

**Town of Rotterdam Planning Commission**

**Minutes of March 3, 2026**

The Rotterdam Planning Commission held a meeting on Tuesday, March 3, 2026, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

Present: Lynn Flansburg, Chairman  
Thomas Zink  
Joseph Signore  
Joseph Miglucci  
Danielle Ciampino  
John Mertz, Attorney  
Peter Comenzo, Senior Planner  
Donna Levasseur, Secretary

Excused: Kim Ricker-Scannell  
Clark Collins

Chairman Flansburg called the workshop to order at 7:00 p.m.

**Waivers:**

1. **Brilliant Minds Daycare – Watt Street/2330 Watt Street (Schenectady).** The applicant requests a Waiver of Site Plan review to operate a ±12,000 square foot Daycare/Childcare facility with associated ±2,000 square foot exterior play area in Tenant Space #2R (former United Auto Supply) at the Crosstown Plaza. Architect: Capital Architecture.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
5. Applicant shall obtain NYS Office of Children and Family Services (OCFS) registration and licensing prior to operation.

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

Attendance was taken and determined there was a quorum.

All in attendance stood for recitation of the Pledge of Allegiance.

**Chairman Flansburg** asked for a motion to approve the minutes from the February 17, 2026, meeting, reminding that if you were not present, please recuse yourself. Mr. Miglucci made the

motion, and Mr. Signore seconded the motion. The roll was called and the motion was unanimously approved.

1. **Burdeck Street Ventures, LLC (Owner) – 785 Burdeck Street & Princetown Road.** Final Site Plan/Special Use Permit Public Hearing to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: Engineer ABD Engineers & Surveyors, LLP.

Chairman Flansburg introduced the first item on the agenda. Luigi Palleschi of **ABD Engineers and Surveyors**, along with the project applicant, Mike Flocuzzio presented the final site plan for the proposed development.

The project consists of seven (7) buildings, with construction planned in phases. Phase one (1) will include the initial buildings, while the remaining portion of the site will be reserved for potential future development. Site access is proposed from Burdeck Street and Princetown Road. Coordination with the New York State Department of Transportation has resulted in conceptual approval for Burdeck Street access. A curb cut permit from the Schenectady County Highway Department has been obtained for the Princetown Road entrance. A traffic study prepared by Lansing Engineering was submitted and was submitted to the Town Engineer. The study evaluated both the initial phase and future build-out of the project and determined that the development would not negatively impact the level of service of Burdeck Street or Princetown Road.

Utilities were also discussed. A new hydrant and water service connection will be installed from Princetown Road. Water infrastructure will be privately owned with individual service laterals. Septic systems have been designed per Schenectady County Health Department standards and will be located between buildings. The buildings are spread out so there is more green space, which will allow for the septic systems. Mr. Flocuzzio has already reached out to the Town's water department on where to connect the water main. Regarding Stormwater Management, stormwater will be managed through the use of porous pavement and infiltration systems consistent with New York State DEC stormwater requirements. Prior to issuance of grading and or building permits, the town stormwater officer shall review and approve the stormwater pollution prevention plan. If required, the applicant must be issued a DEC SWPPP permit for stormwater discharges from construction activity before any earthwork can commence. Evergreens trees are proposed along Princetown Road to provide visual screening of the buildings.

The applicant requested modifications of a condition requiring consolidation of the two (2) existing parcels prior to the issuance of building permits. The applicant requested that consolidation instead be required prior to the issuance of certificate of occupancy. The Planning Commission agreed to this modification following review by the Town Attorney and Senior Planner.

Chairman Flansburg then opened the discussion to the board members.

Mrs. Ciampino asked about the distance between the trees along Princetown Road. Mr. Palleschi said they were about 30-40 feet apart. Mrs. Ciampino concern was that there are houses that will be looking across at the site. She felt if they were 8-10 feet apart that would be better. Mr. Palleschi mentioned that they will be mixing the evergreens with hemlocks and spruce trees.

