

**Town of Rotterdam
Planning Commission
August 18, 2026**

Workshop (Conference Room 2nd Floor) 7:00 pm

Waiver(s):

1. **Diamond Designs – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a retail clothing and alteration boutique in tenant space F-114, formerly Paparazzi Jewelry, ±1,194 square feet from August 1, 2026 – March 31, 2027 in ViaPort Rotterdam.
2. **Ava & Christopher Robert – 10 Continental Road.** The applicant requests a Waiver of Site Plan review for the issuance of a Seasonal Sales Permit license to allow for a mobile location of a mobile farmstand for baked goods to be conducted two (2) days a week primarily Friday-Saturday (10am-dusk) from August 19, 2026 to December 17, 2026.

Agenda (V. Dalton Bambury Hearing Room 2nd Floor) – 7:30 pm

Approval of the Summary of Minutes July 14, 2026

1. **Form Energy (Lessee) – 1 River Road.** Conceptual Plan for the location of a ten (10) MW Battery Energy Storage System (BESS) on a ±10-acre site in the northeast portion of the ±639 - acre GE Campus. Engineer: Crawford and Associates.
2. **Viewland Cemetery Association – 1330 Putnam Road.** Final Site Plan for the construction of a ±1,500 cemetery maintenance/office building on a ±11.4-acre parcel. Engineer: Verity Engineering, D.P.C.
3. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road.** Final Three (3) Lot Minor Boundary Line Adjustment Subdivision Public Hearing. 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 Engineers & Surveyors, LLP.
4. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Sketch Five (5) Lot Minor Subdivision & Boundary Line Adjustment of two (2) parcels of property comprising ±98.29-acres for the potential creation of five (5) single family residential building lots. Engineer: Arico Associates

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WAIVER OF SITE PLAN REVIEW

Date: August 18, 2026

PC2026-W037

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: Diamond Design
Attn : Cassandra Bush
ADDRESS: 3036 Clyde Avenue
Schenectady, NY 12306

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

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a retail clothing and alteration boutique in tenant space F-114, formerly Paparazzi Jewelry, ±1,194 square feet from August 1, 2026 – March 31, 2027 in ViaPort Rotterdam.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the 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 #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of August 18, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn M. Flansburg, Chairman
Planning Commission

Activity Narrative

Front retail area will be used to display pre-made clothing items, to display samples and showcase fittings for alterations.

Dressing rooms will be used for changing into altered garments (4) and storage (25).

Backroom will be used for a workroom and storage. Used for sewing, ¹/₂ embroidery (both machine done).

Employees

I will be the only employee.

Hours of Operation

Mon. - By appt only

Tues - By appt only

Wed - 11-6

Thurs - 11-6

Fri - 11-6

Sat - 11-7

Sun - 12-6

Will be "By appointment only" outside of operating hours, but within mall hours.

Subject to change during holiday season.

**WAIVER OF SITE PLAN REVIEW
SEASONAL SALES PERMIT LICENSE**

Date Reviewed: **August 18, 2026**

PC2026-W38

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: **Ava and Christopher Robert**

ADDRESS: **10 Continental Road
Schenectady, NY 12306**

PROJECT LOCATION: **10 Continental Road**

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

- 1. REQUEST:** The applicant requests a Waiver of Site Plan review for the issuance of a Seasonal Sales Permit license to allow for a mobile location of a mobile farmstand for baked goods to be conducted two (2) days a week primarily Friday-Saturday (10am-dusk) from August 19, 2026 to December 17, 2026.

Action Taken by Commission:

In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally.

Conditions imposed, if any, are as follows:

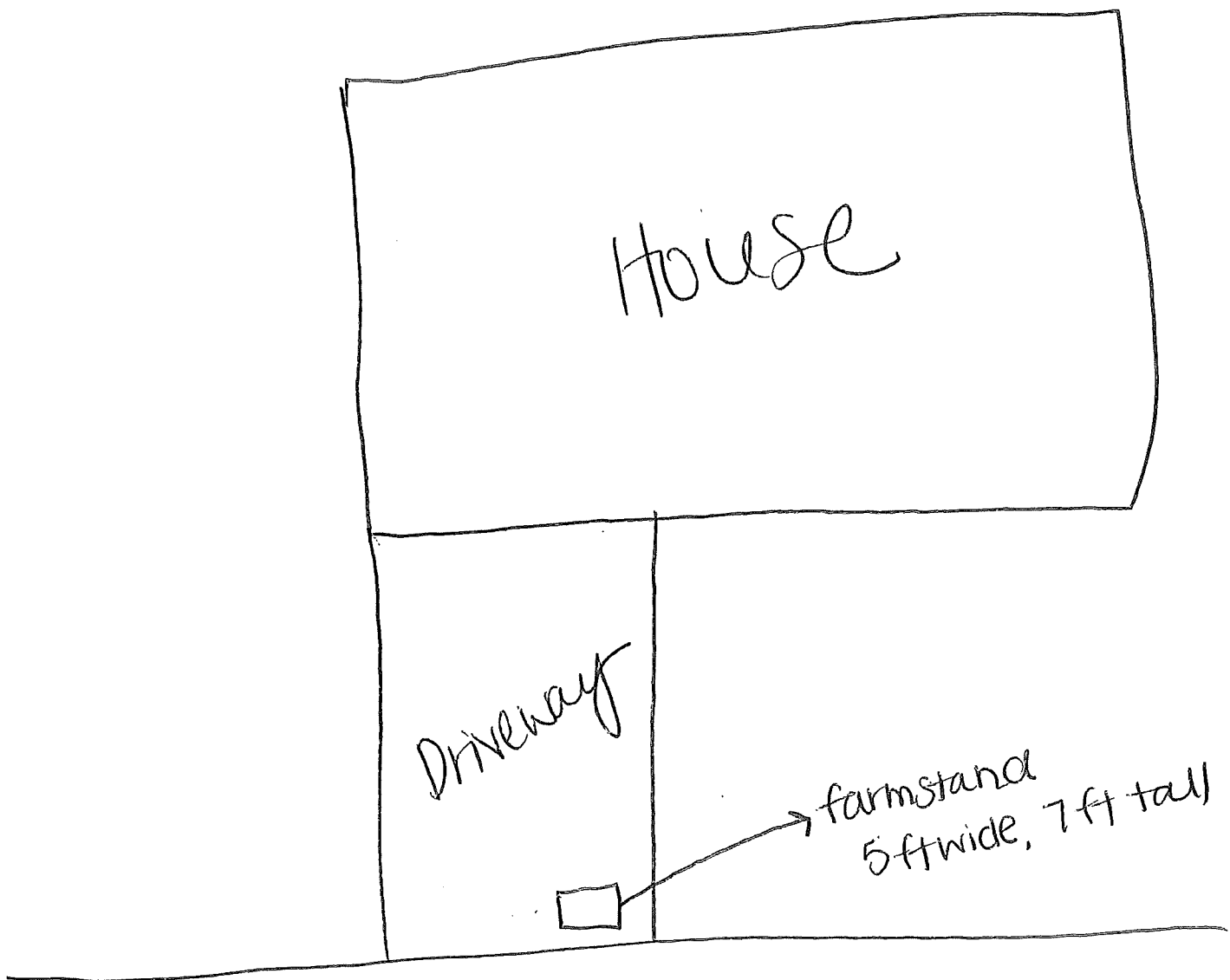
1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Events shall be limited to two (2) days a week primarily Friday-Saturday (10am-dusk).
3. Applicant must comply with Chapter 228-7 of the Town Code if seeking license renewal after 120 days.
4. If site activity creates safety concerns or impedes traffic circulation in the area, the Planning Commission reserves the right to review this seasonal sales permit and impose additional conditions and/or revoke the permit.

