

**Town of Rotterdam Planning Commission  
Minutes of June 17, 2025 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, June 17, 2025, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell, Chairman Clark Collins Wayne Calder Joseph Miglucci Joseph Signore Danielle Ciampino Peter Comenzo, Town Planner Stephan Valiquette, Attorney Lisa Gallo for Marlo Urowsky, Secretary	Excused: Lynn Flansburg
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Chairman Scannell called the workshop to order at 7:00 p.m.

**Waivers:**

- 1. M.C. Affiliates, LLC (Martin Capullo) – 1599 & 1601 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±4,302 square foot addition and connect two (2) existing buildings (Towne Bowling Academy ±16,253 square feet and former Sun Capsule ±2,500 square feet) on a recently combined ±1.63-acre parcel.

Motion was made by Mr. Signore to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant shall 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. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifics.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. All water shall be metered. Owner shall install a water meter that reads in gallons with an outside reader without a wand to read prior to operation. Please check with DPW for retailers.
6. Parking lot shall be patched, sealed, and striped prior to the issuance of a certificate of occupancy.
7. A dumpster enclosure shall be installed at the rear of the building.
8. Total site requires a minimum of five (5) parking spaces. Handicap parking, signage, and access isles shall be installed in accordance with ADA standards prior to the issuance of a certificate of occupancy.

Mr. Miglucci seconded the motion and vote resulted in unanimous approval of the motion.

- 2. Scott Longo & GAA Property Holdings – 743 & 843 Giffords Church Road.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust 4 acres of property from 743 Giffords Church Road to 843 Giffords Church Road.

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

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).

4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

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

3. **Rocky's Discount Wine and Liquor LLC – 2037 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a  $\pm 2,532$  square foot liquor store (first floor), previously utilized as a model train store, with a  $\pm 1,452$  square foot second floor apartment on a  $\pm 0.20$ -acre parcel.

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

1. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box. Please contact Fire District #3 for specifications.
4. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to the issuance of a Certificate of Occupancy.
5. Applicant shall obtain NYS Liquor License. A copy has been submitted with application.
6. Applicant shall pave, repair, sealcoat, and parking in both the front and rear of property no later than August 31, 2025.
7. Applicant shall establish handicap ramp and parking at rear of building no later than August 31, 2025.
8. Applicant shall obtain cross easements for parking access to the paved area located on 209 Central Ave. (Tax #59.07-9-7.21).

Mr. Miglucci seconded the motion and vote resulted in unanimous approval of the motion.

4. **David Gazillo – 101 & 102 Anna Court.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust  $\pm 782$  square feet of property from 102 Anna Court to 101 Anna Court.

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

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

Mr. Calder seconded the motion and vote resulted in unanimous approval of the motion.

#### **Agenda:**

Attendance was taken and it was determined there is a quorum.

**Ms. Scannell:** We need a motion to approve the summary minutes of May 20, 2025. Please remember if you were not here, you should not be voting on it. Have we all had an opportunity to review any minutes that we have had? I would entertain a motion.

**Mr. Signore:** I'll move.

**Ms. Scannell:** Thank you Mr. Signore, do I have a second?

**Mr. Calder:** I second the motion.

**Ms. Scannell:** Thank you Mr. Calder. Jamilee or Lisa, please call the vote.

**Ms. Gallo:** Mr. Collins?

**Mr. Collins:** I recuse myself as I was not at the last meeting.

**Ms. Gallo:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Gallo:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Gallo:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Gallo:** Ms. Ciampino?

**Mrs. Ciampino:** I recuse as well as I wasn't at the last meeting.

**Ms. Gallo:** Chairman Scannell?

**Ms. Scannell:** Yes.

Motion carried.

1. **MRL Ventures – 1900 Altamont Avenue. Sketch/Preliminary Site Plan/Special Use Permit review to convert a former ±2,33 square foot bank with a drive-thru into a fast-food restaurant with drive-thru on a ±0.59-acre parcel. Engineer: Bohler Engineering.**

**Ms. Scannell:** Very good. All right. We've got MRL Ventures LLC, 1900 Altamont Avenue. Final site plan, special use permit, Public Hearing.

**Mr. Boyea:** For the record, my name is Chris Boyea. I'm with Bohler Engineering. And here with me tonight is Matthew, who is the franchisee and operator of Arby's. Same as last month. And then also we have Jared with us. He is with the ownership group that actually owns the facility and will hold the lease.

So, we've got everybody here tonight, hopefully to answer any questions that may come up.

**Ms. Scannell:** Are you, Jared? Okay. Hi. Thank you for coming.

**Mr. Boyea:** So, we attended last month's Planning Board meeting and we reviewed the project and the direction that we received was pretty straightforward to address the comments that were remaining on the DPW. And I would just like to go through those comments briefly with you.

Again, I think that you know the project pretty well. It was a former Trustco Bank location. You can see on the aerial here where the site is located. At the last Planning Board meeting, the plan was presented and the Commission had some questions about, you know, can you add some more landscaping? Let's talk about sidewalk connectivity. And let's provide some more detail on the overall plan to move forward.

We've supplied and submitted a whole plan set that includes much more detail based on the feedback that we received. As you can see, we've added a lot more landscaping. Some of the landscaping is to remain and some of it is new, being proposed. A big part of this project is that we're closing the main entrance out to the major road in front of us, which is a little bittersweet for us.

Obviously, you never like to get rid of the main road, but we know that DOT wants to try to control access on the road and make sure that there's less curb cuts. And we think we can function fine with the two (2) full curb cuts that we have on our side streets that are there. You can see that we provided a pedestrian path and access out to the main road. And then you can see that we provided a pedestrian crosswalk that's there. Another item that was requested was to replace the sidewalks out in front. They were in poor condition. So, as you can see, we are proposing all new concrete sidewalks in front of the facility. Those will be ADA accessible and up to current standards as well.

We did talk about trash enclosure and the need to make sure that it blends in. And we had talked about how there is currently a very large, recently installed and well-maintained white vinyl fence that goes between us and an apartment project that was built behind us. And so, our thought was if we just put in some heavy-duty bollards behind that white vinyl fence to make sure it's solid and rigid, it would just blend away. And so, we've proposed that on the plan. And just to present some people's memories as to what that vinyl fence looks like, we do have a picture of it here. It's just a very nice, solid white fence. And so, with this approach, our trash enclosure, our hopes are that it just blends away and nobody will even really, their eye won't go to it.

With all of the comments that we addressed, we did receive a new round of comments from DPW. I'd just like to briefly go through those comments. It does say that final fees are due and we would agree that we would pay our fair share of final fees.

It does say that prior to building permits, the applicant shall temporarily close off the existing Altamont Ave provided by the plans to the Town Engineer. So just to refresh, and some people may not have been at last month's meeting, we all agree to close the drive to Altamont Ave. However, I don't know if anybody is in the room from DOT, but it is a fact that permits from DOT take some time to get. So, what we said is that we will go ahead and temporarily close it immediately, understanding that we will permanently close it once we get the permits to do so.

So, we've provided some plans to do that, and the Town Engineer has provided direction on it, and we've agreed to it, and we would do that. The third item is that we would get this permit from DOT to permanently close the drive.

And on this list of comments that we're going through right now, this is the only one (1) that I would like to address with the Board. All the other ones we agree with. This one, the last sentence in this one is that all work within the New York State DOT right-of-way as depicted on the site plan should be completed no later than December 31st, 2025. I would just like to request that we push this into spring, because I'll be lucky to get a permit by December. There is a work stoppage period. DOT won't let you pay or do any work during the winter months. And so, it's realistic that this would be done probably by, we'll say May, May 1st or something, 2026, yeah. Again, we realize it's part of the approval. We're going to close it immediately. Temporary. It's just that we don't want to have to come back in December, other than to wish you Merry Christmas. But we would have to ask for an extension at that point, just because we can't work in the winter months.

Talking about the previous sign. There was a previous Trustco Bank sign in the right-of-way. And the right-of-way has been expanded over the years. And so that sign is actually half, if not most, in the right-of-way. So, the comment is just get rid of the sign and make sure that the new sign is on our property.

**Ms. Scannell:** What kind of sign are you thinking about? I see that you want to have a separate application with the sign vendors.

**Mr. Boyea:** That's correct. I don't know, did they give you a freestanding sign? Is it a pole or a monument?

**Mr. Lane:** It's a pole sign. As projected right now, it's a pole sign, but that could be changed.

**Mr. Boyea:** So, it doesn't sound like it's been finalized at this point. If the Board has a feeling for that, Matthew's here and can go back to a sign vendor and provide that.

**Ms. Scannell:** I would like to have a conversation. I can certainly let you finish, but I would like to have a conversation about the signage. And I would like whatever we agree on to be 100% on the record. We recently had another business that made an agreement on the record and came back with a different application from a sign vendor. And it was not what we agreed on. So unfortunately, I do want to make sure that we have a conversation about that tonight and we do put it on the record.

**Mr. Boyea:** Sure.

The rest of this is real easy, so let me knock off these and then we can have a more in-depth conversation about signs. It talks about a one (1) water meter should be installed. No problem.