## **Burdeck Street Ventures LLC**

Chairman Flansburg wanted some clarification on the exit onto Princetown Road. Mr. Palleschi said they modified the curb cut entrance to accommodate the bigger commercial vehicles. The concern was that tractor-trailers would have to cross the yellow line to make a turn. The radiuses were made a little wider allowing the tractor-trailer to stay in its own lane. Mr. Signore suggested that maybe a sign could be put up saying tractor-trailers use Burdeck Street for exiting. Mr. Comenzo was asked if he had any questions. He commented he is taking notes in terms of modifications. Add more buffering along Princetown Road and signage to direct tractor-trailers.

Chairman Flansburg then opened the public hearing to anyone in the audience that wanted to speak. No one stepped up to speak and she closed the hearing.

The Planning Commission declared itself lead agency on December 4th, 2025. We have reviewed the Short Environmental Assessment Form Part One completed by the applicant and conducted our own assessment in part two. The Planning Commission will now consider the adoption of the Negative Declaration as prepared by the Senior Planner.

Chairman Flansburg asked for a motion that the Planning Commission, as lead agency, issues a negative declaration under SEQR for the Burdeck Street Ventures project at 785 Burdeck Street and Princetown Road, finding that the proposed action will not result in any significant adverse environmental impacts. Mrs. Ciampino made the motion and Mr. Signore seconded. The motion carried with a unanimous vote.

Chairman Flansburg asked for a motion grant final site plan approval and special use permit for Burdeck Street Ventures LLC at 785 Burdeck Street and Princetown Road, subject to all the conditions as stated in the DPW comments as well as additional trees being added along Princetown Road for buffering purposes. Also adding signage to the final site plan directing tractor trailer traffic to and from the Burdeck Street entrance to the site. Mr. Miglucci made the motion and Mr. Signore seconded. The motion carried with a unanimous vote.



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

Lynn Flansburg, Chairman  
Peter J. Comenzo, Senior Planner

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**Resolution Number PC09-2026**

Moved by Mr. Miglucci seconded by Mr. Signore

Applicant: Burdeck Street Ventures, LLC

- Applicant:** Burdeck Street Ventures, LLC (Owner)
- Project Location:** 785 Burdeck Street & Princetown Road
- Tax Number or Numbers:** #48.00-3-6.12 & 48.00-3-6.2
- Proposed Project:** Final Site Plan/Special Use Permit Public Hearing to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel.

**WHEREAS**, public meetings were conducted on December 16, 2025 and February 17, 2026 and a public hearing on March 3, 2026 by the Town of Rotterdam Planning Commission to consider the above referenced Site Plan/Special Use Permit; and

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

**IT IS HEREBY RESOLVED THAT** on this day, Tuesday, March 3, 2026, the Rotterdam Planning Commission hereby approves the Special Use Permit and Final Site Plan with the following conditions stipulated by the Planning Commission:

- |                    |                      |              |
|--------------------|----------------------|--------------|
| 1. Final Fees Due: | Final Site Plan Fees | \$350.00     |
|                    | Special Use Permit   | 500.00       |
|                    | Advertising          | <u>40.15</u> |
|                    | Total                | \$890.15     |
2. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
  3. Updates to the Traffic Impact Evaluation dated February 9, 2026 as outlined by GPI in their letter dated February 26, 2026 must be transmitted to the Town of Rotterdam and deemed acceptable prior to Chairman's Signature.
  4. Prior to issuance of building permits, the applicant must receive Highway Work Permits from Schenectady County DPW for grading, utility, and entryway work onto Princetown Road. Copies of all correspondence with the County DPW shall be provided to the Town