The Commission action on the Waiver application took place at the Planning Commission meeting of August 18, 2026 and authorized the Commission Chairman to execute the Waiver and direct the Building Inspector to approve the application with the conditions set forth above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

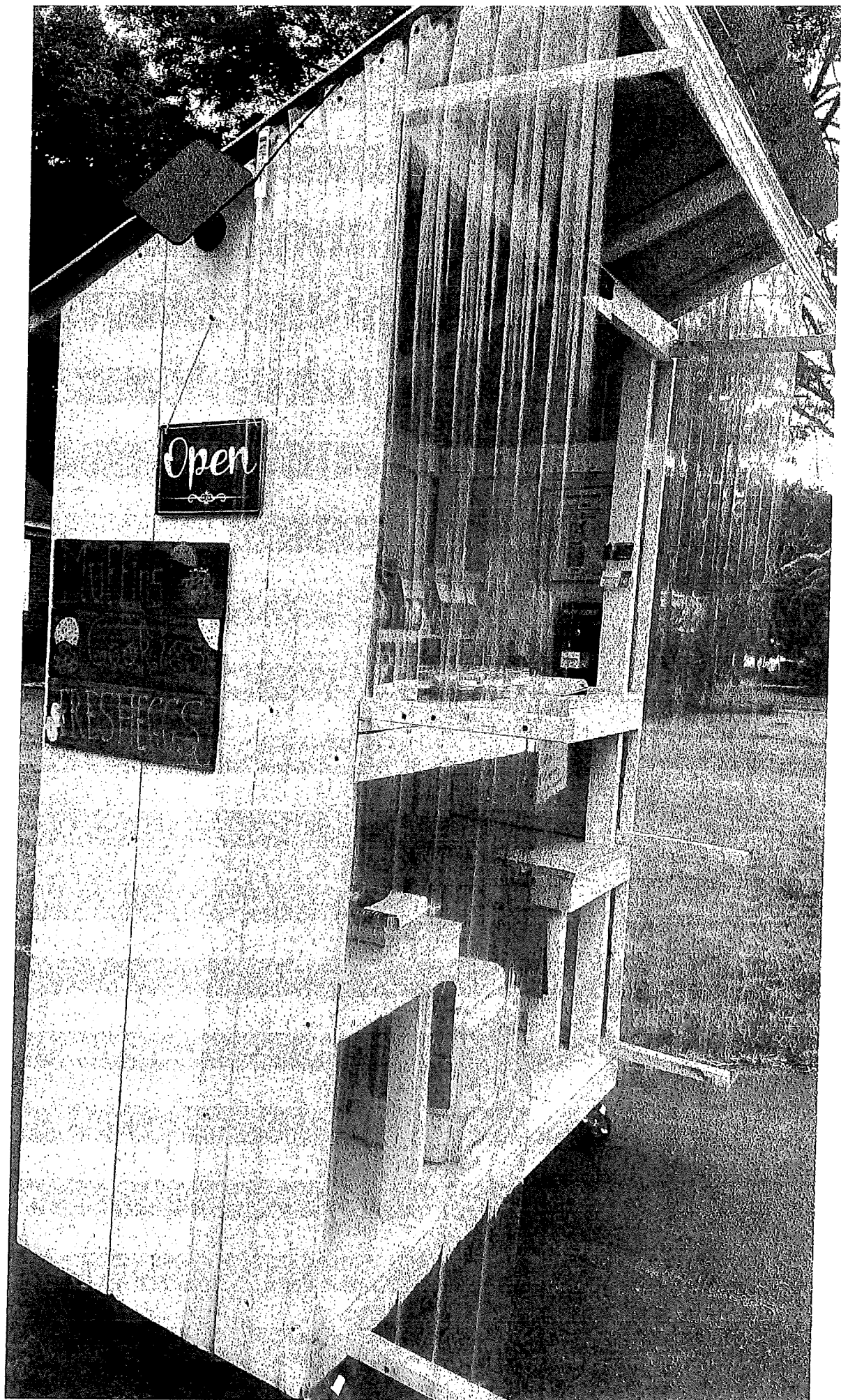
Lynn Flansburg
Planning Commission

10 continental Rd
Schenectady NY 12306
Ara Robert



Road

turnover →



DPW Comments

August 18, 2026

1. **Form Energy (Lessee) – 1 River Road.** Conceptual Plan for the location of a ten (10) MW Battery Energy Storage System (BESS) on a ±10-acre site in the northeast portion of the ±639 - acre GE Campus. Engineer: Crawford and Associates.
 1. Planning Commission should declare Lead Agency for SEQR.
 2. Planning Commission to authorize the Chairman to execute an agreement for the services of a Town Designated Engineer (TDE) to assist in the review of the project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County IDA
Metroplex Development Authority
Rotterdam Fire District #7
City of Schenectady City Clerk (239-nn)
City of Schenectady Fire Department
City of Schenectady Department of Development
NYSERDA
NYS Department of Environmental Conservation – Region #4

PIONEERING BREAKTHROUGH LOW-COST, MULTI-DAY STORAGE

Town of Rotterdam Planning Commission

Empire State Multi Day Storage

8/18/2026

Form
energy

Energy Storage
For A Better World



AGENDA

Concept Plan Meeting

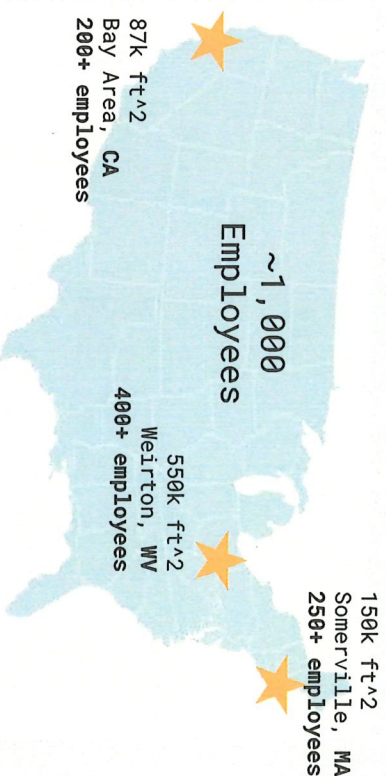
- Form Energy Introduction
- Form Energy Technology Overview
- Introduction to Empire State MDS
- Answer Questions + Review Next Steps
- Target
 - SUP/Site Plan application electronic delivery: 9/8
 - SUP/Site Plan application review: 9/22
- Planning Commission meeting

Site Map



Form Energy at a glance

- American company founded in 2017
- Developing, manufacturing, & commercializing a 100-hour, iron-air battery
- Enabling a reliable, cost-effective, and stable electric grid
- Employing nearly 1,000 people
- Partnering with leading utilities and entities on >80 GWh of projects
- Operating >800,000 ft² of R&D, engineering, and manufacturing facilities in Somerville (MA), Berkeley (CA), and Weirton (WV)



OUR LEADERSHIP

Led by energy storage veterans with decades of cumulative experience and **100s of MWh** of storage deployed