Number six (6) was add a note about owner applicant shall install a Knox box. That's pretty standard. There is no problem with that.

And seven (7) is add a note that shows the landscape areas shall contain a sprinkler system. I did talk to Matthew and he plans to irrigate at some point, even if it's soaker hoses or something, to make sure that the irrigation happens for that landscaping out there.

Landscape shall be maintained in perpetuity. I guess that's no problem.

And final approval is contingent upon this is a standard note about Site Development. So, there's no problems with that. So, if there isn't any other questions, happy to talk more about the signage. And I can take notes from Matthew so that you can throw that in too.

**Ms. Scannell:** Matthew, what kind of sign are you thinking? Big sign, ground mounting, one we can see from the thruway, even though we're not near the thruway.

**Mr. Lane:** Initially, in supplying information to the sign vendors, my intention was to just have the Arby's hat sign posted on the pole sign that was originally there. Only recently realized that the pole for the sign was actually in the way. So, relocating it, my ultimate preference would be the same sign, just moved to a location that would be approved.

**Ms. Scannell:** So, that Trustco Bank sign is a lower sign. It's not like a giant.

**Mr. Lane:** Yeah, yeah.

**Mr. Comenzo:** It's not there anymore. It's just a pole.

**Ms. Scannell:** Right. But it's a shorty, right, Peter?

**Mr. Boyea:** I would say the pole height is probably as tall as the ceiling. So, it's about eight (8) feet tall. Yeah. And then the sign was higher than that, right? So, it's like to the bottom of the sign.

**Ms. Scannell:** Right. We have a picture of it up here. I mean, it's much shorter than the flagpole. I like that idea. I'm one (1) of many. So, I'm going to open it up to the Planning Commission. Mrs. Ciampino, questions, comments, concerns?

**Mrs. Ciampino:** I like the idea of the sign as well. I think you need to be able to see it from the house on up so you can't have a ground level. Thank you for addressing all the comments from the last one. I'm okay with the May 1st, like everyone else is. But other than that, I'm good. Thank you.

**Ms. Scannell:** Great. Thanks. Mr. Collins.

**Mr. Collins:** Yeah, I'm okay with the sign. And I'm glad to see you're coming to Town. It's a change of pace from the hamburgers and pizza we have. But anyway, I was wondering if there's any way we can entice you to put a little wrought iron fencing out front. I know, I think somebody mentioned it before, and you were kind of hesitant on it. But it would kind of blend in across the street with the Auto Zone or whatever it is. And also, Chase Bank put it up. We're trying to create that image because if we have new, like if somebody bought out the beverage store and they came in, we'd try to get them to do it. I'm not saying, you know, we could give you extended time to do it. I know it's going to be rushed to get it open. We could correspond to maybe doing some of that at the same time you did the rest in May or June. It would just continue what we're trying to do on Altamont Avenue. I mean, we can't make you do it.

I'm just asking if you could think about it or what we could do to maybe entice you to do it. I don't know. I think it's a good idea because you'll blend in with your neighbors.

But that's just my opinion. But I like the project. You're taking a building and you're reusing it.

You're not tearing it down. It's not going to be sitting there for years. But if you need like a year to get it done, I think we could accommodate that to see how your business grows.

And if it grows, you could say, okay, you know what, we'll be a good neighbor and we'll blend in with the rest. That's all I have.

**Ms. Scannell:** Thank you, Mr. Collins. I mean, I know we talked a little bit last time, and I think that because we're very excited about this new business and we want to help you get the ball rolling as responsibly, yeah, as quickly as possible, I think Mr. Collins does bring up a good point. That is a corridor. And aesthetically, I do like that idea. I appreciate those comments.

Mr. Calder?

**Mr. Calder:** I'm glad you're filling the building anyway. Something's going in there. Nobody likes to see a property sitting vacant. So, the only thing I got a question on is number seven (7). It's pretty explicit that the DPW, unless I read it wrong or understand it wrong, says that you will put a sprinkler system in. You kind of hesitated on that a little bit? You said something about a soaker hose? Are we talking about a soaker hose or a sprinkler?

**Mr. Boyea:** Well, we understand the comment to say we need to irrigate the vegetation that we're planting.

**Mr. Calder:** Well, I think it's kind of direct. It says sprinkler system.

**Mr. Boyea:** Okay.

**Mr. Calder:** I don't know if DPW wants to change that or something.

**Mr. Boyea:** We could make a couple sprinkler heads in there. Certain landscaping does better with soakers versus others. And if you look at our landscape, a lot of it is right around this building. It's up front. We're just agreeing to irrigate the vegetation. We want it to survive as well.

**Mr. Calder:** Well, that's what I'm talking about to make sure it does. That's a busy road. That's the showpiece of one of them in the Town of Rotterdam. But I think if it's listed specifically as sprinkler system, I personally think it should be sprinkler system. That's my opinion.

**Ms. Scannell:** No, I think Mr. Calder brings up an excellent point. It does say add note and show on site plan. The other thing that we can do is to talk with DPW and see if they would be good with an additional note. Instead of saying landscaped areas shall contain a sprinkler system, we would say an irrigation and/or sprinkler system. Do you think that's something DPW would?

**Mr. Comenzo:** Yeah, I think kind of what Chris was alluding to, I think when you get close to the building, if you have water spraying on the building, then it discolors the windows and the brick. So, I think depending on where you are at, if you are out on the periphery, a sprinkler might be along the building foot foundation there. Maybe a soaker hose would be better.

**Mr. Calder:** I know the different sprinkler heads. You can get them that'll just go up a foot and put it out.

**Mr. Boyea:** I'm not really worried about it.

**Mr. Calder:** I just did not know the way you worded it afterwards. So, I wasn't sure where you were with that.

**Mr. Boyea:** Some landscaping just works better that way. It just says landscaped areas. So, wherever it's landscaped, we have to, I think the intent is that let's not put thousands of dollars of nice vegetation in and then have it die. Right.

**Mr. Calder:** That's the whole point of this.

**Mr. Boyea:** We're on the same point. Whether it's irrigation with sprinklers system, soaker hose is a type of irrigation sprinkler system.

**Mr. Calder:** Soaker hose is a lot less money, I understand. But if it's going to be changed, then I think it's going to be changed in the conditions.

**Mr. Boyea:** Okay.

**Ms. Scannell:** I agree. I mean, we have a condition. And if we want a note on the plan, I'd like to put it on the record of how that note shall go on the plan.

**Mr. Collins:** Can I say something?

**Ms. Scannell:** Please do.

**Mr. Collins:** I don't have a problem with the soaker hoses because I've gone into businesses where suddenly I get wet. You know what I mean? Or you drive up and you see these sprinklers going and you say, huh. So, as long as my concern is the final one that says it's got to be replaced if it's dead. You know, but I mean, that is just my opinion. You know, whatever everybody else agrees to, I don't care here nor there. As long as we don't see dead vegetation because of the lack of water. And this one (1) you wouldn't worry about anyway.

**Ms. Scannell:** So, I would propose taking the note that says landscaped areas shall contain a sprinkler system and change that to landscaped areas shall contain a sprinkler and or irrigation system.

**Mr. Valiquette:** As appropriate.

**Ms. Scannell:** As appropriate. What do we think about that?

**Mr. Collins:** That works.

**Ms. Scannell:** Mr. Calder?

**Mr. Calder:** It works. I didn't mean to make a big deal out of it.

**Ms. Scannell:** It's not a big deal. I think it was a deal that should have been made and I'm glad that you brought that up.

Notes on plans are big deals. Now you got money for the rod iron.

**Ms. Scannell:** That's right. Now you've got that hose.

Mr. Signore?

**Mr. Signore:** Yeah, I'm good with the sign and I'm okay with May of '26.

In terms of the irrigation, I don't think you want to deal with hoses of any kind, do you? I mean, just tripping hazard or worst-case scenario, you know, you're out there moving hoses doing this. You don't want to deal with that, do you?

**Mr. Boyea:** Yeah, so these are professionally installed soaker hoses that I was talking about. You don't see them. They're buried in the ground. It's called a drip system sometimes that's there. You can go to Home Depot and get some that maybe you move around or something of that nature. This would be a commercial system.

**Ms. Scannell:** Right. Anything else, Mr. Signore?

**Mr. Signore:** No, no.

**Ms. Scannell:** Super. Mr. Miglucci?

**Mr. Miglucci:** I like the project.

Number six (6). It says Fire District number six (6). We were just discussing it. It's actually in District two (2). It's in J.D. Claremont's house, not Dave Stern's house.

That's all I have.

**Ms. Scannell:** Thank you. Well, when I was approached by a couple people, they said, everyone's going to come to Rotterdam now because we are getting an Arby's. So, we're very excited. I'm very excited. What are your thoughts on that wrought iron that Clark was talking about on the fence?

**Mr. Lane:** I didn't have a problem. I guess my only thought with the wrought iron fence was the way the property line ran. I'm not versed in the engineering part of it, but the way the property line was and the fence and closing off the entrance, it just seemed like.

