88 and people going out that way. The one down next to the mall is tough and we looked at that for years.

The other question that I had was if you flip flop that restaurant to the other side then you are going to have to move that proposed stormwater area, correct?

Mr. Palleschi: Yes, we would. What that will do, I still need a certain surface area for the stormwater bioretention and then the rest may have to go underground, under the parking lot. That is something that is a tradeoff.

Chairman Yuille: I saw this note on the plan that said reserve area for water treatment system. I didn't realize you were going to have a water treatment system.

Mr. Palleschi: I didn't either until last week. So, BJ's and GDL, they use a company called Stantec which manufactures these types of systems and when I was on a conference call with them, it was interesting, I have some documents that I can share with everyone and they will design up to 100,000 per day or 50,000 gallons and one that they shared with me was about 10,000 gallons a day which is about what this is going to use. So, some of these facilities that they have used they have put in the middle of golf courses that not only serve the golf course but a bunch of homes that are surrounding the golf course where odor is important and you don't want it to smell. They have this unit and those are the questions that I asked and when he shared the details with me over the phone, I was actually impressed. Obviously, they have to work with DEC and get it approved and I reserved that area in case they need to pump it to some sort of leach field system. It will get treated and then there are 2 options, if you have the soils to let it go back in the ground or you have to treat it further it would be discharge. So, you could literally discharge it because what he is saying is after it goes through this treatment it is river quality. So, it was interesting as to how they were describing it and the information he sent so far. I have to get some more info from them but they do this all over for a lot of facilities for BJ's.

Chairman Yuille: When you think about Mohonasen for years up until a few years ago, they were always on septic and I believe Schalmont is on septic. They may be coming over and looking at your sites.

Mr. Collins: Will they have a grinder pump in there and everything?

Mr. Palleschi: There will be pumps to pump it into the system and then there is aerators, again, they are underground.

Mr. Collins: It is like a little treatment plant basically.

Mr. Palleschi: It is and these systems need to be in a grassed area because they will sit above grade and it's like a metal lid that you will see and then all of those are interconnected and it goes through, like the only unit you will really see is it looks like a little shed. Just a standard shed and that is where the blowers are.

Mr. Collins: The town has a lot of sewer and they don't really smell. They are odor controlled and you don't really know they are there.

Chairman Yuille: That is like what the Orenco systems were supposed to be like that at one point. They used them at ski resorts and that type of place.

Steve, do you have any questions or comments?

Mr. Valiquette: No, I think I will wait for the review of the traffic study before to making comments and same for the review of the wastewater treatment. That is, it.

Chairman Yuille: Mr. Comenzo?

Mr. Comenzo: No questions and just some comments that need to be coordinated with the attorney to discuss SEQR and some of the issues regarding the timing. So, this Board is going to obviously be making a report and recommendation and we are getting a little bit into the site plan and it sounds like some redesign that is going to have to occur. I did speak with folks at DOT yesterday and sent them the conceptual plan and they said basically the current access would not fly because the proposed the entrance right now is really where the turn lane to get onto I-88 starts and then the further we get away from that intersection obviously, will be looking for a left turn lane and I believe there is one right now that is kind of useless since there are no curb cuts in that area. The fact that they have VHB doing the traffic analysis and they are waiting for school to start, those will get addressed. Lynn brought up the issue with the parking so, our code when it was originally adopted there was not a BJ's where you had these warehouse clubs so there are 500 parking spots proposed. I'm sure BJ's knows how many parking spots based on the current facilities they have in the northeast, how many spots they actually need. So, the Planning Commission has the ability to waive those requirements obviously if you can demonstrate that you only need 300 or whatever the number is, you could work that into the redesign with the building.

You are not constrained by lot lines obviously so if you wanted to flip flop the other commercial building or they wanted to put it on the corner or wherever that would work those design issues you can get to now because there is no engineering right now at this point. The other thing is and this is just from utilizing the BJ's in Colonie there are a lot of people that go just for gas. When you look at this you really want to separate the traffic of people walking in and out with their carts and going into BJ's or possibly this fast-food restaurant and folks that are just going in for gas. I don't think you would want that traffic crossing the pedestrians that are coming in and out of the facility. I know the one in Colonie they have it in the far end but there is no main entrance nearby. I'm looking at this now and wondering how you get back there without getting into the mix with the folks with the carts. So, when you go back in and redesign the site, you might want to look at separating the traffic for the fast-food restaurant and then the gas pumps and try to separate it from the folks that utilize BJ's warehouse. You might be able to do that a lot easier with landscaped islands or something.