**Resolution Number PC09-2026**

Moved by Mr. Miglucci seconded by Mr. Signore

Applicant: Burdeck Street Ventures, LLC

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5. Prior to issuance of a certificate of occupancy (temporary or permanent), the applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Burdeck Street. Copies of all correspondence with the NYSDOT shall be provided to the Town.
6. Prior to issuance of grading and/or building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. If required, the applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site.
7. Change note on Sheet 1: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
8. Change note on Sheet 1: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #6 for specifications."
9. Change note on Sheet 1: "Building design shall be in substantial conformance to the proposed Exterior Elevations presented to the Planning Commission on March 3, 2026."
10. Change note on Sheet 1: "Building design shall be in substantial conformance to the proposed Exterior Elevations presented to the Planning Commission on March 3, 2026."
11. Add note to Sheet 1: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
12. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
13. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
14. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
15. Prior to the issuance of building permits, the applicant shall file with the County Clerk's Office a lot consolidation of the 2 existing parcels that comprise the project site. Proof of filing shall be presented to DPW.
16. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.
17. Proposed buffering along Princetown Road shall be enhanced with additional evergreen trees of the same type/size and shall be added to the final site plan prior to the Chairman's Signature.

**Resolution Number PC09-2026**

Moved by Mr. Miglucci seconded by Mr. Signore

Applicant: Burdeck Street Ventures, LLC

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18. Wayfinding signage directing tractor trailers to Burdeck Street shall be added to the final site plan prior to Chairman's Signature.



Peter J. Comenzo  
Senior Planner



Lynn Flansburg  
Planning Commission Chairman



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

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

**Date:** March 3, 2026

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

**SEQRA Status:** Type I   
Type II   
Unlisted

**Conditioned Negative Declaration:** Yes   
No

**Owner:** Burdeck Street Ventures, LLC  
c/o Michael Flocuzzio  
250 Suits Road  
Duanesburg, NY 12053

**Tax Map Number(s):** #48.00-3-6.12 & 48.00-3-6.2

**Project Location:** 785 Burdeck Street and Princetown Road  
Schenectady, NY 12306

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

**Action:** Site Plan approval to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel.

**Reasons Supporting This Determination:**

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

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on December 5, 2025.

The Town has retained a Town Designate Engineer (TDE) to assist in the technical review of the project. Both the TDE and the Planning Commission have relied on the following information to assist in the review of the environmental impacts of this project.

- Ø A Response from the project engineer to TDE Comments dated February 6, 2026;
- Ø Review of the Preliminary Site Plan dated December 24, 2025, revised February 24, 2026;
- Ø Site Plan/Special Use Permit Application dated November 21, 2025;
- Ø Short Environmental Assessment Form dated February 5, 2026;
- Ø OPRHP letter of 'No Impact' dated February 6, 2026;
- Ø Email Correspondence with Schenectady County Department of Environmental Health dated January 20, 2026;
- Ø A "Basic" Stormwater Pollution Prevention Plan dated January 16, 2026;
- Ø Stormwater Management Report dated January 16, 2026;
- Ø Traffic Impact Evaluation for the Proposed Development dated February 9, 2026;
- Ø Truck Turning Exhibit dated January 26, 2026;
- Ø Email Correspondence with NYSDOT dated January 23, 2026;
- Ø DPW Comment Response Letter dated February 25, 2026

This action involves Site Plan approval to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel. The project has frontage on both Burdeck Street and Princetown Road. The soils on site are well drained and can support both on-site wastewater and stormwater treatment.

The project lies in an industrial area of Town and contains an existing rail siding which is not proposed to be utilized as part of this project. The site was previously utilized as a transfer facility from the rail siding for roadway salt. Access will be from both Burdeck Street and Princetown Road. Any tractor trailer traffic will be limited to the access onto Burdeck Street.

There are several residential homes located on the north side of Princetown Road. The Planning Commission has required the developer to selectively remove most of the existing vegetation that is in poor condition along Princetown Road and install a landscape buffer. In addition, the Planning Commission required the developer add architectural features to the buildings as well as position them in such a manner that will not provide vehicular access to the north side of the building. The building location and orientation will help to reduce any noise and lighting impacts that may occur as a result of this project.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

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

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

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

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

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public meeting held on March 3, 2026. Adoption of this Negative Declaration was moved by Mrs. Ciampino, seconded by Signore and approved by the Rotterdam Planning Commission.



