

**Town of Rotterdam  
Planning Commission  
Summary for March 17, 2026, Meeting**

**Workshop**

1. **Bramhanand Parsram – 1660 Tower Street.** The applicant requests a Waiver of Site Plan review to convert an existing ±3,150 square foot office building on a ±0.21-acre parcel to retail & office/storage use.

- Motion to approve the Waiver of Site Plan was made by Mrs. Ricker-Scannell and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.

2. **Wm. Larned & Sons – 544 Burdeck Street.** The applicant requests a Waiver of Site Plan review to construct a ±340 square foot office onto an existing ±3,796 square foot Building on a ±31.28-acre parcel.

- Motion to approve the Waiver of Site Plan was made by Mr. Collins and Mr. Signore seconded the motion and the vote resulted in unanimous approval of the motion.

3. **Discounts Gone Wild – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a retail clothing and home goods store in tenant space G-124 (3,527 square feet) formerly Pacific Sunwear from March 1, 2026- April 30, 2027 in ViaPort Rotterdam.

- Motion to approve the Waiver of Site Plan was made by Mrs. Ciampino and Mr. Collins seconded the motion and the vote resulted in unanimous approval of the motion.

4. **Gillette Shows, Inc. – 93 W. Cambell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from May 14, 2026-May 25, 2026, in parking Lot E (southern portion of former K-Mart lot) of Viaport Rotterdam.

- Motion to approve the Waiver of Site Plan with an additional condition that the applicant provide a \$750 escrow for removal of the signs after the event was made by Mr. Signore and Mrs. Ciampino seconded the motion and the vote resulted in unanimous approval of the motion.

TOWN CLERKS OFFICE  
MAR 23 2026 AM 11:39

**Agenda**

- 1. Primax Properties, LLC (Owner)-774-778 Duanesburg Road.** Final Site Plan/Special Use Permit Public Hearing review for the proposed construction of a ±21,930 square foot retail Tractor Supply with accessory propane filling station on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.
  - Motion for the Planning Commission to grant a waiver to the parking requirements contained in Chapter 270 of the Town Code, allowing 81 parking spaces where 110 spaces are required by code was made by Mr. Signore and seconded by Mrs. Ricker-Scannell and the vote resulted in unanimous approval of the motion.
  - Motion to grant a Special Use Permit to allow for an ancillary propane filling facility on the Tractor Supply site in the outdoor fenced area was made by Mrs. Ricker-Scannell and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.
  - Motion to grant Final Site Plan approval was made by Mr. Collins and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.
  
- 2. Philip & Michela Dubuc (Owner)- 1104 McKinley Avenue.** Temporary Special Use Permit Public Hearing to create ±590 square foot accessory home-care unit in an existing single-family dwelling, consolidated parcel.
  - Motion to grant a Temporary Special Use Permit to allow for an accessory home-care unit was made by Mr. Signore and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.
  
- 3. Bethel Full Gospel Church – 3669 Guilderland Avenue.** Sketch Plan Minor Subdivision to create a ±1.0-acre lot for the location of a single-family residence from a ±43.70-acre parcel. Engineer: Empire Engineering, PLLC.
  - Motion for Rotterdam Planning Commission to declare lead agency after the Zoning Board of Appeals decides on the variance was made by Mrs. Ricker-Scannell and Mr. Collins seconded the motion, and the vote resulted in unanimous approval of the motion.