Mr. Palleschi: I've already played with shifting that driveway to the east and flip flopping so, with that in mind I'm sure we can come up with something.

Mr. Comenzo: It's early at this point and you still have to go to the Town Board and public hearing and SEQR and there will be some changes between now and when this Board sees it again. But I'm assuming you are looking to come back fairly quickly for a report and recommendation to get the ball rolling.

Mr. Signore: When are you looking to put a shovel in the ground? Spring?

Mr. Palleschi: Probably spring.

Chairman Yuille: They need to get a recommendation first, Joe, they need a zone change.

Mr. Palleschi: We can't start now.

Chairman Yuille: One thing that I have seen that they do and its hard to tell on that but they take those gas pumps and angle them. Like Stewart's did on theirs. It makes it a little easier, especially if you are going in one way and coming out. It might make them easier to get into, but with 50' you might have plenty of room.

Mr. Palleschi: I think we can massage that a little bit.

Chairman Yuille: We will not be doing a motion on that tonight, but we will get some of the information that we need.

Mr. Palleschi: So, what are the next steps. Obviously, we'll keep going with some of these edits to shifting the driveway easterly, work with VHB on the traffic data and then resubmit. This Board would like to hear that before making that recommendation to the Town Board.

Chairman Yuille: Yeah, but you wouldn't have to go through the whole presentation but...

Mr. Comenzo: I guess the question is how comfortable are you moving forward with a report and recommendation. You are not going to be the lead agency. That is going to be the Town Board. You will be an involved agency for SEQR but as far as what is required for traffic study and for all the other studies that will have to be done in terms of the SEQR review, it will not come back to you for a while. I think they are looking for a report and recommendation so that we can get that ball rolling.

Chairman Yuille: So are you suggesting we do that...

Mr. Comenzo: I don't know how long you want to wait. You'll get the traffic and study eventually and if you are not comfortable in making a report and recommendation until the board sees traffic data or if your comfortable deferring and then commenting on the SEQR process and getting the Town Board to do that work. Typically, the Planning Commission is the lead agency but, in this case, there is a change of zone involved and the Town Board needs to look at all those things. The one thing that I do want to mention and it's probably on your list is you probably want to get a TDE on board sooner rather than later because with SEQR component.

Ms. Slevin: Mary Beth Slevin here again, counsel for the applicant. What we would hope to be able to do is to focus on the issue before the Board right now which is the recommendation for the zoning change and that really focuses on the comprehensive plan and how the comprehensive plan contemplates what's being requested by the applicant. With respect to SEQR what we would hope to do is really separate that issue and make sure that the Board has the information that it needs to remain involved as an involved agency while we go through that process with the Town Board. To move forward with the recommendation on the zone change when the Board is comfortable and then to continue on with the work that needs to be done for SEQR to make sure that gets submitted to the Planning Commission, the Town Board and all other involved agencies and make sure we solicit everyone's comments on the data that is developed so it's a comprehensive review and that all comments are considered in the context of a final SEQR review. Just to give it some context.

Chairman Yuille: Let me see how the Board feels about voting on that tonight. Mark?

Mr. D'Alessandro: I'm fine.

Chairman Yuille: Mr. Calder?

Mr. Calder: Yes.

Mr. Comenzo: Tom, I don't think we are at that point yet. We don't have anything prepared.

Chairman Yuille: I thought that is what you just said.

Mr. Comenzo: What I am saying is do you want to see them in 2 weeks or in 2 months.

Chairman Yuille: “Inaudible...”

Mr. Collins: I thought you wanted to know if we were comfortable making the recommendation, Peter.

Mr. Comenzo: Would you be comfortable making a recommendation without them completing a traffic study that has been reviewed by DOT?

Mrs. Flansburg: Yes, but it sounds like there is going to be significant changes.