T E S L A
E N E R G Y

A123
SYSTEMS

NEXTERA
ENERGY



AQUION
ENERGY

SUNPOWER®

24M

amsc

MIT
Massachusetts
Institute of
Technology

OUR INVESTORS

\$1.2B+ in venture capital from long-term, impact-oriented investors

T Rowe Price

GE VERNOVA

GIC

TEMASEK

CAPRICORN
INVESTMENT GROUP

Prelude Ventures

TPG RISE
CLIMATE

Breakthrough
Energy Ventures

CPI Investments

NCP

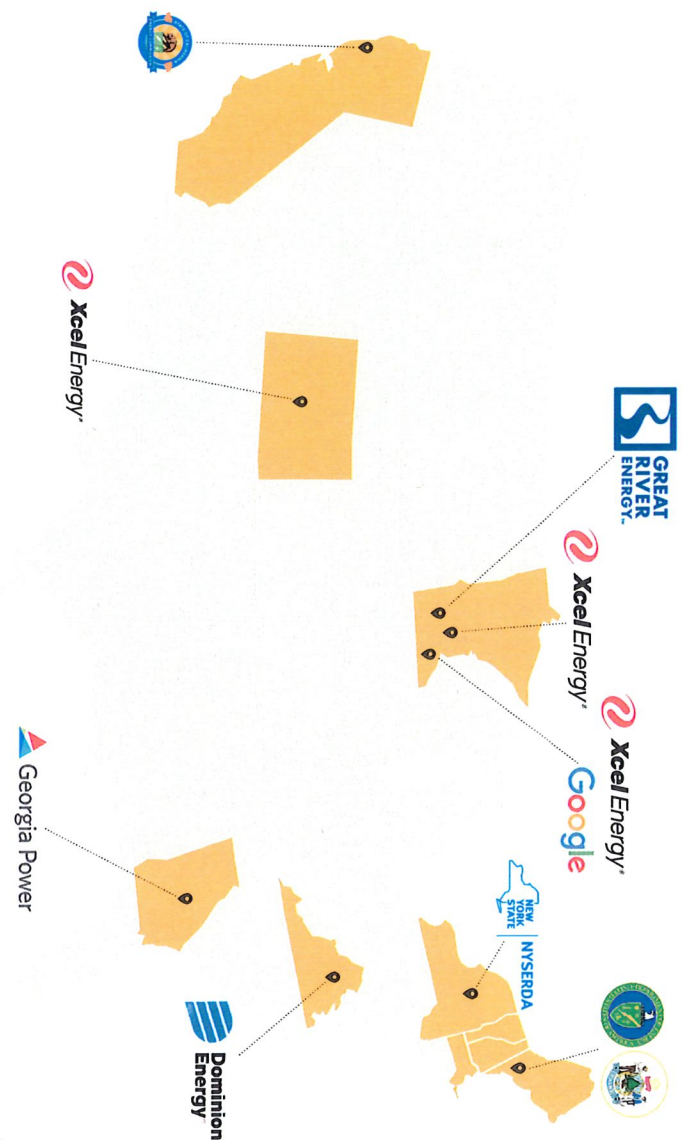
THE
ENGINE
VENTURES

e-
ENERGY
PARTNERS

COATUE

ArcelorMittal

ACTIVE PROJECTS 80GWh of Projects to be Online in Coming Years



Partners	RTO/ISO	Size
GREAT RIVER ENERGY	MISO-N	1.5 MW 150 MWh
California Energy Commission	CAISO	1.5 MW 150 MWh
Xcel Energy Northern States Power Minnesota	MISO-N	10 MW 1,000 MWh
Xcel Energy Public Service Company of Colorado	SPP	10 MW 1,000 MWh
Dominion Energy	PJM	5 MW 500 MWh
Georgia Power	SERC	15 MW 1,500 MWh
NYSERDA NEW YORK STATE	NY-ISO	10 MW 1,000 MWh
US Dept of Energy (GRIP Program)	ISO-NE (Maine)	85 MW 8,500 MWh
FuturaEnergy	Ireland	10 MW 1,000 MWh
Xcel Energy Google	MISO-N	300 kW 30,000 MWh
Crusoé	TBD	120kW 1,200 MWh

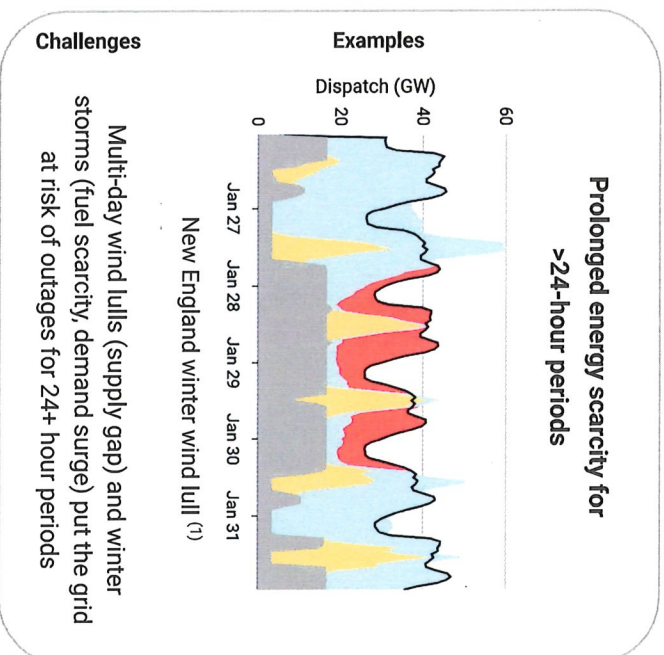


THE CHALLENGE

Grid reliability, safety, affordability and security are at risk



Exponential increase
in load growth



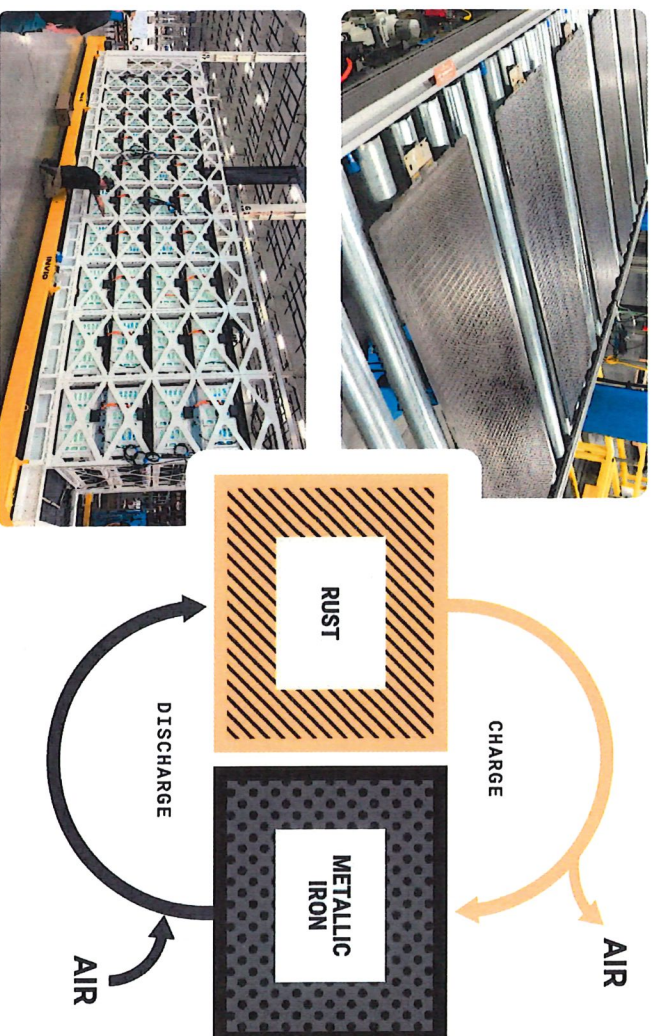
Growing share of
weather-dependent resources