**Mr. Collins:** Well, I'm not saying you got to do the whole thing, but even if you did up to where you know what I mean? So, you just get the same look as we're trying to get across the street and up the street.

**Mr. Boyea:** I think there's two (2) things to rehash what we had talked about. I guess I wasn't here last meeting. So first, just know that Matthew here is married and has some kids and has two franchises. Right. So, this is not Arby's corporate. This is a very small business. That's why we're looking at this building, is because it could be of use.

**Mr. Collins:** I understand that.

**Mr. Boyea:** So, when you compare it to like a Chase Bank or an O'Reilly's Auto Parts, these are corporately funded projects.

**Mr. Collins:** I get it.

**Mr. Boyea:** So, we chose this site for that specific reason. The second item that's unique about this location is that there are spots where we don't even own up to the right of way in here. There would be no room to kind of put in that fence. And then the third spot was what we talked about is instead of the fence that was there, because it is a cost thing, that could we come back and do some vegetation, which we've agreed to putting in here. So, we've got these large mature street trees, which other people do not have. There's quite a large bunch that's here. And then you're infilling this with 30-inch, 36-inch tall when they're planted. Right. So, it already goes uphill a little bit. And then we're going to have this on top. So, it's like a 4-inch, probably from the road that is going to infill that section. So, it does come down to those couple of things. And then the cost.

**Mr. Collins:** I wasn't here the last meeting for you to explain that. So, you know, it's not a make or break for me. I'm out for the project. It's just it's like, you know, you throw something if it sticks against the wall, it sticks.

**Mr. Boyea:** It's going to be a huge improvement from what's there.

**Mr. Collins:** No, it is. I mean, I'm happy with the project. Don't get me wrong. I'm not trying to throw anything at you.

**Ms. Scannell:** So, the sign that we're going to have is approximately eight foot (8') tall pole with an Arby's sign on top of it, which obviously is going to be, you know, matching the neighborhood. It's not going to be like an oversized sign.

**Mr. Boyea:** So max eight foot (8') tall. If we decide to go lower, we could go lower.

**Ms. Scannell:** Right. Gotcha. I know that Trustco has small signs as well. Are you planning on any additional signage or just the one big sign?

**Mr. Boyea:** Right now, I'm only aware of one (1) site sign that's out there. It would be that one (1) pole sign that's there. There may be directional signs, and I haven't looked at your sign package. I don't even know if it's done yet. So, I think this is a good time to talk about this because Matthew can go back to his sign vendor and say, hey, I've done the work for you. Don't go over eight foot (8') tall. You know, here's the signs that they want to kind of look at and see. When we close that main entrance, I do have, not a big concern, but I mean, that was obviously the pole sign there. Drive and you come right in. You have to make sure that maybe you have some directional signs. I don't even know if there's room. No, there really isn't. Might have room for a directional sign over here, but we don't even own this.

**Ms. Scannell:** Right.

**Mr. Boyea:** So there probably wouldn't be. So maybe you have one (1) directional sign that would be over here. We might say, you know, enter, exit. It's there. But I guess we don't have room for anything over here.

**Mr. Collins:** Once you train them on how to get in, they'll get in.

**Mr. Boyea:** We think it's a good location. People see it. So, I think with the pole sign.

**Ms. Scannell:** And were you going to use signage for the area for like door dash and stuff?

**Mr. Boyea:** So, there is a dedicated here. You see that on the plan; it was requested by this group at the last month's meeting that we provide the two (2) spaces. And so, we do have two (2) spaces here. And it is noted that it was almost like ADA signs, just small.

**Ms. Scannell:** Like Grubhub park here, pick up places here. I think it's great. Attorney Valiquette, questions, comments, concerns?

**Mr. Valiquette:** No, it seems like, you know, I'm kind of looking at everything. And I guess my only thought, and this is probably answered prior, just when you close off the area, it looks like maybe two (2) Jersey Barriers there, concrete barriers and then barrels kind of on the outside. Is that correct?

**Mr. Boyea:** That's correct. So, we had proposed a closure. And then the Town Engineering department came back and said this is the final configuration we would like, which is fine. It all involves what you just said. It might just be in a different order. But we are closing it with two (2) concrete barriers and some barrels.

**Mr. Valiquette:** Very good. And I see we're contingent on the application to DOT, you know, fully aware of the length of time these things take. So, okay, that's pretty much it.

**Ms. Scannell:** Sounds good. Peter?

**Mr. Comenzo:** The only thing I guess in looking at this in replacing the sidewalk in front of the building, as well as adding new sidewalk in the front there, I think if you went ahead and continued the sidewalk where the crosswalk is, because those pavement markings tend to wear off pretty quickly. And it would be a good visual as well as.

**Mr. Boyea:** You're saying...

**Mr. Comenzo:** Yeah, I mean you're pouring concrete on either side. You know, just continue it through.

**Mr. Boyea:** We could do that or maybe stamp, because I think he's having the lot patched and seal coated and everything. You're saying make it a different color that's in there.

**Mr. Comenzo:** Well, I think if you connect it to the concrete.

**Mr. Boyea:** Just bring the concrete.

**Mr. Comenzo:** It's going to always be a different color and last a lot longer. And it would be visually because, you know, signage is only, if you are coming in, instead of having pedestrian signs, I think just having a different, and the fact that you are already putting new sidewalks in on either side of it. Might as well continue that through. When you go ahead, when you do the work.

**Mr. Boyea:** Okay.

**Ms. Scannell:** So, we're going to have a Public Hearing tonight. And we're going to make some motions. And then we're going to say welcome to Rotterdam. What's your time frame? When do you think we can go get delicious beef and cheddars?

**Mr. Lane:** I'm hoping you can get them in October. I would love to push for my team as fast as possible and get everything done the right way. Ninety days from the start is what they're telling me.

**Ms. Scannell:** Nice.

**Mr. Collins:** Sounds like a plan.

**Ms. Scannell:** All right. Well, I'm going to go ahead and open the Public Hearing. If there's anyone here that would like to speak. We could go around the room, talk about our favorite menu items. All right. Going once, going twice. I am closing the Public Hearing. This is a Type 2 action under SEQR. And if there's no more questions, comments, or concerns, I would entertain a motion on the special use permit.

**Mr. Collins:** I'll make that motion now.

**Mrs. Ciampino:** I'll second.

**Ms. Scannell:** Thank you, Mr. Collins. And thank you, Mrs. Ciampino.

**Ms. Gallo:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Gallo:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Gallo:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Gallo:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Gallo:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Gallo:** Chairman Scannell?

**Ms. Scannell:** Yes.

Motion carried.

And I would also entertain a motion on the site plan.

**Mr. Miglucci:** I'll make that motion.

**Ms. Scannell:** Thank you, Mr. Miglucci.

**Mr. Signore:** I'll second it.

**Ms. Scannell:** Thank you, Mr. Signore. Lisa, could you please call the roll?

**Ms. Gallo:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Gallo:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Gallo:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Gallo:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Gallo:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Gallo:** Chairman Scannell?

**Ms. Scannell:** Yes.

Motion carried.

Welcome to Rotterdam. Thank you so much. We look forward to sprucing up that existing parcel and having another nice dining option.

**Mr. Boyea:** Great. Well, we appreciate the help. And one (1) clarity, I just, this is where if Caryn was here, she would know this because I just don't know how Rotterdam works as far as this goes. We did speak a little bit at the first meeting about the need for a waiver for parking because of that. Is that just part of the site plan approval or does it have to be a specific waiver?

**Mr. Valiquette:** Good question. Give me a couple of seconds to take a look.

**Mr. Comenzo:** Well, so our code does allow the Planning Commission to alter the parking requirements. I do not know if you necessarily need a formal waiver.

**Mr. Valiquette:** Typically, I think just having the site plan approval should contain all the conditions in there. If we didn't mention it, then at this point in time, we're pretty much at approval. So, I think it's kind of not really an issue at this point in time.

**Mr. Boyea:** I just wanted to make sure. And just for the record, again, we did speak about how there's limited seats that would support the reduced parking or reusing the parking that was there previously.

**Ms. Scannell:** Yes.

**Mr. Boyea:** So, everybody was comfortable with it. I just wanted to make sure that we're still on the same page.

**Ms. Scannell:** We are still on the same page. More and more of these businesses are becoming drive-thru and Grubhub and Mealeo and whoever else.

**Mr. Boyea:** Thank you so much.

**Ms. Scannell:** Thank you.

Thank you, Jared, for being here.

**Mr. George:** Thank you very much.

**Ms. Scannell:** Where are you from? Did you drive in special?

**Mr. George:** No, I am local. So, again, Jared George. We love doing business in Rotterdam. We did the Well Now Urgent Care. We did the Key Bank.

**Ms. Scannell:** You did beautiful job.

**Mr. George:** So, we appreciate and we're happy to be doing another business in Town.

**Ms. Scannell:** Fantastic. Well, thank you. Thank you for your commitment to keep developing in Rotterdam. We appreciate that.