Mr. Palleschi: We are not here for site plan approval tonight. We understand that we have to make some modifications and we have to address DOT with whatever traffic comments that might come before this but I think the goal tonight would be to get back to the Town Board for the recommendation and if the Board feels comfortable with saying, from my understanding from every Board Member tonight is that you are in favor of this project which requires the change of zone, so, if you are would you feel comfortable to making that recommendation tonight and then we will go to the Town Board. Obviously, with the Town Board...

Chairman Yuille: We do not have the resolution to vote on it tonight. We can hold it for the next meeting.

Mr. Comenzo: If you are comfortable moving forward without having a completed traffic study, which is the biggest issue that I’m looking at, and making a report and recommendation, we can prepare something in the next 2 weeks and have them back in 2 weeks to vote on the draft report and recommendation. I do not have anything drafted tonight and that is why I wrote it up as a discussion on the report and recommendation. I think we wanted to figure out where the Board was on this and it sounds like the Board is favorable with the recommendation so we can work with the attorney and draft some custom language for you to look at prior to the next meeting.

Mr. Palleschi: The sooner the better. 2 weeks would be great.

Chairman Yuille: 2 weeks would be the 19th is our next meeting.

Mrs. Flansburg: Would you like a motion for the TDE.

Chairman Yuille: Yes. At this point, I would entertain a motion to allow the Chairman enter into an agreement for a TDE for this project.

Mrs. Flansburg: I will make that motion.

Chairman Yuille: Mrs. Flansburg made the motion. Do I have a second?

Mr. Signore: I'll second.

Chairman Yuille: Mr. Signore seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Marlo Carter: Chairman Yuille?

Chairman Yuille: Yes.

Motion carried.

Meeting adjourned at 9:06 p.m.

Motion to adjourn the meeting was made by Mr. Collins and Mr. Signore seconded the motion.

Next meeting scheduled for September 19, 2023

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary

DPW Comments
September 19, 2023

2. **BD Upstate Construction, Inc. – 1696 Crane Street.** Report and Recommendation to the Town Board on a Change of Zone on ±71,003 square feet from Two Family Residential (R-2) to Multi-Family Residential (R-3). Applicant is proposing to convert an existing ±3,074 square foot three-unit residential building to a four (4) unit residential building. Engineer: Empire Engineering.
 1. Town Board referred to the Planning Commission for a Report and Recommendation on September 13, 2023.
 2. Applicant rebuilt an existing non-conforming building that contained a commercial space and residential units in 2022. Change of Zone request is proposed to facilitate the conversion of an existing storage area of the structure into a 4th residential dwelling unit and bring the property into compliance with existing allowed uses in the Town zoning code.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Town Board to declare lead agency.

Involved/Interested Agencies

Rotterdam Planning Commission

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation – Region #4

Fire District #2

Mohonasen School District

City of Schenectady (239nn)



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

Application Fee \$1,000

Existing Zone Classification: R-2

Proposed Zone Classification: R-3

PART II GENERAL INFORMATION

Legal Owner's Name: BD UPSTATE Construction Inc - Byron Diaz
Mailing Address: 3561 Guilderland
City: Schenectady State: New York Zip: 12306
Daytime Phone: 845-309-5223 E-mail: upstate.construction@aol.com

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

Owner's Designated Contact: Byron Diaz

Mailing Address: 3561 Guilderland Avenue
City: Schenectady State: NY Zip: 12306
Daytime Phone: 845-309-5223 E-mail: upstate.construction@aol.com
Project/Proposal Site Area: (Acres or sq. ft.) 1.63
Assessor Tax Parcel No.(s) of Site: 59.06-2-2
Adjacent Parcels Owned or Controlled and Tax Map Parcel No: (Acres or sq. ft.) _____

Street Address of Proposed Site (if any): 1696 Crane St.