Lynn Flansburg  
Planning Commission Chairman

Project:	Burdeck Street Ventures Warehouses
Date:	March 3, 2026

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

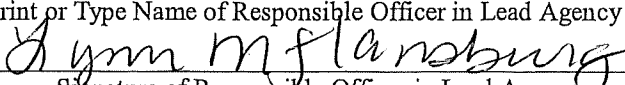
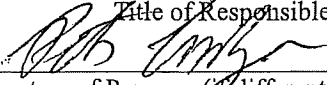
**Part 2 is to be completed by the Lead Agency.**

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

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

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

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission <hr/> Name of Lead Agency	March 3, 2026 <hr/> Date
Lynn Flansburg <hr/> Print or Type Name of Responsible Officer in Lead Agency	Planning Commission Chairman <hr/> Title of Responsible Officer
 <hr/> Signature of Responsible Officer in Lead Agency	 <hr/> Signature of Preparer (if different from Responsible Officer)

2. **Ridgeback Hospitality, LLC (Contract Vendee) – 1809-1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Sketch Site Plan/Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±46,000 square foot consolidation parcel. Engineer: Bohler Engineering.

Chairman Flansburg introduced the second project of night and invited Caryn Mlodianowski from Bohler Engineering present the project.

The proposal involves consolidating the parcels to create a site slightly larger than one acre. The development would include a Chipotle restaurant with a pickup lane and a 7 Brew Coffee drive-through facility. She stated that the applicant previously obtained a variance from the Zoning Board of Appeals for a building setback from Elizabeth Street. Since the previous review the applicant adjusted the building placement, added stop bars to improve traffic flow, widened sidewalks along the building fronts, proposed replacement sidewalks along Altamont Avenue and added decorative fencing along the street frontage.

Ms. Mlodianowski talked about a comment in the agenda about extending the sidewalks from Altamont Avenue along the length of Elizabeth Street. She said they have no objections to the town doing that in the right-of-way. However, the expense that the applicant is taking on to replace all of Altamont Avenue is the priority. They do not feel they need to extend the sidewalk from Altamont Avenue along the length of Elizabeth Street. There was another comment from DPW about Angers Avenue, that it is proposed to be paved in 2026, and they appreciate the town's heads up on that. She then turned it over to the Board.

Chairman Flansburg verified that the coffee shop was entirely drive-thru and that there is no walk-up window. Also verified that the handicap space was for potential employees. She then opened it up to the board members.

Mr. Zink asked if there were any concerns about the three (3) lanes of traffic coming out of the coffee shop going towards Chipotle. Ms. Mlodianowski said generally the first two (2) lanes will be used. They will only open the third if needed. She also mentioned they can use any of the site exits.

Mr. Comenzo commented about the DPW comment in regards to the sidewalk along Elizabeth Street. He has a meeting with CDTA and the Highway Superintendent to discuss improvements on Angers Avenue. He mentioned that the bus stop is heavily used, and the road is in need of some assistance. He will be trying to coordinate something with CDTA to get pedestrians from Altamont Avenue to the bus stop. Mr. Comenzo also mentioned the complete streets policy of the town would require that sidewalks be put in on all four sides of this because there's road frontage on four (4) roadways. With that in mind the DPW comment that the sidewalk on Elizabeth Street would be the most logical connection to that transit stop. Additionally, the project is proposing two (2) fast food restaurants, so I think you're going to generate some pedestrian traffic, especially with the Price Chopper and the bus stop there.

Regarding the sidewalk, Mr. Martin from the audience spoke up and stated that there is a sidewalk down Tower Street. That is the primary sidewalk that would get you to Altamont Avenue from the bus stop. That's where Market 32 is. And that's the most logical place where pedestrians would come off the bus stop, but down that sidewalk and not the back road.