Record number of
billion-dollar storms

— Load ☐ Coal & Gas ☐ Solar ☐ Wind ☐ Energy shortfall

Source: (1) "Clean, Reliable, Affordable: The Value of Multi-Day Storage in New England"

Reversible rusting

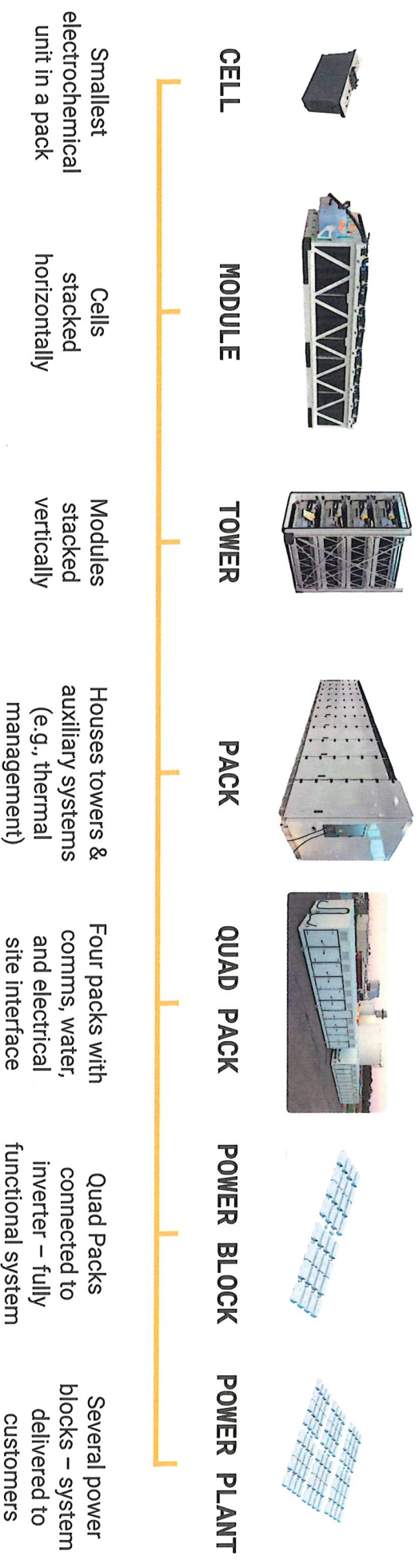


Technology benefits

- **SAFE**
No thermal runaway (unlike li-ion),
non-flammable aqueous electrolyte
- **AFFORDABLE**
Lowest cost rechargeable battery chemistry,
with a chemistry entitlement of <\$1.00/kWh
- **SCALABLE**
Iron is the most globally abundant metal,
easily scalable to meet TW demand for storage
- **DURABLE**
Iron electrode durability proven through
decades of life and 1000's of cycles

ARCHITECTURE

Key components of an iron-air battery system



Form's battery uses a **safe & stable chemistry**, designed & tested to meet industry safety standards

Key Fire Safety Features

NO THERMAL RUNAWAY DEMONSTRATED

UL9540A testing under various severe conditions for full-scale cell did not result in uncontrolled heating, dendrite formation, fire, or thermal runaway.

SAFE COMPONENTS

Water-based electrolyte (natural fire deterrent).
Materials certified for safety and reliability.

STABLE REACTIONS

No dendrite formation.
Controllable discharge reaction.

Key System Standards & Design

■ Target Certifications

- Battery: NRTL certified to UL 1973
- ESS: NRTL certified to UL 9540; UL 9540A tested
- Inverter: IEEE 1547; UL 1741

■ Design Safety Codes & Standards

- Installation: NFPA 855
- Electric: NFPA 70 (NEC)
- Fire/Building: IBC-2024, IFC-2024

■ System Safety Design

- Monitoring, detection, alarms at BMS
- Redundant fault detection & mitigation
- Containment at cell, module, & system
- Exhaust system coupled to modules & enclosure

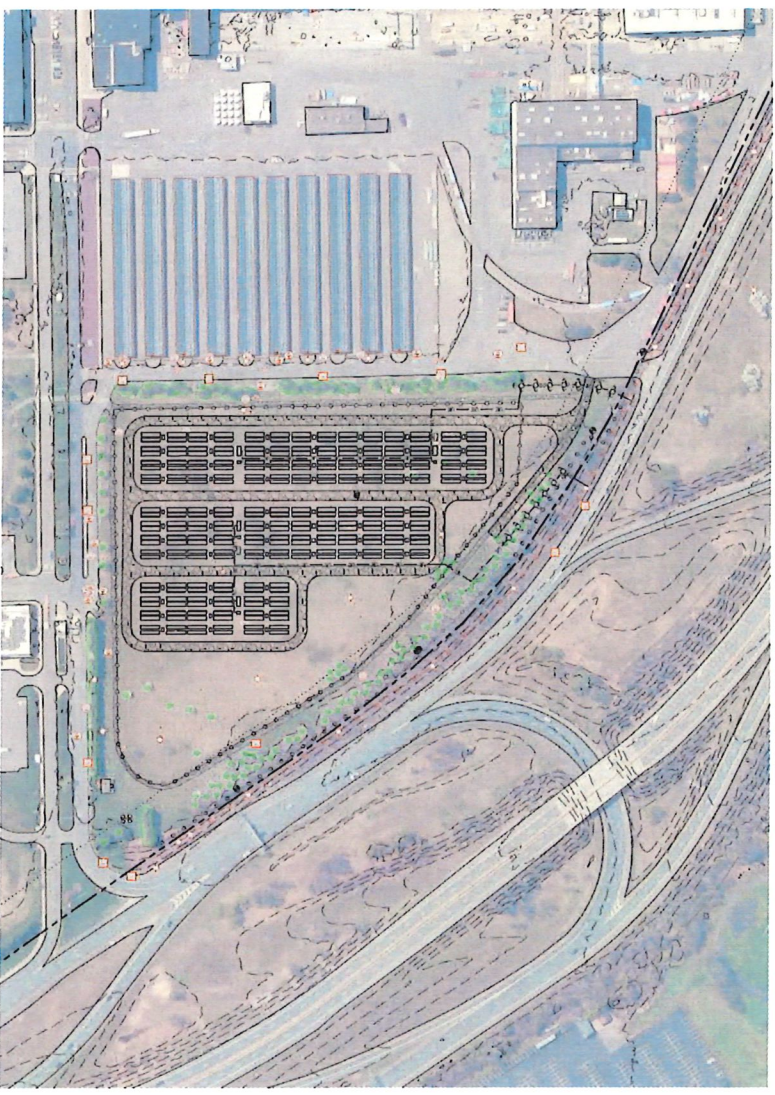
Project Overview

Site Overview

Empire State MDS at GE Vernova's Schenectady Facility

Concept Site Plan

- **Location:** Parcel 38.-4-4.1 within GE Vernova's (GEV) Schenectady Manufacturing Facility
- **Footprint:** <10 acres
- **Project Ownership:** Form Energy
- **Utility Connection:** Interconnects at 13.2kV distribution lines bordering site
- **Water Use:** Estimated to use about 145,000 gallons per month of water from an existing city water connection, equivalent to the amount of water use by 16 average US households.