**Mr. George:** Thank you.



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
Facsimile (518) 355-2725

**Resolution Number PC36-2025**

Moved by Mr. Miglucci seconded by Mr. Signore  
Applicant : MRL Ventures, Inc.

**Applicant :** MRL Ventures, Inc.

**Project Location:** 1900 Altamont Avenue  
Rotterdam, New York

**Tax Number or Numbers:** 59.9-7-5.111

**Proposed Project:** Final Site Plan Permit Public Hearing to convert a former ±2,331 square foot bank with a drive-thru into a fast-food restaurant with drive-thru on a ±0.59-acre parcel.

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on May 20, 2025, and a public hearing on June 17, 2025, to consider the above referenced Site Plan; and,

**WHEREAS**, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

**WHEREAS**, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

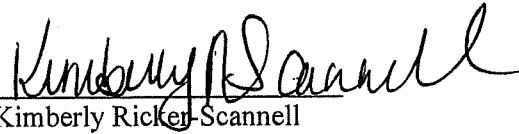
**IT IS HEREBY RESOLVED THAT** this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

1. Final Fees Due:     Final Site Plan             \$150.00  
                           Advertising                 \$ 37.95
2. Prior to issuance of building permits, the applicant shall temporarily close off the existing Altamont Avenue in accordance with the updated plans provided by the Town Engineer.
3. Prior to the issuance of building permits, the applicant shall submit all relevant permit application required by the NYSDOT for the proposed work on the site plan and a copy provided to the Town. All work within the NYSDOT ROW as depicted on the site plan shall be completed no later than May 31, 2026.
4. Add note to site plan: "Previous freestanding sign has been removed and pole and base remain. Applicant shall remove from the NYSDOT property. Any new proposed ground mounted signage proposed shall conform to the current standards of the Town of Rotterdam and relocated to the applicant's property."

5. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPLW Building Inspector.
6. Add note to site plan: "One water meter shall be installed on the service connection that reads in gallons with an outside reader without a wand to read. Final type and location to be approved by DPW.
7. Add note to site plan: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #2 for specifications."
8. Add note and show on site plan: "Landscaped areas shall contain an irrigation and/or sprinkler system."
9. Add note to site plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."



Peter J. Comenzo  
Senior Planner



Kimberly Ricker-Scannell  
Planning Commission Chairman



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
Facsimile (518) 355-2725

**Resolution Number Planning Commission 35-2025**

Moved by Mr. Collins seconded by Mrs. Ciampino

Applicant : MRL Ventures, LLC

**Applicant :** MRL Ventures, LLC

**Project Location :** 1900 Altamont Avenue  
Rotterdam, New York

**Tax Number or Numbers:** 59.9-7-5.111

**Proposed Project:** Special Use Permit Public Hearing to convert a former ±2,331 square foot bank with a drive-thru into a fast-food restaurant with drive-thru on a ±0.59-acre parcel.

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on May 20, 2025, and a public hearing on June 17, 2025 to consider the above referenced Special Use Permit; and,

**WHEREAS**, this matter was discussed and approved, as meeting the standards for a Special Use Permit Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

**WHEREAS**, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**


**IT IS HEREBY RESOLVED THAT** this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

1. Final Fees Due:      Final Site Plan              \$150.00  
   Advertising                      \$ 37.95
2. Prior to issuance of building permits, the applicant shall temporarily close off the existing Altamont Avenue in accordance with the updated plans provided by the Town Engineer.
3. Prior to the issuance of building permits, the applicant shall submit all relevant permit application required by the NYSDOT for the proposed work on the site plan and a copy provided to the Town. All work within the NYSDOT ROW as depicted on the site plan shall be completed no later than May 31, 2026.
4. Add note to site plan: "Previous freestanding sign has been removed and pole and base remain. Applicant shall remove from the NYSDOT property. Any new proposed ground mounted signage proposed shall conform to the current standards of the Town of Rotterdam and relocated to the applicant's property."

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6. Add note to site plan: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #2 for specifications."
7. Add note and show on site plan: "Landscaped areas shall contain an irrigation and/or sprinkler system."
8. Add note to site plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
9. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.



Peter J. Comenzo  
Senior Planner



Kimberly Ricker-Scannell  
Planning Commission Chairman

2. **Stewarts Shops Corp – 1841 Helderberg Avenue. Preliminary Site Plan/Special Use Permit review to construct a ±4,500 square foot convenience store with four (4) fueling island on a 0.87-acre parcel. Engineer: Scott Edward Kitchner PE.**

**Mr. Andrews:** Good evening, I'm Marcus Andrews and I am with Stewarts. I am here before this evening for our proposed redevelopment of our existing Stewarts store at the corner of Curry Road and Helderberg Avenue in the Town of Rotterdam.

Last time we were here was I believe January. At that time there was some discussion as far as the location of the building itself. Since that time and with the Board's direction, we shifted building closer to Helderberg. We put the patio area on Helderberg outside and the delivery area on the Curry Road side of the building by doing this we eliminated the one (1) entrance coming in only entrance on Helderberg. And it helps you know keep traffic from cutting through which I believe was one (1) of the main concerns with the move of the building.

Other than that, the plans have pretty much stayed the same. We did add based on some comments from DPW the multi-use path which is understood but a concern. Just because of the size of it. Right now, there's a five (5) foot, there's the curb line, five-foot (5') sidewalk, five-foot (5') green area which is where the utilities are on that side of the road. You're requesting a ten-foot (10') multi-use path there which ends up being three utility poles and a fire hydrant smack dab in the middle of the multi-use path. There's only ten (10) feet from the curb line to our property line. So, there's really no location to move any of those utilities. I just wanted to get some input from the Board on that, on how they'd like to see us handle that multi-use path along Helderberg.

**Ms. Scannell:** So, before I open that up to the Board, I'm going to open it up to our TDE to help respond to that question and to shed some light on it for those of us that are not engineers.

**Mr. Treers:** Yeah, the poles in the current location end up pretty much in the middle of the ten-foot (10') swath. And I believe there's only two (2) poles that would need to be relocated. The third one is back, is back behind the...

**Mr. Andrews:** Yes.

**Mr. Treers:** So, they're highlighted here, that's one (1) pole. This is the second one (1). The third one (1) if the ten foot (10') tapers back really at the property line then that pole gets missed. So, these two poles, you know my feeling on these two poles is the ten-foot path is desired here. The two (2) poles could be shifted so that they're approximately you know 24 inches off the curb line so that you have an 8-foot (8') clear path. You know, you have to work with Grid and the other utility providers that have services on those poles to relocate the poles a matter of feet toward the curb but it could be done. And also, the hydrant could be moved either inward, the hydrant could be moved either in or out or to the green space over here with an extension to the hydrant. So, the hydrant is easily moved and the poles can be moved. The poles are not easy to move but happens all the time on lots of projects these poles get moved. It is a long coordination process with Grid. You have to coordinate with everybody that has wires hanging on the poles whoever owns the poles now. I'm assuming Grid owns these poles. Sometimes Verizon owns the poles and pays Grid rent sometimes Grid owns the poles and Verizon pays them rent. So, you have to identify who owns the poles and start a conversation with everybody that has utilities on the poles about the relocation process which can take a long time and certainly doesn't need to hold up the project going forward but could be done in the future as the development goes on.

But that would be, you know I would think the two (2) poles can be moved.

**Mr. Andrews:** Yes, that is we've learned to experience the one (1) thing slower than DOT is the utilities as far as getting poles moved.

**Ms. Scannell:** So, I think Ron brings up a good point we might be able to do it in a way that isn't going to hinder your progress. But that would be the long-term plan.

**Mr. Treers:** Instead of that being final concrete it gets temporary binder, asphalt binder and then when the poles get moved then you come back and put in the concrete.

**Mr. Andrews:** I'm not sure. I'd have to look to see if it was proposed to be concrete or asphalt. Anyways, I thought for some reason it was an asphalt multi-use path. Either way, yes.

**Mr. Treers:** If you could do a temporary asphalt section in the interim.

**Mr. Andrews:** Correct.

**Ms. Scannell:** Mr. Signore, what are your thoughts on that about moving the poles? Well, we'll start with that.

**Mr. Signore:** I don't have a problem with moving them and that's fine. And I noticed going on Highbridge you moved the poles, they were moved, the utility poles were moved. So, I would say start now talking with utility companies and tell them, you know, what you anticipate and get the ball rolling with them and touch base with them and then move the poles.

**Mr. Andrews:** I guess the length all depends on what's on the poles. It also depends on, I believe at least one (1) of them goes from that pole across the street. So, you're if you move those poles further away from Helderberg, you're replacing those lines as well. But again, it depends on what's on the pole.

**Mr. Treers:** "Inaudible..." the guidewire would have to get moved and stay in align with the pole so, we are "Inaudible..."

**Mr. Andrews:** So, if Grid moves there then we can kind of get Verizon. We can't contact the next one (1) until the last one is already done.