Chairman Flansburg stated that no action was being taken tonight and to please address the Department of Public Works comments.

3. **Concord Pools & Spas (Lessee) – 635 Mariaville Road.** Sketch Site Plan Review to operate a sales facility for pools and spas and a commercial water tank delivery service for use in filling in-ground swimming pools on a ±0.72-acre parcel. Engineer: Empire Engineering, PLLC.

Chairman Flansburg introduced the third project of the night and invited Mr. Longo with Empire Engineering to present the project.

Mr. Longo stated he was here with Wayne Foshee from Concord Pools and Spas for this initial presentation of a somewhat novel idea. The property is 635 Mariaville Road, just east of the intersection with Burdeck Street. It is an adjacent parcel, but it was part of the parent parcel of Stewart's development. It is a shared use driveway with access easements for this property, which borders Stewart's and then the residential uses to the east. This area is just under three quarters of an acre, and there is also an existing stormwater overflow pond. It's pretty much always dry, but there is an interconnection with a storm pipe, and that's an overflow area that was part of the stormwater plan. This parcel area was also part of the original stormwater plan. There was some initial grading done on this property to kind of get it pad ready. There was also a contemplation for a certain amount of impervious areas on this property. We are not creating any new stormwater runoff that wasn't previously contemplated by the storm practices. But we did also submit a kind of back to the proposed use for the site, we did submit a project narrative to try and help the board understand what it was intended for the use. So, this property is within the B-2 zoning district, General Business. This is a contractor shop and equipment storage yard is allowed to use here. The contractor shop/store is a pre-manufactured building; it will have a canopy awning that pops up. There are also plans for a highly manicured patio with some inviting customer relations area in front of that. In front of the sales office would be the pool display area. It would require minimal disturbance and ground alterations there, but there is preparation of some pads, gravel, and some anchoring systems to store the pools for display only.

There would be minimal tractor trailer activity for that type of use. It is not an inventory storage. It is more of a selection possibility for a customer to come here and purchase those pools. In the narrative it is stated that at the rear of the sales office, we're proposing a separate standalone building with a bathroom facility for the employee and for any customers and a water service connection, which would also be sized so that it could fill a, the water tank trucks for potential filling of pools. There should be enough room for a truck, which is about a 48-foot trailer. It is going to look like Stewart's deliveries that they get for gasoline or diesel, similar tractor trailer, tanker truck.

There is a chance for a truck to be stored there. It is not to say that that's always the parking space. Concord has multiple facilities, so they're making loops and, you know, whichever one is the closest or makes the most sense to fill the truck at that facility.

This is not the only place they would be filling the truck with water. So that's the business idea. Comment number one of the DPW comments was that the applicant should address safety and the pool display area could be an attractive nuisance, especially given its location next to Stewart's. As mentioned, that these pools would be displayed, but they would be properly anchored. Concord can work with the building department as far as what that proper anchoring looks like, whether it be poured concrete or lumber or whatever fastening needs to happen.

Those will be designed to withstand any typical loads. They do not really feel like there would be a reason to be jumping or playing on these. It's not really an attraction. They are going to be stood on edge.

Impacts of stormwater on site will need to be better defined. There's minimal disturbance, minimal alteration of what has already been prepped, pad ready. They would make sure that that berm is maintained and probably even enhanced a little bit. It is not level across the top. So that berm would

**Concords Pools & Spas  
635 Mariaville Road**

be, you know, just to ensure that any drainage from the patio or anything is getting into the front basin.

Mr. Foshee from Concord Pools gave some background information on the company.

Chairman Flansburg asked where the other locations were. Mr. Foshee stated that they have locations in Latham and Saratoga. Chairman Flansburg asked they have tanker trucks in both of those locations. Mr. Foshee said they are just getting into the “water business” this year.