Project Partners and Benefits

- **Local Innovation Leadership:** Reinforces historic role of Rotterdam and GE Vernova as a site of global leadership in energy innovation
- **Local Grid Resilience:** Strengthens local and GE Vernova electric grid resilience by supplying the local grid when resources are scarce
- **Preserves Local Community Character:** Utilizes vacant land at GE Vernova's existing industrial facility
- **State Supported:** Funded in part by a competitive \$12M NYSERDA grant to demonstrate the ability of iron-air batteries to lower electric grid costs, improve grid reliability, and support NY clean energy goals

Project Partners



NYSERDA

Form
energy



GE VERNOVA

DPW Comments
August 18, 2026

2. **Viewland Cemetery Association – 1330 Putnam Road.** Final Site Plan for the construction of a $\pm 1,500$ cemetery maintenance/office building on a ± 11.4 -acre parcel. Engineer: Verity Engineering, D.P.C.

1. Fees:	Site Plan & Final Site Plan:	\$ 700.00
	Total:	\$ 700.00
	Less Paid	\$ 850.00
	Refund	- \$ 150.00

2. Confirm ground cover as grass in landscaped/septic areas on final site plan.
3. Approval is conditioned upon applicant addressing all Rotterdam Department of Public Works (DPW) comments and full and final approval of DPW.
4. Final site plan approval is contingent upon receiving a permit from the Schenectady County Department of Health (SCDOH). Prior to the issuance of any building permits, the applicant shall receive SCDOH approval of the sanitary sewers/septic.
5. The applicant must receive Highway Work Permits from the Schenectady County DPW for grading, utility, and entryway work onto Princetown Road. Copies of all correspondence with the Schenectady County shall be provided to the Town.
6. Prior to issuance of site development and/or building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Erosion Control Plan.
7. Prior to the issuance of a final certificate of occupancy, all work in the County right-of-way must be completed.
8. Add note to site plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #7 for specifications.
9. Add note to site plan: "Sign permits shall be obtained for the proposed project including identification signage and any proposed pylon or monument signage."
10. Add note to site plan: "Owner/applicant shall be required to install new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option)". Check with DPW for specifics.
11. Add note to site plan: "Landscaped areas around building shall contain a sprinkler system."
12. Final site plan approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
13. 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.
14. Add note to plan: "Foundation location surveys shall be provided prior to building construction."

DPW Comments
Viewland Cemetery Association
1330 Putnam Road
August 18, 2026
Page 2

15. Final location and connection details of the municipal waterline connection is contingent upon Town DPW review and approval.
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.

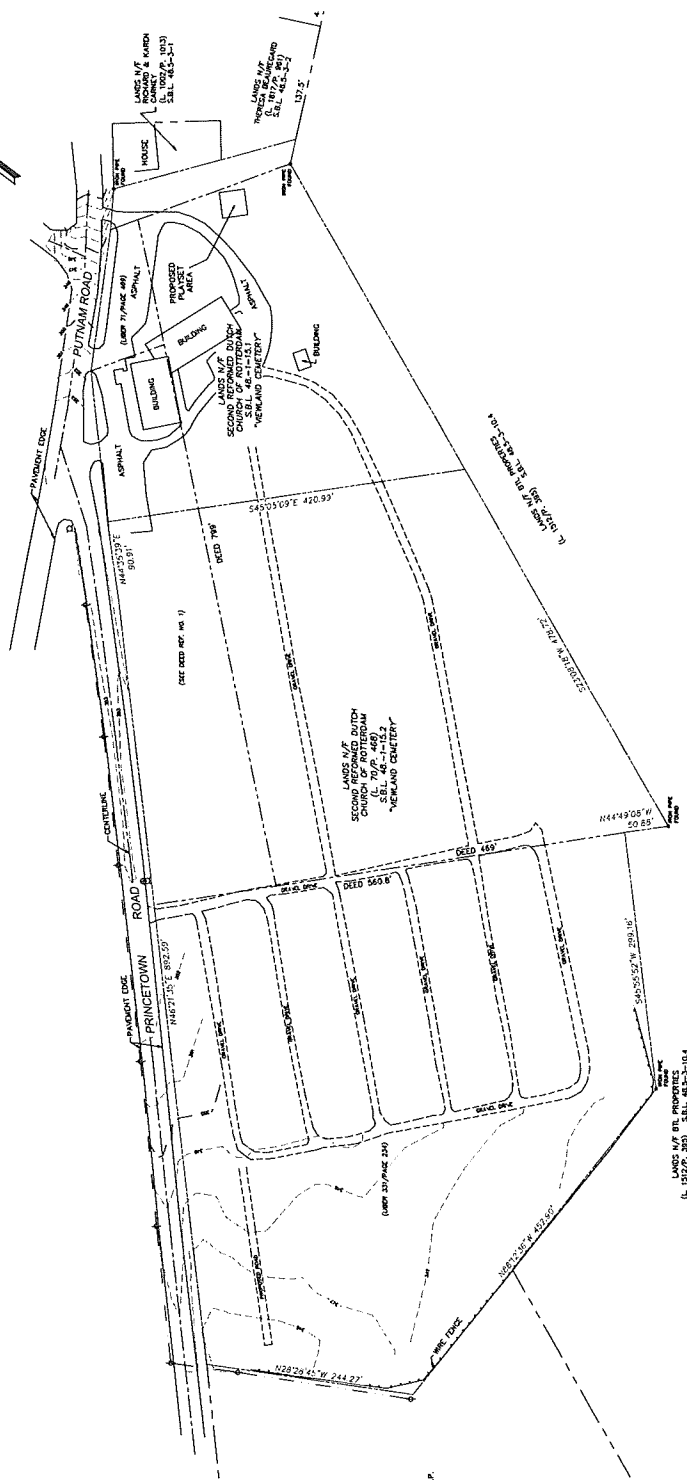
DPW Comments July 14, 2026

1. Add perc test data to site plan.
2. Identify landscaping type/size and add to site plan.
3. Add note to site plan: "All landscaping shall be maintained in perpetuity and all dead/dying landscaping shall be replaced in-kind."
4. Detail proposed lighting and add to site plan.
5. If a dumpster is proposed it needs to be shown on the plans and an enclosure provided. Detail on site plan.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Planning Commission declared lead agency on July 14, 2026. Attached is a draft Negative Declaration as prepared by the Town Planner for consideration.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
Rotterdam Police Department
Fire District #7

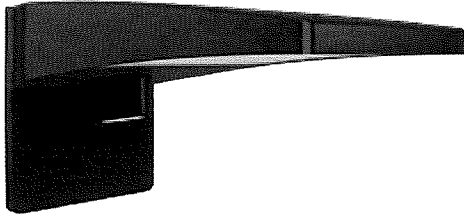
[illegible]

2) "PROPOSED CASHMERE LAMBS NOW OR FORMERLY OF THE TOWN OF
MOTTIDHAM TO BE GRANTED TO THE TOWN OF MOTTIDHAM", DATED JULY 1, 1911
BY C. E. WALK ASSOCIATES, P.C. AND LAST REVISED JUNE 5, 1981.