**Mr. Signore:** So, it becomes an anticipation, what you anticipate doing. At least touch base with them.

**Mr. Andrews:** You could, yes. It doesn't mean the process is going to go quicker because you can't start their process until the one (1) before is already off.

**Mr. Signore:** I know there is a time delay, but they waited, they waited a while to get the Evans property as well right next door. They waited years.

**Mr. Andrews:** Years, yes.

Few other items from the DPW question or the comments. The fence and partitions we are showing it along the front. One of the comments was to add it here, which is no big deal. That could be done easily. The other comment was to extend it to the entrances. The issue we have with that is just this dimension here. There's only approximately two (2) feet between our edge of pavement and our property line. Between snow plows and cars parking there that fence would be a constant repair.

**Ms. Scannell:** Mr. Collins would like to comment on either anything really that we've talked about that moving of the light poles also...

**Mr. Collins:** I understand about the light poles, it could be a year, who knows with those people. I understand you don't want to put something up to get it destroyed. So, if you do this part down there where you said and then especially the corner part that'll be an "Inaudible" going in and people see it. But I don't want you to put up something and then have to have it repaired because once it gets destroyed, it gets destroyed, but I'm happy with the project.

Stewart's has always been a very good developer in Rotterdam. They've always worked with us. I don't foresee any problems if we ever come up with "Inaudible." They are very accommodating. But it's good to get a new store there. They basically have five (5) stores in Rotterdam, which is not for...

**Mr. Andrews:** It is a lot, definitely.

**Mr. Collins:** It's a lot for the area that we have. They're great neighbors, so I understand if you don't want to "Inaudible..." if it's going to be a hinderance to snow removal and plowing, I don't want to add a burden to you but I like the fact that you're doing up front. If you do down below and it'll give a little accent to the eating area. And whenever it happens with the pole, when they get done they get done. I mean...

**Mr. Andrews:** It's one of those I wish we had an answer, but you don't...

**Mr. Collins:** You don't. They could tell you tomorrow and it could be six (6) months from now. Anyway, I'm good with the project. You are going to start tearing down that house soon, right?

**Mr. Andrews:** Tomorrow.

**Mr. Collins:** Tomorrow?

**Mr. Andrews:** Tomorrow. They are supposed to be back on site tomorrow, yes.

**Mr. Collins:** How long do you think it will be? I mean you guys are good.

**Mr. Andrews:** That'll go down quick.

**Mr. Collins:** I mean when you start construction.

**Mr. Andrews:** When we start construction, project like this is 12, 15 weeks.

**Mr. Collins:** That's a really short time span.

**Mr. Signore:** For completion or to start it?

**Mr. Andrews:** No, completion. Once we have obviously, all your approvals, building permit and everything...

**Mr. Signore:** I know the one (1) on Highbridge is tremendous.

**Mr. Andrews:** That is that one (1) that one goes up a little quicker, just because there's nothing else there. We don't have to worry about, you know, we're looking to construct this one (1) right behind the existing.

**Mr. Signore:** I'm very pleased with what Stewart's did on that site.

**Mr. Andrews:** That site is going to come out very nice.

**Mr. Collins:** That's all I had that.

**Ms. Scannell:** Thank you. Mrs. Ciampino?

**Mrs. Ciampino:** I agree with everything that Clark said. I used to work for Spectrum when they were Time Warner and schedule those things so, I know how long that that could take and we're third on the list. Other than that, I'm good with everything.

**Ms. Scannell:** Thank you. Mr. Calder?

**Mr. Calder:** Just curious to the ten feet (10') that the TDE says we have now. We need now. We could drop that to "Inaudible" without a problem? Is that what, does DPW have to decide that or Peter do you have any...

**Mr. Comenzo:** So, how this arose, is we just finished the Multi-Modal Study for Curry Road and Guilderland Avenue and one (1) of the recommendations in that study was to include a Multi-Use Path. Basically, it is to get both pedestrians and bicyclists from one end of that intersection to the other. So, it starts really from Curry Road the eastern part of Curry Road, where Mohonasen is when that lets out it's very difficult to get across that intersection with the multiple lights and everything else there. So, that is why the Multi-Use Path was recommended. It was actually was recommended to be 12 feet.

**Mr. Andrews:** Correct.

**Mr. Calder:** Would eight feet (8') work? This is the whole thing we are talking about with moving poles only because of the...

**Mr. Treers:** It wouldn't change the location being in a better spot.

**Mr. Comenzo:** Yeah, the pole is like right in the middle, unfortunately.

**Mr. Calder:** Wouldn't help that at all?

**Mr. Treers:** No.

**Mr. Signore:** "Inaudible..." on each side, right?

**Mr. Calder:** I was just curious. Anyway, I agree with Clark. You're a good neighbor. Stewarts has always been good to the Town and I think we ought to do everything that we can do to get this going and make it work for you guys. It sounds like you don't have to wait to move the poles and I get that.

**Mr. Andrews:** Selfishly, I would rather not touch those poles.

**Mr. Calder:** I understand. It's probably take it forever to get the permits to get them done. Anyway, that's all I have. Thank you.

**Ms. Scannell:** Thank you. Mr. Miglucci?

**Mr. Miglucci:** I like the project and I agree with the rest of the Board, Stewart's has always been good neighbors and you get your buildings up quick. The Dake family has always been good with the community and I'm drinking my Stewart's coffee here. I'm good with the project.

**Ms. Scannell:** Thank you.

I get it, you don't want to move the poles. So, I'm going to ask Mr. Treer's to speak a little bit on the traffic study that we had. The importance of the proposed multi-use path. How the traffic study might play into why we have that path where we want it and as wide as we want it. And the decision, like the process that what did you gain from the information. It's really messy over there, right? It's not there's no clear easy way to get in and out of that place.

**Mr. Andrews:** Per that study, excuse me, I didn't mean to cut you off, but per that study that 12-foot multi-use path that we would have between ten (10) and eight (8) feet only goes to our property line. It goes back to your standard sidewalk, right all the way up Helderberg. Just it's not continued up Helderberg.

**Ms. Scannell:** Yeah, right not yet it's not, but you know we don't know what's going to be happening. But for this area, like Peter said when Mohonasen gets out, when kids are walking, when traffic is trying to take a left-hand turn, there are people are pulling out, it's a fugazi. The whole thing is a fugazi. So, Ron if you could speak a little bit about all the things that all the moving pieces here, and why one (1) has something and why it might be really important to keep that path intact at this particular location.

**Mr. Treers:** So, we had a number of meetings with the County Engineer, Peter Knutson and Peter, myself, and traffic engineers from CHA. We sat down we met we talked about, you know, what we thought needed regarding driveway access. Driveway access was a big thing here. Right now, you know, there's multiple access points to the facility on both Curry and Helderberg and so that's being consolidated to single driveways on each side which are being pulled back far from the intersection, the point intersection. So, it's going to be a big improvement. Creighton Manning went through a study with cameras to look at the queuing lengths at the intersection and did an analysis on that. The queuing lengths are going to work in 95th percentile with where the driveway locations are now. So, it's going to be a big improvement. If you look at the accident data. There are accidents that happen coming in and out of Stewart's, at this intersection, turning to go south. There are accidents here.

This should improve that with the new driveway locations being further from the intersection. And then you know the ten foot (10') width that came out of the study that Peter was talking about, you know, really is trying to provide a safe corridor for passageway for students that live in the neighborhoods there. It's really trying to create a more pedestrian friendly passage along Helderberg in that area. So, I think that's the big driver. Foot traffic in the area. There is foot traffic that goes to the store also. So, the traffic will be improved with the driveway entrances further from the intersection. The Creighton Manning study which is in the notes for the meeting here tonight. You can look at it. If you read the conclusions page on that, if you just want the summary, just read the conclusions page on the Creighton Manning Study, and it'll you know spell everything out for as far as things work. They took the time to set cameras up and look at the queue lengths.

**Ms. Scannell:** But would you say based on this particular location, this traffic pattern where we have tables for outdoor treats is it from your perspective, do we need to move those poles? Do we need to maintain the integrity of the multi-use path?

**Mr. Treers:** Well, I think if you, if the driver in and there is a driver to try to have the ten foot (10') Multi-Use Path, and if that's a driver having the poles in the middle of that is not what you want. You either got to go in-board or out-board. And then I think it's probably better to move them outward toward the curb than inward toward the site. But having them in the middle of the path obviously is, you know, there's the one side or the other you could say yeah we could leave them, but right now it's like dead in the middle of the sidewalk. I think the sitting area where it is is good.

**Ms. Scannell:** Yeah, I like, I actually like it there because I think it ties in really nicely with the Multi-Use Path.

**Mr. Treers:** It's more, you know, in the neighborhood than the Curry Road side where it was previously.

**Mr. Collins:** More user friendly.

**Ms. Scannell:** So, ideally then what we would like to see is the next time we get to see you how maybe we can shift those poles. And how we can easily move that hydrant, right? Those are the two (2) things that we talked about that Ron mentioned.

**Mr. Andrews:** Would we be looking at carry the entire side as eight (8) feet or the entire side is ten (10) feet with the poles in the post or taper around the poles?