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

Site had 3 units; 1 office in building
The original building was built in the
1850's - 1 garage on site
See Attachment #1

School District: Schenectady

Fire District: District 2

Water Supply: Public

LEGAL INFORMATION

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

The site is approximately 1500 to 2000
feet from Altamont Avenue
See attached map of area

Name of Public Road(s) Providing Access: Crane Street

Width of Property Fronting on the Existing Public Road in Linear Feet: 220'

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

Name(s) of Arterial Road(s): _____

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

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

A copy of the most current deed(s) of the proposed site must be attached: (X) 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? _____

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

Please see Attachment #1

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 _____

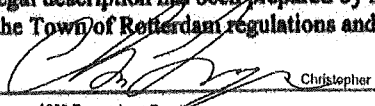
Proposed Means of Sewage Disposal:

- Public Sewer
- Dry Sewer
- Community System
- Other, please describe _____
- Septic Tank & Leachfield

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:  Christopher Longo, PE Date: 8/7/23
 Address: 1900 Duaneburg Road Phone: 518-280-1371
Duaneburg, NY 12056 Zip: 12056

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: Burton Diaz
Address: 3561 Guilderland Avenue
Scheny NY 12306

Date: 09/07/23
Phone: 845-309-5773
Zip: 12306

[Signature]
Signature of applicant or representative

09/07/23
Date

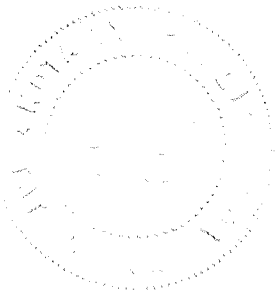
NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady

SUBSCRIBED AND SWORN to before me this 7 day of September, 2023

NOTARY SEAL Frances Nan Lawyer
Notary Signature

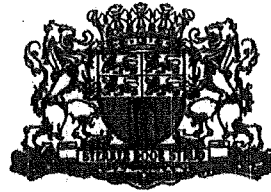
Notary Public in and for the State of New York
Residing at: 1109 Outer Drive
My appointment expires: 10/31/25



FRANCES NAN LAWYER
Notary Public, State of New York
Qualified in Schenectady County
4605144
My Commission Expires: Oct 31, _____

PLEASE AFFIX NOTARY SEAL HERE

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, Byron Diaz, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): _____

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

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

Signature (Authorized Representative): [Signature]

Date: 09/07/23

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Schenectady

SUBSCRIBED AND SWORN to before me this 7 day of September, 2023

NOTARY SEAL

Frances Nan Lawyer
Notary Signature

Notary Public in and for the State of New York

Residing at: 1109 Outer Drive

My appointment expires: 10/31/25

Attachment #1

Timeline of Town Submittals:

- August 3, 2022, Request for Town approval R2 To R3 Zoning Change.
- August 10, 2022, Town of Rotterdam Department of Public Works response letter citing Local Law No. 1 of year 2022, Apartment Moratorium, returning the application.
- August 22, 2022, Re-submittal of R2 to R3 zoning change request based on requirements of the "Waiver" exception process as defined in Section 5 of Local Law No. 1 of the year 2022. (No Town action taken on this request).

Discussion:

The current zoning for this 1.6-acre parcel is R2. The original dwelling consisted of 3 (1) bedroom apartments along with a small Real Estate office (American Realty) and had a property type of 230 - 3 Family according to the towns assessment database . To correct the non-conforming state of the building an R3 zoning is required to allow a 4-unit dwelling. This section of Crane Street and this parcel is the second to the last parcel (on the left) in the Town of Rotterdam within the City of Schenectady School district.

This section of Crane street is comprised of several non-conforming dwellings. The parcel to the left 1704 consists of 5 units (see mail boxes) , 1691 consists of 4 units and several other parcels on the street consist of 4–5-unit dwellings. The parcel to the right of 1696 Crane, 1690 Crane is an auto repair business (formally Marco Crane) service. The parcel at 1671 Crane (formally Knickerbocker Furniture) is currently used as an auto repair business and auto salvage yard, and an eye sore.

This entire stretch of Crane Street in the town of Rotterdam currently consists of the following zoning types: R1, R2, B2 and I1. The only vacant land parcel is zoned R1 and the remaining parcels are all R2, B2 and I1 zoned according to the town's assessment database.

By approving this request for R3 zoning it will allow the parcel to come in compliance with its previous use as a 3 unit+ building and potentially allow completion of construction of fourth and final unit in the existing newly constructed building. Approval of R3 zoning will not adversely affect the health, safety, and general welfare of the immediate neighborhood, Town of Rotterdam, or the Mohonasen School District.