10) "NORMANSON YELLOW BLAZE," TOWN OF NORTHBURG, VT RECEIPT, 811, PROPERTY, INC., COMPANY DETAIL THE PLUM AND SET BY GROUNDWATER, DESIGN PARTNERSHIP, DATED SEPTEMBER 27, 1986 AND LAST REVISED JANUARY 24, 1988.

- 10) "ULTS / AOW LOW TIDE SURFCE OF A PORTION OF SCORCHDOWN HOLLOW 8.71 W/CHARGE CLUE TO CANNON MOUNT" DATED JAN 27 1999 PREPARED BY REGINALD E. ASSOCIATES, LLP AND LAST REVISED DECEMBER 28, 2003
- 12) "PLAT OF SURVEY, PORTION OF SCORCHDOWN HOLLOW PLACED," DATED JUNE 4, 2007, PREPARED BY REGINALD E. ASSOCIATES, LLP.

.....



Color: Bronze

Weight: 0.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant
120V	0.26A/0.19A/0.13A
208V	0.16A/0.12A/0.08A
240V	0.14A/0.10A/0.07A
277V	0.12A/0.09A/0.06A
Input Watts	14.8-31.2W

LED Info

Watts	32/24/16W
Color Temp	3000/4000/5000K
Color Accuracy	82-84 CRI
L70 Lifespan	100,000 Hours
Lumens	2,020-4,151 lm
Efficacy	123.8-148.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
32W/24W/16W (factory default: 24W)
Color temperature selectable by 3000K, 4000K and
5000K (factory default: 4000K)

Compliance

UL Listed:

Suitable for wet locations

California Title 24 JAB Compliant:

No

California Energy Commission (CEC) Status:

Lawful for Sales in California

RoHS:

Mercury and UV free. RoHS-compliant components.

FCC:

Complies with Part 15 of the FCC Rules

Environment:

Suitable for use indoors and outdoors in dry, damp,
or wet environments.

IP Rating:

IP66

California Title 20 Compliant:

No

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Electrical

Driver:

32W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.26A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A
24W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.19A, 208V: 0.12A, 240V: 0.10A, 277V: 0.09A
16W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.58% at 120V, 11.18% at 277V

Power Factor:

99.5% at 120V, 92.3% at 277V

Photocell:

Integrated photocell included with on/off switch

Surge Protection:

L-L 2 kV; L-G 4 kV

Aux Power Supply:

Yes

Dim to Off:

Yes

Dimmable:

Yes via the Lightcloud Blue mobile app and devices. This product will not operate properly when connected to a standard (incandescent) dimmer or dimming control.

Input Voltage:

12V

Operating Frequency:

50/60Hz



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-17-26

Applicant Viewland Cemetery Assoc.

Referring Officer Peter Comonezo

Municipality Rotterdam

Considerations: Applicant is proposing construction of a 1500sq ft cemetery maintenance building/office on 11.4acre parcel.

RECOMMENDATION

Receipt of zoning referral is acknowledged on 7/17/26. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

☐ *Approve of the proposal.

☒ Defer to local consideration (No significant county-wide or inter-community impact)

☒ Modify/Conditionally Approve. Conditions:

County Department of Environmental Health approval of waste water treatment system.

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

08.06.26

Date

Kate Maynard
Kate Maynard, AICP
Commissioner

Economic Development and Planning

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

Date: August 18, 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: Viewland Cemetery Association
1330 Putnam Road
Schenectady, NY 12306

Tax Map Number(s): #48.00-1-15.2

Project Location: 1330 Putnam Road

Zoning: Agriculture (A-1) Zoning District

Action: Site Plan approval for the construction of a ±1,500 cemetery maintenance/office building on a ±11.4-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 July 15, 2026.

This action involves Site Plan approval for the construction of a $\pm 1,500$ cemetery maintenance/office building on a ± 1.4 -acre parcel. The project has frontage on Princetown Road. The soils on site are well drained and can support both on-site wastewater and stormwater treatment.

Description of Existing Site and Use

The existing ± 1.4 -acre parcel is principally developed as a cemetery and contains a ± 738 square foot (sq. ft.) shed structure. The parcel is zoned Agricultural (A-1), has approximately 972 linear feet (LF.) of frontage along Princetown Road and is situated southwest of Cobblestone Church. The parcel is bounded by a religious use to the east, a commercial use to the south, multifamily use to the west and single-family uses to the north. The parcel is served by municipal water together with private utilities such as electric, gas and telecom.

Description of Proposed Project

The project proposes the construction of a single-story, $\pm 1,500$ sq. ft. building containing a ± 540 sq. ft. office and maintenance garage together with parking, access, utility connections, site lighting, landscaping, and an onsite wastewater treatment system. The development plan will disturb less than one (1) acre and is not considered a land development activity, nor subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require site plan approval and a special use permit from the Town of Rotterdam Planning Commission.

Surface Water, Drainage, and Stormwater

The parcel's topography gently slopes northeast to southwest. The parcel does not contain a closed drainage system and utilizes sheet flow and soil infiltration to convey stormwater runoff.

Traffic & Access

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. The office will be staffed by one member of the cemetery association by appointment only. Grounds maintenance occurs with one employee on an estimated two-week cycle during the growing seasons.

Water and Wastewater

The project will require water and sewer service connections. A municipal water main exists on the south side of Princetown Road; a 1" domestic water service is proposed to support potable use. Sewer flows will be conveyed to a septic tank and treated by a proposed onsite wastewater treatment system. Daily domestic water flows are anticipated to be less than 50 gallons per day.

Municipal Solid Waste

The proposed project will generate new sources of solid waste. Private collection services will be not used; trash will be removed and disposed of offsite.

Noise

No nuisance noise is generated from the proposed building with exception of the duration of construction activities.

Visual

The project proposes a single-story building with a gabled roof line and less than twenty (20) feet in height. The building is proposed fifty feet from the front property line.

Lighting

The project proposes new lighting for the proposed parking areas and building mounted lighting for entry ways. All proposed lighting will be LED type, DarkSky compliant, utilizing sharp cutoff fixtures to direct light onto desired areas and not cast light, glare, or reflection onto abutting properties.

Air Quality

The project will have no adverse effect on air quality.

Odor

The project will have no adverse effect on odors.

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 August 18, 2026. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX and approved by the Rotterdam Planning Commission.

Lynn Flansburg
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Viewland Cemetery Office & Maintenance Garage			
Project Location (describe, and attach a location map): 1330 Putnam Road, Schenectady (Rotterdam) , NY 12306			
Brief Description of Proposed Action: The applicant is proposing the construction of a 1,500 square foot building together with parking, utility connections, lighting, landscaping and access on a ±11.4-acre parcel. The building will contain a small office and maintenance garage used for cemetery operations. The proposed building is accessory to the principal existing cemetery use. A municipal water connection is proposed and an onsite wastewater treatment system is proposed to treat sanitary waste.			
Name of Applicant or Sponsor: Viewland Cemetery Association		Telephone: E-Mail:	
Address: 1330 Putnam Road			
City/PO: Schenectady (Town of Rotterdam)		State: New York	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam - Special Use Permit SCDOH - Onsite Wastewater Treatment System Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±11.4 acres ±0.38 acres ±11.4 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Verity Engineering, D.P.C. - Brian T. Sipperly, Agent for Applicant</u> Date: <u>06/22/2026</u> Signature: <u>B.T. Sipperly</u> Title: <u>Principal Project Manager</u>		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Aquifer Area Overlay Zone, Reason: Conserve, improve, protect natural resources, Agency: Rotterdam, If Yes, identify: Town of, Date: 4-5-85	NO	YES	
	☐	☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?			
	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Onsite wastewater treatment system	NO	YES	
	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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.