**Mr. Treers:** I think it's safe with the ten feet (10') width and poles are in the first two (2) feet or 30" that that is pretty simple versus having a different material there and you could do a different "Inaudible" for 30" or three (3) feet if you want to differentiate that where the poles are but it could just be at all concrete also.

**Mr. Signore:** Why would you want to go around poles wouldn't you want to stay on the inside of the poles?

**Mr. Treers:** Yeah, the path will. The poles are by the curb that you're going to be on the inside of it. Whatever that material is. You're going to know...

**Mr. Signore:** I mean you don't want them in the middle because people go off towards the road possibly.

**Mr. Treers:** Yeah, correct.

**Mr. Signore:** You want to you want to argue on this side of safety.

**Mr. Collins:** You might want to check with DPW. They're in the process of doing a hydrant replacement program. You might want to see if that hydrant is earmarked to be replaced. And if they're going to do it, then you could work through this where it has to go. I know they got like so many hydrants on the main roads because the Highway, if the Town does it you got to do a traffic pattern. You got to do all kinds of crazy things to work. But I know they got like 34 to 40 hydrants that they plan on replacing. If that happens to be one (1) and you could work with them that will save you a little hassle. I didn't mean to interject.

**Mr. Andrews:** Thank you.

**Mr. Collins:** So, you can check with them. They have a list of the hydrants they're going to do.

**Ms. Scannell:** Attorney Valiquette, anything that you'd like to comment on.

**Mr. Valiquette:** Nothing so far. Just making sure if there are Waivers that we're going to need. That is pretty much it.

**Mr. Andrews:** And again, as it came up at the last meeting, there is parking, we are two (2) parking spots short, I believe.

**Mr. Valiquette:** All right, we will make sure that we include that on our...

**Ms. Scannell:** There is a variance for the setback?

**Mr. Andrews:** The variance we received from the Zoning Board.

**Ms. Scannell:** Okay. Perfect.

**Ms. Scannell:** Excellent. Peter?

**Mr. Comenzo:** No, I have no comments.

**Ms. Scannell:** Okay, sounds good. Well, thanks for coming.

**Mr. Andrews:** Thank you.

**Ms. Scannell:** You have any questions for us.

**Mr. Andrews:** There's not you know, nothing that's come up tonight nothing that's commented previously is a major change to where we could get resubmitted fairly quickly. If we could look to get on a July meeting would be great.

**Ms. Scannell:** Take that up with Peter if we can get you on and if you and Ron can correspond and everybody can be on Board and we can you know share everybody's thoughts back and forth and Peter's happy and Ron's happy then I'll be happy to see you in July.

**Mr. Andrews:** We will be happy as well. Thank you.

**Ms. Scannell:** Thank you very much. We look forward to seeing you soon.

- 3. Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue. Preliminary Site Plan review for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel. Engineer: Steenburg Consulting Engineering, PLLC.**

**Ms. Scannell:** All right, we did a little switch-a-roo and now we're back on track with Lecce Senior Living Phase II.

**Mr. Steenburgh:** Thank you for your flexibility on that and now we have half the peanut gallery with us. Teresa was able to make it from a Public Hearing in Bethlehem.

So, just to begin about a week ago a little over a week ago, I received the comments from Clough Harbour. Were about 75% of the way through those comments that Mr. Treer's put together. Nothing surprising. Nothing out of the ordinary. Really, it's a matter of a lot, I would say probably 90% of its, you know, minor grading issues. Minor stormwater issues making sure the stormwater model is modeling the stormwater accurately. We've actually gone through all of that, nothing that changes any of the substantiality of the design itself. I'll be talking with Ron either after the meeting tonight or calling him early next week to set up a meeting to go over each one of how we've addressed his comments point by point. But again, nothing major there.

We also did at the request of the Board and the Town meet with the Fire District. Lou met with the Fire District; I believe right here at Town Hall and went over the plans. They have no issues with the plans with the maneuverability of the fire trucks through the site. And on that standpoint, we're all good.

I think the last time we were here, there wasn't a lot of comments. We were just trying to get to this point where we could open and close a Public Hearing so that we can move forward with final approval once we address the engineering comments.

**Ms. Scannell:** Who was at that meeting for the Fire Department's?

**Mr. Steenburgh:** Lou, Peter, do you know? I think he was...

**Mr. Comenzo:** It was the Chief and I think it is a Deputy Chief, one (1) of the other members of Fire District 2 and Tony Jasinski was there.

**Ms. Scannell:** Were you here?

**Mr. Comenzo:** Well, it was they were meeting over at the fire hall and then they came over here to have a discussion and I happened to be free so I came up and met with them.

**Ms. Scannell:** Perfect. Okay, I'm going to ask Ron a couple questions. What would you say is the thing as a Planning Commission we should most have on our radar and be paying attention to from your engineering perspective. Like a red flag that really needs our attention.

**Mr. Treers:** I don't know if there is a lot of red flags. It's a lot of detail that I have gone through and listed on my comment list. I think working out the parking, I know there's been a lot of discussion on the parking throughout the course of the years I know there has been a lot of comments from the Board also on the parking related to what is employee parking and what's visitor parking and what is acceptable parking, resident parking and how that get designated on the plans. I think that's been a concern of everyone and I think the parking numbers have been a concern and the numbers have gone up from where we were in 2023. So, I think that's you know a step in the right direction. The numbers are higher. I think you know some of the things that I asked for were a breakdown on parking spaces in a little more detail to include you know, what do we have with the "Inaudible" spaces? What do we have without? What do we anticipate with the employee loads and how many spaces are those taking up.

So, just kind of looking at it in a little more detail with all the different users as to how the parking spaces get allocated and where those spaces are. I think that's an important thing for the site.

There's a lot of programming that's being fit on the site and that creates some challenges from an engineering perspective with the grading and utilities and getting things to work. And so, you know, there's some challenges there that Brett's, you know, we're getting through with the amount of programming we're trying to fit on the site. So, I think parking I would say, you know is and has been a concern and I think we're getting closer to having a good solution with the parking \.

There was some concern, I know regarding the garages and a few comments that I read. I think you know the garages people, certain people will especially independently will like having those and use those again, I think the relationship of you know, how those fit on the site in relationship to the other components on the site is maybe, got to be worked through a little bit more.

But, I mean in 2023 we were pretty close to having everything well worked out and I think with the change in the plans, with the change of the building footprints, with the change to the adding the garages, adding more parking there was quite a bit to go back through again.

I don't know if anything really jumps out at me. You can read through my comment list and I feel like from the Town's perspective, having, a good handle on the parking. The other thing is the stormwater and kind of how you approach that right? So, whether it's going to be phased to stay under five (5) acres of disturbance or are we going to have a five (5) acre Waiver where we can open up to more than five (5) acres at a time? How the applicant wants to approach that, I think that's still got to be worked through a little bit. And to demonstrate how you could stage or five (5) acres if that's the approach that you want to take.

**Ms. Scannell:** So, fair to say we are getting closer.

**Mr. Treers:** Yeah.

**Ms. Scannell:** Okay, that is good. Thank you. Mr. Collins, questions, comments, concerns and feel free to ask any questions to TDE Treers as well.

**Mr. Collins:** First of all, the area in the middle, you're going to put bollards around them?

**Mr. Steenburgh:** Yes. The promenade area in here.

**Mr. Collins:** Yeah, and that way the cars go inside the bollards and that way it protects the people outside.

**Mr. Steenburgh:** Correct.

**Mr. Collins:** But I always think the worst-case scenario. I watch plane crashes before I get on a plane. So, when the cars come up, what's to distinguish that they won't drive inside, you know what I mean go the wrong way. I mean you're driving up and you see bollards?

**Mr. Steenburgh:** Right, so the bollards are wrapped the curve to guide it so they can't get into the area.

**Mr. Collins:** Okay, and my other question is there's going to be people that have golf carts, I guess supposedly, in the independent they can have golf carts. Where are they going to store these and where are they going to charge them?

**Mr. Steenburgh:** That actually was an excellent point brought up at the last meeting.

**Mr. Collins:** I wasn't here.

**Mr. Steenburgh:** I know you were not here. Since it's the project we are working on developing an area for golf cart parking and the charging. So, we are working on developing a location for that on-site because you're absolutely right. People will have golf carts.

**Mr. Collins:** They go crazy with them. And my other question is it seems like nowadays more mature people order a lot more stuff online right than they did before. They order off QVC, Amazon. You mean, you can see it so is there going to be a staging area where people can come in and that's where they go.

**Mr. Steenburgh:** So, yes, we did identify a few parking spaces here that are for GrubHub, Amazon drop-off areas right in here adjacent to the proximity of the entrance to both the Assisted Living Unit and Independent Living Unit. The front desk in each one (1) will be located in here. At that point, they would have to go into the front desk and notify the person to be called down to retrieve their goods. That's how that will be handled. We did identify also some employee parking. You were asking about some employee parking and head here which should be, the parking that's least desirable for the residents obviously ends up being the employee parking, in the most remote areas. We will probably modify that to incorporate some of this area in here because there isn't much in the way of visitor access and guest access at this end of the building and we are creating an emergency vehicle pull off in the back in lieu of some of those parallel parking spaces for ambulances, you know medical people and if the fire trucks ever did need to want to pull off in the back. It wasn't a comment but I think it, you know Peter and I had talked about it, that we're thinking having a pull off in the rear of the ALU is a good idea.