Attorney Mertz said that the Department of Health would require them to be a bulk water facility. There would be a mandatory certification that you would have to get from Department of Health. In addition to that, you would be required to enter into an agreement with the Town of Rotterdam should the planning commission move forward with this type of project where you would be a commercial user, but because the primary operation of the business would be reselling the town water, the agreement would include things like a water meter, special insurances. It also would be a different rate, obviously, for the water that you would be taking out.

It would be subject to a potential special use through the zoning board depending on whether or not we'll have to look at if that would fall under that as well as if there are any restrictions in the water district, whether this is even a permissible use in the water district legislation. There is a lot of things that we'll have to look at as to whether or not this would even be feasible for us to do something like this with you, but certainly I think the first thing you'd need to look at is getting what the certification through DOH would require.

Mr. Longo asked if the water is going to take a significant amount of time to get through the regulations, would it be acceptable if we proceeded with the pool display and the sales office.

Chairman Flansburg clarified that they were asking to modify the application to leave anything out that has to do with water for now. This is just the initial presentation tonight. She asked if they were asking for the board to declare lead agency or hold off.

Mr. Longo asked the board to declare lead agency. And within the next two (2) weeks they will know if the bulk water facility is on track or if they should submit a reduced site plan.

Mr. Signore made a motion to declare lead agency, and it was seconded by Mr. Miglucci. The vote resulted in a unanimous decision.



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

Lynn Flansburg, Chairman  
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**Resolution Number PC10-2026**

Moved by Mr. Signore seconded by Mr. Miglucchi  
Applicant: Concord Pools & Spas

- Applicant:** Concord Pools & Spas (Lessee)
- Project Location:** 635 Mariaville Road
- Tax Number or Numbers:** 48.17-1-1.112
- Proposed Project:** Sketch Site Plan Review to operate a sales facility for pools and spas and a commercial water tank delivery service for use in filling in-ground pools on a ±0.72-acre parcel.

**WHEREAS**, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

**WHEREAS**, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

**IT IS HEREBY RESOLVED THAT** on this day, Tuesday, March 3, 2026, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish and distribute all documents as necessary to comply with 6NYCRR Part 617 (State Environmental Quality Review).

A handwritten signature in blue ink, appearing to read "Peter J. Comenzo", written over a horizontal line.

Peter J. Comenzo  
Senior Planner

A handwritten signature in blue ink, appearing to read "Lynn Flansburg", written over a horizontal line.

Lynn Flansburg  
Planning Commission Chairman

4. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road.** Sketch Three (3) Lot Minor Boundary Line Adjustment Subdivision: Lot #1=±5.15-acres (Proposed Single Family Residence), Lot#2 =±1.92-acres (Existing Single-Family Residence), and Lot#3 with boundary line adjusted ±0.16-acres from Lands N/F Verrigni totaling ±3.17-acres (proposed Single Family Residence). Engineer: ABD Engineer & Surveyors, LLP.

Chairman Flansburg introduces the next project and asked Luigi Palleschi of ABD Engineering and Surveyors to present the project:

Mr. Palleschi gave an overview of the project. This is a three (3) subdivision with lot line adjustments along County Line Road. It is a 10-acre parcel with an existing home. Lot# 1 new proposed home with septic and water connections, Lot# 2 existing home and Lot#3 is a proposed home in the back with septic and water connections. To get to Lot# 3, Mr. Beliveau reached out to the neighbor next door to propose a lot line adjustment. This would achieve the frontage so a variance will not be required. It is understood that there is municipal water available. A perc test and a test pit were scheduled with Schenectady County Department of Health as well as the Town of Rotterdam Building Inspector. Test holes were dug and we did perc test and the groundwater is high is high because of the wetlands there. But we were able to perc the ground meeting the DOH standards for a raised bed septic system. These parcels are large enough in size to accommodate a full raised bed system. We are proposing a four-bedroom house right now as a footprint because you know, that is a larger footprint. And the house footprint that we are using as well is more of a ranch style just because ranches get spread out. There is an existing driveway here that provides access to 812 County Line Road. And then there's an existing curb cut here, which is another reason moving this property line allows access, that existing curb cut that's there, that already provides access to the back of Lot#3. Two existing curb cuts are already there.