☐	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.
☒	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	August 18, 2026
Name of Lead Agency	Date
Lynn Flansburg	Planning Commission Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DPW Comments

August 18, 2026

3. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road.** Final Three (3) Lot Minor Boundary Line Adjustment Subdivision Public Hearing. 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 Engineers & Surveyors, LLP.

1. Fees	Application	\$150.00
	Parkland (2 Lots)	\$2,000.00
	Lot fees	\$320.00
	<u>Advertising</u>	<u>\$37.95</u>
	Total	\$2,507.95

2. Although the applicant has responded that they are not proposing fencing along the CSX railway, the proposed homesite is located adjacent to this very active railway & safety fencing along the western boundary of Lot #1 shall be required as a condition of approval if granted.
3. Add School District Boundary to final subdivision map.
4. Final SWPPP documents shall be reviewed and approved by the Rotterdam Stormwater Management Officer prior to Chairman's Signature.
5. Boundary Line parcel lands N/F Verrigni should be renamed "Remaining Boundary Line Adjusted Parcel."
6. Add note to Verrigni Parcel: "This is not a building lot. Prior to the issuance of any permits for construction, this parcel shall be subject to review and approval of any local, state, and federal authorities including, but not limited to the Town of Guilderland for access onto County Line Road."
7. Pin and cap all lot corners prior to Chairman's Signature.
8. Owner/applicant will be required to install new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option)". Check with DPW for specifics.
9. Add note to subdivision plan: "Water service to lots shall not be placed underneath driveways."
10. Add note to subdivision plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
11. Add note to subdivision plan: "Highway work permits shall be obtained for driveway access and utility work prior to any land development activities."
12. Add note to subdivision plan: "Foundation location surveys shall be required prior to building construction."

DPW Comments March 3, 2026

1. Address DPW comments from May 20, 2025, provide details of wetland delineation, and provide associated reports and paperwork to the Town for review.
2. Perc and deep hole test data need to be provided for all proposed septic systems and witnessed by the Town of Rotterdam and Schenectady County Health. High groundwater exists in this area and will need to be addressed.
3. Access is proposed to County Line Road in the Town of Guilderland. Applicant should apply for permits and coordinate with Guilderland. Provide all correspondence to DPW.
4. Applicant will need to apply for out of district contract for municipal water from the Town of Rotterdam Town Board. A water supply report will need to be prepared and the applicant will need to demonstrate that adequate water supply exists for the proposed use.
5. Remove the labeling for Lot #4 (lands N/F of Verrigni) and replace with "Remaining Lands."

DPW Comments May 20, 2025

13. Extensive NYSDEC wetlands exist on and adjacent to property and proposed home location. Applicant will need to submit to DEC regional office for Jurisdictional Determination and will need to employ a wetland biologist to assist in delineation of wetland boundary. This will need to be completed prior to returning to the Planning Commission.
14. Proposed area of residence and septic area has flooded in the past and soils appear to be saturated after a review of historical aerial photography. Soils data should be gathered and provided before moving forward with the project.
15. Applicant should coordinate with the Town of Guilderland for proposed access onto County Line Road.
16. Proposed homesite is located adjacent to an active railway & safety fencing should be required as a condition of approval if granted.

Thomas Beliveau & Joseph Verrigni

DPW Comments

August 18, 2026

Page 3

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on May 20, 2025. Attached is a draft Negative Declaration as prepared by the Town Planner for consideration.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation – Region #4

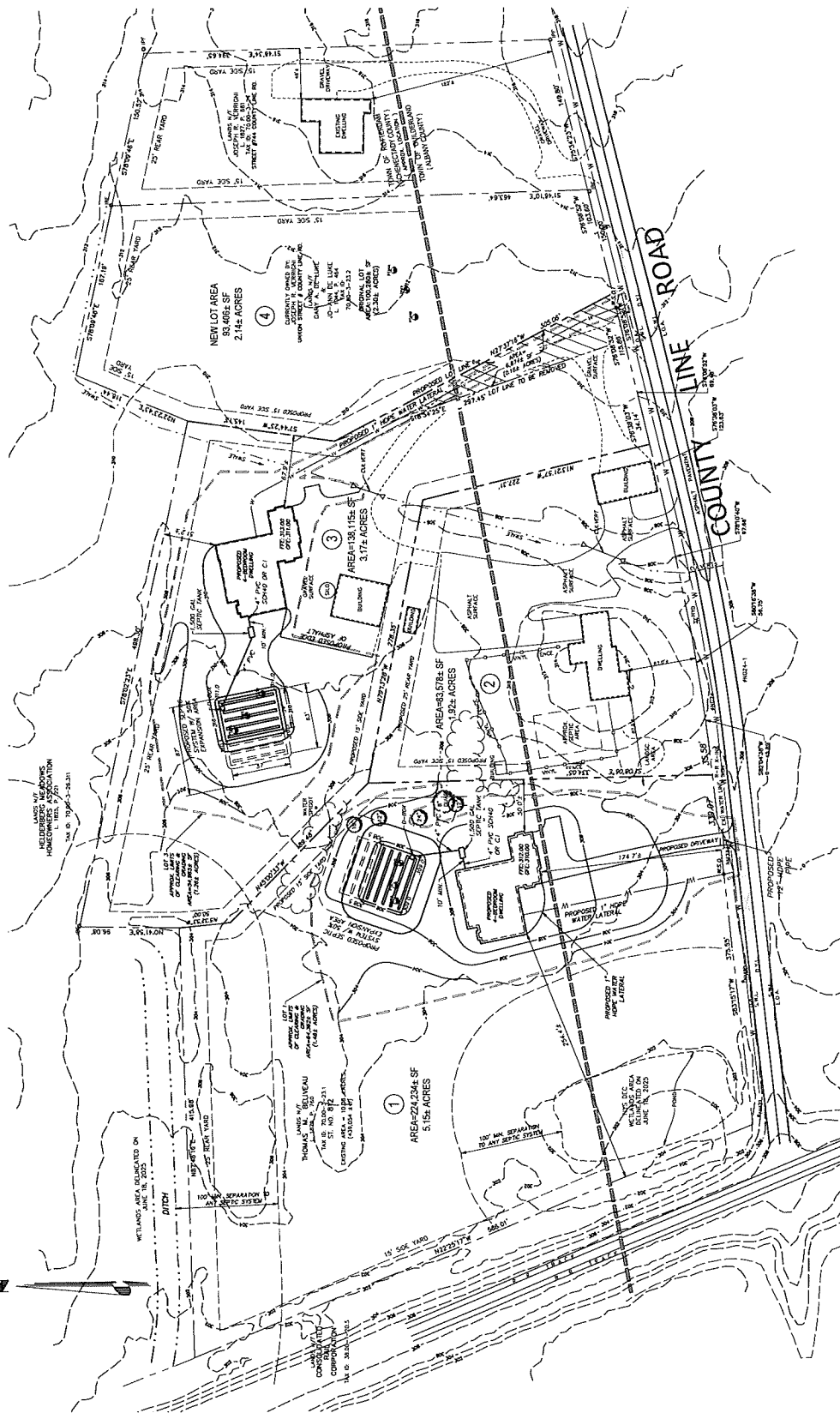
Rotterdam Highway Department

Rotterdam Police Department

Fire District #2

Town of Guilderland Planning Department

Town of Guilderland 239-nn



SITE LOCATION MAP

N.T.S.