**Mr. Collins:** Another question about your garages. We did this at Long Pond.

**Mr. Steenburgh:** Yeah, they'll have doors, but they're going to be limited by, these aren't going to be open.

**Mr. Collins:** Well, my thing was is some people use them and then become storage facility instead of a garage and we don't really you never know what they're going to store. That was a concern with Long Pond because it was over there and was concerned because of the Aquifer that they didn't have whatever so they will be closed garages.

**Mr. Steenburgh:** They will be closed garages. However, the difference between this type of facility and Long Pond Villages, the management and ownership of an independent living facility is much more stringent and much more hands-on so to say that you're not going to have that issue where you have them violating their lease agreements. In storing things other than vehicles.

**Mr. Collins:** So, that road coming is going to be a two-way road right off the side?

**Mr. Steenburgh:** Yes.

**Mr. Collins:** That one and that one.

**Mr. Steenburgh:** It's actually two-way traffic all the way around.

**Ms. Scannell:** I think also Clark, where the independent living is they don't have to go to the Piazza or bollard area to get their GrubHub. Their GrubHub could go to the other parking lot, right?

**Mr. Steenburgh:** Yeah.

**Ms. Scannell:** And then there's other entrances.

**Mr. Steenburgh:** There are other entrances if they wanted to go to that, I think though and I have to, you know, and again, and I've said this before is there's going to probably be maybe just a little bit of growing pains as they go through how the site transitions with parking, with drop-offs, things like that emergency management. I know there is a good emergency management plan. You know how they want the residents to receive that, if they want them coming into the front door. Now, obviously if they tell them hey, listen park in the you know, park in the east parking lot, I'll meet you in the parking lot, but I don't think they want that because everything's, all those doors will be key access. They would actually have to meet them outside the building. So, the only direct access into the buildings for non-residents will be the main access points where they put you into the "Inaudible."

**Mr. Collins:** And a lot of deliveries probably go to them...

**Mr. Steenburgh:** To the loading, that area in here.

**Mr. Collins:** How about the other building are they going to be loading?

**Mr. Steenburgh:** Everything is, this is kind of the maintenance area for the entire building.

**Mr. Collins:** So, across the street too?

**Mr. Steenburgh:** For across the street as well. That's why there's the bridge. A lot of the food will be prepared in this area and brought across the bridge to the assisted living units.

**Mr. Collins:** I'm just trying to not visualize so much traffic with people delivering all the time though the different buildings that to go to one (1) location because of for safety and it's easier for them because you just don't want people walking into buildings. Yeah, that's all I got right now.

**Ms. Scannell:** Sounds like a plan. Mr. Miglucci, questions, comments, concerns?

**Mr. Miglucci:** The only thing I really see is like a holiday. Let's, I'll give you a scenario, Christmas Day at two o'clock (2:00) in the afternoon. You got visitors. You got people there. You got shift changes of the employees and that. It may be snowing. They may have to move snow. I mean I'm wondering if there is going to be adequate space.

**Mr. Steenburgh:** I think we're over parked on the site even with the adequate space. Keeping in mind that the parking of I think it's 0.5 units for the assisted living and memory care, with an understanding that means that every two (2) beds has an employee or a visitor at any given point because, you know the residents in those units do not have vehicles. So, I think you know that 0.5 number in combination with the mixed use of the 1.5 spaces for the Independent Living Units. I think we are going to have more than adequate parking on this site. Also, keeping in mind, there is also the golf course parking lot next door for the clubhouse, which is all part of this campus. I think you know in the case of an event, a Christmas party like you said nobody's going to be out on that golf course...

**Mr. Miglucci:** They can have the employees like say hey park over there...

**Mr. Steenburgh:** Park over there and that type of stuff. So, there's definitely some flexibility there, but I think, you know I've gone through the numbers I think we're actually over parked on this site now.

**Mr. Miglucci:** Okay. That's all that I have.

**Ms. Scannell:** Thank you and thank you, Brett. Ron, could you speak to what Brett was just saying. Do you agree with that? That we are having adequate, and we're over parked.

**Mr. Treers:** I think once we get the next set of revised plans that I think that I probably have five (5) or six (6) comments on the parking and how I think we should break the parking chart out and designate things and I think once we get a look at that, I'll feel better to comment on that.

**Ms. Scannell:** Okay, sounds good. Thank you. Mr. Signore?

**Mr. Signore:** I will wait until we get Ron's comments.

**Ms. Scannell:** Sounds good. Mr. Calder?

**Mr. Calder:** I just got one (1) question on item number three (3) for emergency services near the Assisted Living Facility. I know this is preliminary. It just this was early if there's going to be a lot more to go here. It's a big project. How do you expect them to get in? Are they going to come in through the access? The back access for emergency vehicles? Or are they going to come in through the front gate? How's that going to work?

**Mr. Steenburgh:** The emergency vehicles can traverse the entire site can be on all four (4) sides of the building. So, they can access any location whether it be fire, emergency EMS, ambulance they have the ability, they will also have the ability to get in any one (1) of of the doors in the facility. So, there shouldn't be a problem.

**Mr. Calder:** I think the access off of Helderberg Avenue the main access right, is that going to be where they're going to come in?

**Mr. Steenburgh:** They would most likely come in this access, but if they needed to for whatever reason that was blocked...

**Mr. Calder:** They could go around and come in the other access, the back way. I'm just curious because it's early yet and there's a lot to hash out. That's all. I hope it works and we get going.

**Ms. Scannell:** Thank You. Mrs. Ciampino?

**Mr. Signore:** I'm sorry, there will be no problem with them getting out as well. You know, like when they all come. There's like ten (10) and you only have two (2) kind of thing.

**Mr. Steenburgh:** That shouldn't be an issue and we have plenty of access around the building and we met with the fire...

**Mr. Signore:** And they will be able to get by and the unneeded equipment can get out?

**Mr. Steenburgh:** Absolutely.

**Mr. Signore:** There may be a second alarm and you don't want to have everything all jammed up here.

**Mr. Steenburgh:** The roads are wide enough, they need fire code to get one (1) good, the fire code specifically has a requirement, you know that you need at least 20 feet from, so that if there's a truck parked you can actually get another vehicle around it. You know, these roads are all substantially wider.

**Mr. Calder:** Ron is it?

**Mr. Treers:** Yes.

**Mr. Signore:** You're okay with emergency services access.

**Mr. Treers:** I think the emergency service comment you are referring to is on the DPW list. And the Fire Chief has signed off on the plan already.

**Mr. Comenzo:** Yeah, he was comfortable with that and I did bring that up. I brought that up in the DPW comments. I think that the thought was with all the activity in the front like is there a way for emergency services to get in and out of there really quickly or if there's needs for you know, different types of vehicles to get in there if there was a way because typically looking at a Site Plan, I am usually looking at a fire lane for a larger facility. So, I think Brett had mentioned that they may look to try to incorporate some type of a pullout in the rear or leave some space so they can get into one (1) of those of those doorways and they can get people in and out of the facility without having to wheel them out the front door basically.

**Mr. Treers:** From a circulation perspective, the larger fire trucks can make it around....

**Mr. Comenzo:** Yes, and the Fire Chiefs were comfortable with that.

**Mr. Calder:** I just want to add one (1) thing. I think that the HOA is probably is going to forbid parking on the street anyway. I mean, I think that's what they usually do. You have to put your car in the driveway and you're not supposed to park on the roads.

**Mr. Steenburgh:** We've added signage as well.

**Mr. Calder:** Yeah, I live in one (1) of those similar things, and we don't allow parking on the street.

**Mr. Collins:** The independent living, they are not going to "Inaudible", are they?

**Ms. Bankner:** No, he means on the part of the drive...

**Mr. Calder:** I'm talking about where the cottages are.

**Mr. Collins:** I got confused there for a second.

**Ms. Bankner:** No HOA for the assisted living.

**Ms. Scannell:** Thank you. Mrs. Ciampino?

**Mrs. Ciampino:** I'm good for now until we receive Ron's comments and their answers.

**Ms. Scannell:** I agree. I think that we're covering a lot of ground. We're making some really good progress. Every time we see it's tweaked a little bit and in a more positive direction and not that it was bad to begin with, right? It's just when we have these conversations and we have everybody has a different superpower. You have a different superpower. Ron has a different superpower. Teressa has a different superpower. That way, you know, we're kind of making this the absolute most thoughtful best laid-out plan we can.

I do look forward to having a lot of Ron's comments addressed. How are we with Mary? Is Mary happy? What's going on with this with stormwater?