The previous building was an eyesore and could not be remodeled to meet current building codes and had to be removed and a new building constructed. This was determined by the orderly de-construction of the top floor and determination that the first-floor wall structure could not support the new 2x6 construction of the second floor and roof trusses. Once the first-floor walls were exposed it showed that there was not consistent 16" on center framing wall structure. An engineering review of the basement walls consisted of (stacked stones) and could not meet current standards for total reconstruction of the building. At this point and with consultation with the Town of Rotterdam building department the decision was made to remove the building.

The new building is completed minus the completion of the now un-finished 4th unit. A "CO" has been received from the town for the existing 3 units. This request for approval from R2 to R3 will allow completion of the 4th unit.

The existing new building will more than double the assessed value of the previously assessed building and provide an incentive for other property owners to improve their properties. The Town comprehensive plan modifications should consider a rezoning to R3 of this upper section of Crane street to bring non-conforming parcels into compliance, allow future construction of new dwellings and "clean-up" the parcels in this section of Crane street. This will help to increase the tax base for the town and provide an incentive for other property owners to better maintain their properties.

1696 Crane Street

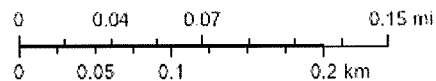


September 14, 2023

1:6,106

- ✕ Override 1
- Override 1

- ▭ Parcels
- Building Footprints



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

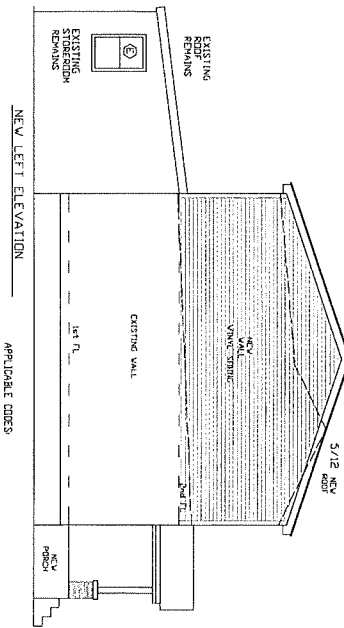
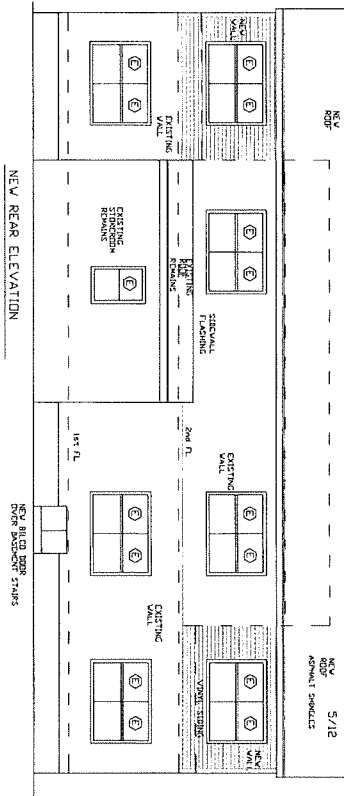
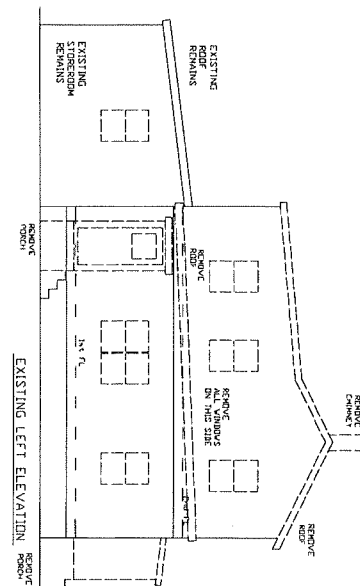
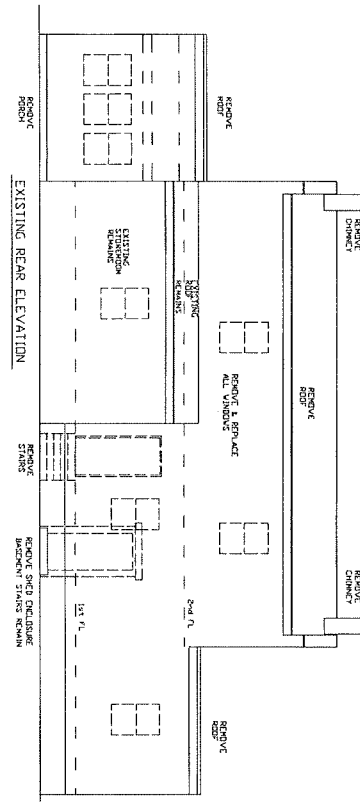