We did reach out to Guilderland Highway Department because if you recall the highway, the town line is as you see outlined on the map here, where this south end of the property is in the town of Guilderland. And then you have the north end of that line, which is in the Town of Rotterdam. The DPW comments were gone through.

No action was taken.

- 5. Mandeep Singh (Lessee) – 2953 Hamburg Street.** – Sketch Site Plan Review to operate a retail liquor store in an existing ±4.4525 square foot building (former Auto Plus Auto Parts) on a ±0.37-acre parcel. Engineer: ABD Engineer & Surveyors, LLP.

Chairman Flansburg introduced the last project of the night. Inviting Luigi Palleschi of ABD Engineers and Surveyors to present the project.

This property is known as 2953 Hamburg Street, directly south of the new Dollar General that has been completed and operational now. This existing building that we're talking about used to be auto parts store. What the applicant is looking to do here is do some renovations to this existing building and convert it into a liquor store. So, if you recall, too, just north of this property, there was a liquor store, which I believe now is the cigar shop. That liquor store is no longer there. And Mr. Singh is looking, he doesn't own this, so he's just the lessee, the actual person who owns it, owns this house directly behind this lot. You have common ownership there of the land where the existing curb cuts that you see when they redid Hamburg Street. They provided two curb cuts already for this property. This first curb cut serves as the driveway to the residential home in the back. And what we are looking to do, just similarly to how it was used for the auto parts store, is re-stripe this pavement area and provide ten parking spaces right up alongside that existing building. Upgrading it so that we can accommodate handicap accessibility. The main entry to the liquor store will be the main door up front that you see from Hamburg Street. There is a door on the side, but that will not be used. That has some steps. And we are proposing the parking striping kind of a foot away from where that door is, just to provide a full 18-foot depth parking spot for that whole side. When you look at the face of this building, you get a store front window, the main glass door, and then to the right of that is where they used to have the auto parts signage. That signage will be upgraded for the signage for the liquor store. The proposed signage mounted on the building here. There is an overhead door that was used for the auto parts store. That will remain. And what he wants to do is clean up the whole front and side of this building but keep that garage door there. He does not intend to use the garage door, but because he is just leasing, that garage door must stay for the landlord. And this asphalt that is proposed up front, we're not looking to amend that other than in front of the door.

We do want to spruce up the front door entryway and upgrade that to sidewalk so that the customers, as they come in, have the parking stripes so that it's easy for pedestrians to walk right to the front door on the new concrete pad. Some handicap signage and no parking signage are also proposed. And for a liquor store, when looking at the minimum parking spaces, twenty-one parking spaces are required for this size facility. But we do not see the need for twenty-one parking spaces. If you have twenty-one cars here at one time, that's good business. Not that they are not going to have good business here. My understanding is that this building is already connected to the sewer system, and we will have to verify that. When I went over these comments with the applicant, he checked in with the owner, and the owner claims he already connected to the sewer system.

Chairman Flansburg and Mrs. Ciampino mentioned that the dumpster should be relocated to the back. They did not see it on the plans. Also, there is a huge pile of old tires at the back that can be seen from the front. They will need to go.

The pole sign was brought up by the members. It still has the Auto Parts Store on it. They would like to see that removed and ground mounted sign put there in its place.

Mr. Palleschi stated that it might not be up to the tenant to do that.

Mr. Comenzo said that this will require County review. So 239m, action will need to be taken.

No action was taken tonight.

Chairman Flansburg entertain a motion to adjourn. Mrs. Ciampino made the motion and Mr. Signore seconded the motion.

Chairman Flansburg all in favor, Planning Commission members: Aye.

Meeting adjourned 9:20 p.m.

Respectfully submitted,

Donna Levasseur  
Planning Commission Secretary.