**Mr. Steenburgh:** I think Mary worked with Ron on the comments a little bit. I know that I spoke to her and she was...

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

**Mr. Treers:** I did talk to Mary. Yeah, and I think that you know, the big thing is you know, we got to figure out how you guys would create it to stay within the five (5) acres or just get a five (5) acre Waiver. We are going to look at that from a logistic standpoint.

**Ms. Scannell:** Sounds good. All right, well we need to open a Public Hearing. So, I'm going to go ahead and open the Public Hearing.

**Mr. Collins:** Can I make a suggestion or a motion?

**Ms. Scannell:** Yes.

**Mr. Collins:** Nobody is here tonight which kind of disturbs me.

**Ms. Scannell:** It was published.

**Mr. Collins:** I know that it was published. This happens to be kind of a tough week because people have kids, you got finals you got regents, and like my daughter if she had the choice to come in here stay home with the kids, she would want to stay home with the kids. Plus, I don't think you know I don't, Lisa do we send out postcards to let people know.

**Ms. Gallo:** We do not do anything for this. We do this that for Change of Zones. We are obligated to send out a postcard for Change of Zones.

**Mr. Collins:** My concern is I don't know if the people realize, this is a great project. Don't get me wrong but there are going to be big buildings all of a sudden constructed in their neighborhoods and I don't want to hear the aftermath that they didn't know there was going to be 55' tall and three (3) stories. I would like to see somehow that we keep the Public Hearing open until the next one if we can't reach out to some of those people in the neighborhood and let them have their comments.

**Ms. Bakner:** Just to refresh your memory, when we did the original SEQR on everything, we showed all those buildings and we got all those comments and we also shown them....

**Mr. Collins:** I understand that...

**Mr. Treers:** This too was part of the original SEQR.

**Mr. Collins:** Some people have short term memory of what things are going to look like. That's just a...

**Ms. Scannell:** So, Clark, I think you are bringing up a good point about this being a busy time of year and I think from a very thoughtful perspective, surprisingly thoughtful Clark, thank you, but when we only have one (1) meeting a month it does make me think a little bit. Are you asking me to entertain a motion to keep the Public Hearing open?

**Mr. Collins:** Yes, because I don't really think it's going to slow down the progress because we're going to have to get more information from the TDE and I don't know if we can do something to reach out to the neighbors instead of let him know what is going on. I don't know, my concern is we've had projects in the past and all of a sudden they show up and say well we did not know we didn't know what's going to do this and we didn't know it was going to be that. If we give them a second chance, you can just say listen, we gave you two (2) changes. You had your opportunity and we're not going to get beat up by it anymore.

**Ms. Scannell:** So, I think that these. I'm sorry to interrupt, I think that these are two (2) different issues. One (1) is the Public Hearing. I will entertain that motion.

**Mr. Collins:** I will make that motion.

**Ms. Scannell:** Do I have a second?

**Ms. Ciampino:** I'll second.

**Ms. Scannell:** Thank you, Mrs. Ciampino. Lisa could you please call the roll to keep the Public Hearing open?

**Mr. Signore:** For how long?

**Ms. Scannell:** I don't think I have to answer. I don't have to have a deadline. Do I?

**Mr. Valiquette:** No, we do not. So, I mean we, the thing with closing the Public Hearing is that we have 62 days from when we close the Public Hearing to make a decision on the matter. The issue with that is if we do that today, that puts us I believe at August 18th which is a Monday and I think our meeting is on August 19th. So, that leaves only the July meeting for us to make a decision. Now based on what I'm seeing here tonight, we're going through comments. You still have comments to get back to us. There's going to be additional comments, it seems like. That's a lot to work through over the course of one (1) month. This project is a big project and there's a lot of detail here. And I think the Planning Commission needs to or I would recommend reviewing this project with the due diligence that it needs. So, keeping the Public Hearing open tonight does allow us to get at least through the August meeting and if we need to the first September meeting, if things or the details require that amount of time. I mean also people go on vacations. We have two (2) members who missed the last meeting. There may be other members who might miss a meeting. They may want to review details that they haven't seen that come in. That's something to consider with this motion.

**Ms. Bakner:** "Inaudible..." (Not near the microphone and cannot hear what she is saying).

**Ms. Scannell:** So, I don't think necessarily one (1) has anything to do with the other. Okay, and so there's three (3) things from my perspective that we have here. Perspective one (1) there's a motion to keep the Public Hearing open. I don't have to have an end date nor do I want to entertain an end date at this moment in time. I think that we should allow folks an opportunity that could possibly not have been here tonight that will hopefully be here the next time that we are giving them the opportunity to do so. So that's thing one (1). Thing two (2), Clark to what you were saying with regard to the neighbors there is no reason why, for this project like every other project on our agenda, just like Mr. Calder is out, you know climbing into ravines and you know we're all out looking at other projects and talking to other neighbors so I would say that the burden is on us to get out and find out what folks are thinking in that neighborhood. Just like we do for other projects and then finally as far as having a final in July or August just like the Public Hearing. I'm not in a position to agree to anything. There are 13 pages of unanswered TDE comments. So, I'm not going to say sure we're going to do that in August if I still have ten (10) pages of unanswered TDE comments. And I think that that's only fair.

**Ms. Bakner:** "Inaudible..." (Not near the microphone and cannot hear what she is saying).

**Ms. Scannell:** So, at this point I am going to go ahead and ask Lisa to please call the roll that we are going to keep the Public Hearing open.

**Ms. Gallo:** Mr. Collins?

**Mr. Collins:** Yes.

**Ms. Gallo:** Mr. Calder?

**Mr. Calder:** Yes.

**Ms. Gallo:** Mr. Miglucci?

**Mr. Miglucci:** Yes.

**Ms. Gallo:** Mr. Signore?

**Mr. Signore:** Yes.

**Ms. Gallo:** Ms. Ciampino?

**Mrs. Ciampino:** Yes.

**Ms. Gallo:** Chairman Scannell?

**Ms. Scannell:** Yes.

Very good motion carried.

All right, we all have literally all of us you have our homework. You have your homework. We as a Planning Commission have our homework with regard to this project. There's some time between now and July that it might not rain so we can get over there and take a look ourselves. Talk to the folks and if you golf you could get over there for that. If you guys need anything from us, I think you know Steve's back surprise. So, we can be cc'ing him. Courtney is just dropping us like a hot potato now that Steve is back.

**Mr. Valiquette:** Yeah, I'll probably be handling most of the remainder of the legal issues for the Planning Commission moving forward. So, I know Terresa we've worked together before.

**Ms. Bakner:** "Inaudible..." (Not near the microphone and cannot hear what she is saying).

**Mr. Valiquette:** Perfect.

**Ms. Scannell:** I think that this was promising. I'm glad you guys could make it. Tell Lou we missed him. No, I think it's really reassuring and Ron thank you so much for being here. We are moving in the right direction and that's what we all want, right? So, I think we're going to keep moving in the right direction.

**Mr. Collins:** Sometimes people think I'm difficult. I'm really not a difficult person. Well, I just like to see I know I'm difficult. I would like to see this project once we finalize that we don't have to go back and say we need to change this and we need to change that. I would like to say that once we finalize it, you guys go and do your thing and we move on with other projects. I don't mean that meanly. I try not to be a pain, but I know that I am and I apologize for that. That is all I wanted to say.

**Ms. Scannell:** Well Clark, you're a wonderful pain. You have a lot of superpowers that you bring to the table and we appreciate it. You all have superpowers. All right, we'll see you guys soon.

**Mr. Steenburgh:** Sounds good. Thank you very much. Appreciate it. Sorry for the confusion this evening.

**Ms. Scannell:** No, that's all good. All good. All right, if there's nothing else, I would entertain a motion to adjourn.

**Mr. Collins:** I'll make that motion.

**Ms. Scannell:** Thank you, Mr. Collins.

**Mrs. Ciampino:** I'll second.

**Ms. Scannell:** Thank you, Mrs. Ciampino. All in favor.

**Planning Commission Members:** I.

Meeting adjourned at 11:04 p.m.

Next meeting scheduled for July 15, 2025.

Respectfully Submitted,

Marlo L. Urowsky  
Planning Commission Secretary

*"A Nice Place to Live"*

*"A Nice Place to Do Business"*



*Town of Rotterdam*  
*Office of the Planning Commission*

Kimberly Ricker Scannell, Chairman  
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575  
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**Resolution Number PC 37-2025**

Moved by Mr. Collins, Seconded by Mrs. Ciampino  
Applicant: Lecce Senior Living Phase II

**Applicant:** Lecce Senior Living Phase II

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

**Tax Number or Numbers:** 71.5-1-5.13

**Proposed Project:** Preliminary Site Plan review for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel.

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on August 13, 2025, October 3, 2023, May 20, 2025 and a public hearing on June 17, 2025, to consider the above referenced Site Plan; and,

**WHEREAS**, Mr. Collins made a motion to hold the public hearing open and Mrs. Ciampino seconded the motion.

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

**IT IS HEREBY RESOLVED**, that the Rotterdam Planning Commission has held the public hearing open.

Peter J. Comenzo  
Senior Planner

Kimberly Ricker Scannell  
Planning Commission Chairman