TABLE 3.01(2)(D) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN	SEISMIC DESIGN	SUBJECT TO DAMAGE FROM	WINTER ICE BARRIER REQUIREMENT	FLOOD PROTECTING MEAN TEMP
WIND SPEED 115	SEISMIC DESIGN CATEGORY B	FROST LINE 15.7 FT	YES	MEAN TEMP 45
WIND PRESSURE 15	SEISMIC DESIGN CATEGORY B	FROST LINE 15.7 FT	YES	MEAN TEMP 45
WIND EXPOSURE 3	SEISMIC DESIGN CATEGORY B	FROST LINE 15.7 FT	YES	MEAN TEMP 45
WIND EXPOSURE 3	SEISMIC DESIGN CATEGORY B	FROST LINE 15.7 FT	YES	MEAN TEMP 45

CLIMATE ZONE 5 - RESIDENTIAL ENERGY REQUIREMENTS - TABLE A02.1.2 2020 ICC6 OF NYS

WINDOW SPLITLIGHT CEILING WOOD FRAME WALL MASS WALL FLOOR SLAB 2'x8" WOOD SCAB R & CONCRETE

WIND DESIGN CATEGORY 3

SEISMIC DESIGN CATEGORY B

WINTER ICE BARRIER REQUIREMENT YES

FLOOD PROTECTING MEAN TEMP 45

APPLICABLE CODES:

2020 NYS RESIDENTIAL CODE

2020 NYS ENERGY CONSERV CONST. CODE

2020 NYS FINE CODE

2020 NYS FIRE CODE

2020 NYS PLUMBING CODE

2020 NYS MECHANICAL CODE

2020 NYS FUEL GAS CODE

NFPA 70 ELECTRICAL CODE

EXISTING 2-STORY, WOOD-FRAMED RESIDENCE.

APPROXIMATELY 6,000 SQ. FT. 2-2 APARTMENTS

BUILDING HEIGHT - 4'-7" - 66 FT. WITH TRUSSES

CONSTRUCTION CLASS TYPE V-B, WITH TRUSSES

NEW FIRE SPRINKLER AND ALARM SYSTEM THROUGHOUT ENTIRE BUILDING.

APPLICABLE CODES:

2020 NYS RESIDENTIAL CODE

2020 NYS ENERGY CONSERV CONST. CODE

2020 NYS FINE CODE

2020 NYS FIRE CODE

2020 NYS PLUMBING CODE

2020 NYS MECHANICAL CODE

2020 NYS FUEL GAS CODE

NFPA 70 ELECTRICAL CODE

DATE: 11/1/2022

REVISION:

RENOVATION & ADDITION:

1696 CRANE STREET

ROTTERDAM, NY

KEITH A. CRAMER, ARCHITECT

95 HURST AVE, ALBANY, NY 12208

(518) 438-8352

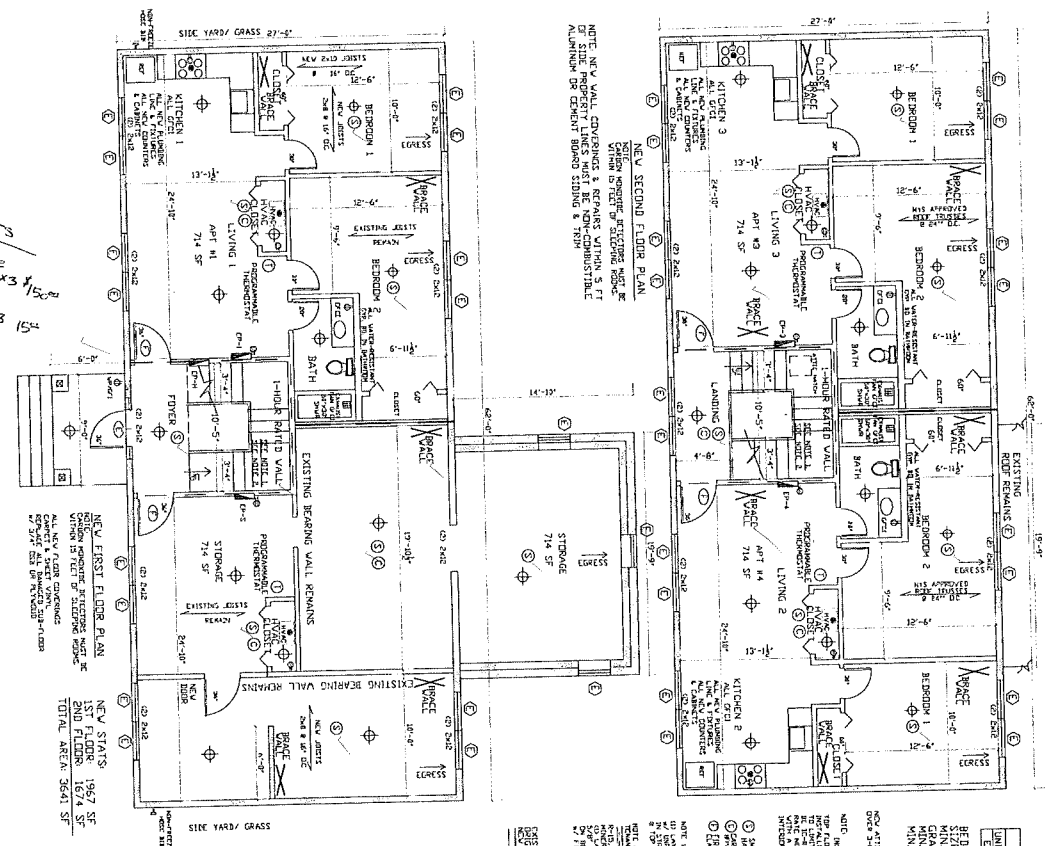
cramerkeith@msn.com

TITLE: 2022 APARTMENTS

SHEET: 2 OF 7

SCALE: 1/4"=1'-0"

3 UNITS
 SINK LAV 50" x 3 1/2"
 DW 5" x 3 1/2"
 HW 25" x 10"



BASEMENT NOTES

1. METALLIC SHEET PILING AND
 ALL NEW DUCTS ARE OK.

2. ALL NEW DUCTS ARE OK.

3. ALL NEW DUCTS ARE OK.

4. ALL NEW DUCTS ARE OK.

5. ALL NEW DUCTS ARE OK.

6. ALL NEW DUCTS ARE OK.

7. ALL NEW DUCTS ARE OK.

8. ALL NEW DUCTS ARE OK.

9. ALL NEW DUCTS ARE OK.

10. ALL NEW DUCTS ARE OK.

NEW WALLS & PARTITIONS

1. NEW WALLS & PARTITIONS
 SHALL BE CONSTRUCTION GRADE
 WITH 1/2" GYPSUM BOARD ON BOTH
 SIDES. ALL NEW WALLS SHALL BE
 FINISHED WITH 1/2" GYPSUM BOARD
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NEW PARTITION WALLS

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ALL CRISTAL VINYL WINDOWS & GLUEN VINYL-CLAD DOORS

UNIT	WINDOW LOT	FIN. EGRESS	UNIT EXISTING	CLEAR VINYL	AREA	VISIBLE SF	UNIT SF	FRAME SF
A	101-20-2	5	312-2-27	35-78-24-7/4"	57 SF	57 SF	57 SF	143 SF
B	101-20-2	5	312-2-27	35-78-24-7/4"	57 SF	57 SF	57 SF	143 SF
C	101-20-2	5	312-2-27	35-78-24-7/4"	57 SF	57 SF	57 SF	143 SF

DATE: 11. 2022
 REVISIONS:
 SCALE: 1/2"=1'-0"
 SHEET: 7

RENOVATION & ADDITION:
 1696 CRANE STREET
 ROTTERDAM, NY



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