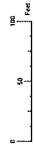
SURVEY NOTES:

- [illegible]

MAP REFERENCE:

LOT LINE ADJACENT LANDS OF DELANE & VERRON, DATED JULY 8, 2013, AND PREPARED BY STEPHEN P. WALSH-BULLS AND FILED IN THE CONNECTICUT COUNTY CLERKS OFFICE ON AUGUST 12, 2013 AS MAP NO. M-218.

TOWN OF ROTTERDAM ZONING A-1 AGRICULTURAL	
REQUIRED	
LOT SIZE: 1 ACRE MIN	
LOT WIDTH: 150' MIN	
LOT COVERAGE: 50% MAX	
BUILDING HEIGHT: 3 STORIES (40') MAX.	
SETBACKS:	
FRONT: 15'	
SIDE: 12'	
REAR: 25'	



SUBDIVISION SITE PLAN

LANDS NOW OR FORMERLY OF
THOMAS M. BELIVEAU
STREET No. 812 COUNTY LINE ROAD

TOWN OF ROTTERDAM/ZAALVELD	COUNTY OF SCHOENHOUT/ALBANT
STATE OF NEW YORK	
A B D ENGINEERS SURVEYORS 40 Union Street ALBANY, NEW YORK 12205 518-337-0315 Fax: 518-337-0079 www.abd.com	
DATE: MAY 06, 2025	SCALE: 1" = 50'
	DWG. 7144A-SUB-G
	SHEET 1 OF 1

[illegible]

SOIL DATA : BY ABD ENGINEERS AND SURVEYORS, MAY 4 2026

SOIL DATA : BY ABD ENGINEERS AND SURVEYORS, MAY 4 2026

SOIL DATA : BY ASD ENGINEERS AND SURVEYORS, JUNE 18 2025

0°-13° - TOPSOIL
 13°-42° - BOTTLED FINE SATURATED SAND
 MOTTLED 13°
 GROUND WATER 42°
 P.T. #4A - 1" IN 14 MIN. @ 12°
 P.T. #4B - 1" IN 13 MIN. @ 12°

0°-12° - TOPSOIL
12°-40° - BROWN FINE SAND
40°-48° - MOTTLED FINE SATURATED GRAY SAND
MOTTLED @ 24°
GROUND WATER @ 40°

P #1
 05"-12" - LOAM TOPSOIL
 12"-48" - FINE SAND
 MOTTLING @ 12"
 GROUND WATER @ 4ft*
 1. 7. #1A - 1" IN 9 MIN. @ 12"
 2. 7. #1B - 1" IN 6 MIN. @ 12"



PARTNERS
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)



411 Union Street

518-377-0315 Fax 518-377-0379

www.abdeng.com

ENGINEERS



SURVEYORS

Schenectady, N.Y. 12305

DEDICATED
RESPONSIVE
PROFESSIONAL

July 14, 2026

**Re: Three Lot Subdivision &
Lot Line Adjustment
812 County Line Road
Town of Rotterdam
Project #7144A**

Lynn Flansburg, Planning Commission Chair
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Attention: Peter Comenzo

Dear Lynn and Peter:

In response to the DPW comments (*in italics*) dated March 3, 2026, we respond as follows (**in bold**):

1. Address DPW comments from May 20, 2025, provide details of wetland delineation, and provide associated reports and paperwork to the Town for review.
As you know, the judge ruled out newly mapped NYSDEC wetlands. As proposed, the adjoining wetlands are more than 100' away from the proposed project.

2. Perc and deep hole test data need to be provided for all proposed septic systems and witnessed by the Town of Rotterdam and Schenectady County Health. High groundwater exists in this area and will need to be addressed.
Test pits and perc test were done with SCDOH on June 18, 2025 and on May 4, 2026 for the other lots. Data is now on revised plans.

3. Access is proposed to County Line Road in the Town of Guilderland. Applicant should apply for permits and coordinate with Guilderland. Provide all correspondence to DPW.
Applicant has reached out to Guilderland DPW and they have stated no issues obtaining a permit once project receives approvals.

4. Applicant will need to apply for out of district contract for municipal water from the Town of Rotterdam Town Board. A water supply report will need to be prepared and the applicant will need to demonstrate that adequate water supply exists for the proposed use.

These properties are already within the district.

5. Remove the labeling for Lot #4 (lands N/F of Verrigni) and replace with "Remaining Lands."

Lot 4 is existing parcel proposing a lot line adjustment.

In response to the DPW comments (*in italics*) dated May 20, 2026, we respond as follows (**in bold**):

1. *Extensive NYSDEC wetlands exist on and adjacent to property and proposed home location. Applicant will need to submit to DEC regional office for Jurisdictional Determination and will need to employ a wetland biologist to assist in delineation of wetland boundary. This will need to be completed prior to returning to the Planning Commission.*

These adjoining wetlands are more than 100 feet away from proposed homes and septic systems.

2. *Proposed area of residence and septic area has flooded in the past and soils appear to be saturated after a review of historical aerial photography. Soils data should be gathered and provided before moving forward with the project. Test pits were performed and septic and house locations adjusted accordingly. Fill will be needed to accommodate proper grading for house and septic.*

3. *Applicant should coordinate with the Town of Guilderland for proposed access onto County Line Road.*

Applicant has contacted Guilderland DPW already and they stated no concerns issuing curb cuts when ready.

4. *Proposed homesite is located adjacent to an active railway & safety fencing should be required as a condition of approval if granted.*

The Applicant does not plan to install any fencing at this time.

Enclosed for the proposed three lot subdivision at 812 County Line Road (Tax Map 70.00-3-23.1) and lot line adjustment (tax parcel 70.00-3-23.2) are the following:

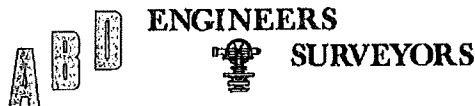
- 1) Twelve (12) copies of the revised Subdivision Plan.

We would greatly appreciate being scheduled for the August 18, 2026 meeting of the Planning Commission. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP


Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Mark Beliveau w/encl. (via email)
7144A-07142026



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

Date: August 18, 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: Thomas Beliveau
812 County Line Road
Schenectady, NY 12306

Tax Map Number(s): 70.00-3-23.1

Project Location: 812 County Line Road
Schenectady, NY 12306

Zoning: Agriculture (A-1) Zoning District

Action: 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).

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 April 30, 2026. All comments and concerns have been addressed.

This action entails a 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).

The property is in a rural residential area and is serviced by municipal water. The soils have been tested and can support on-site septic system. The property is located on a developed town roadway and adequate utilities and essential services are available to service the site.

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 August 18, 2026. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX and approved by the Rotterdam Planning Commission.

Lynn Flansburg
Planning Commission Chairman

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

FEB 20 2026

TOWN OF ROTTERDAM
PUBLIC WORKS

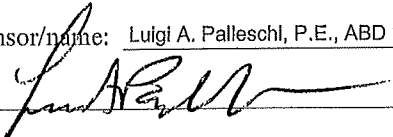
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Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

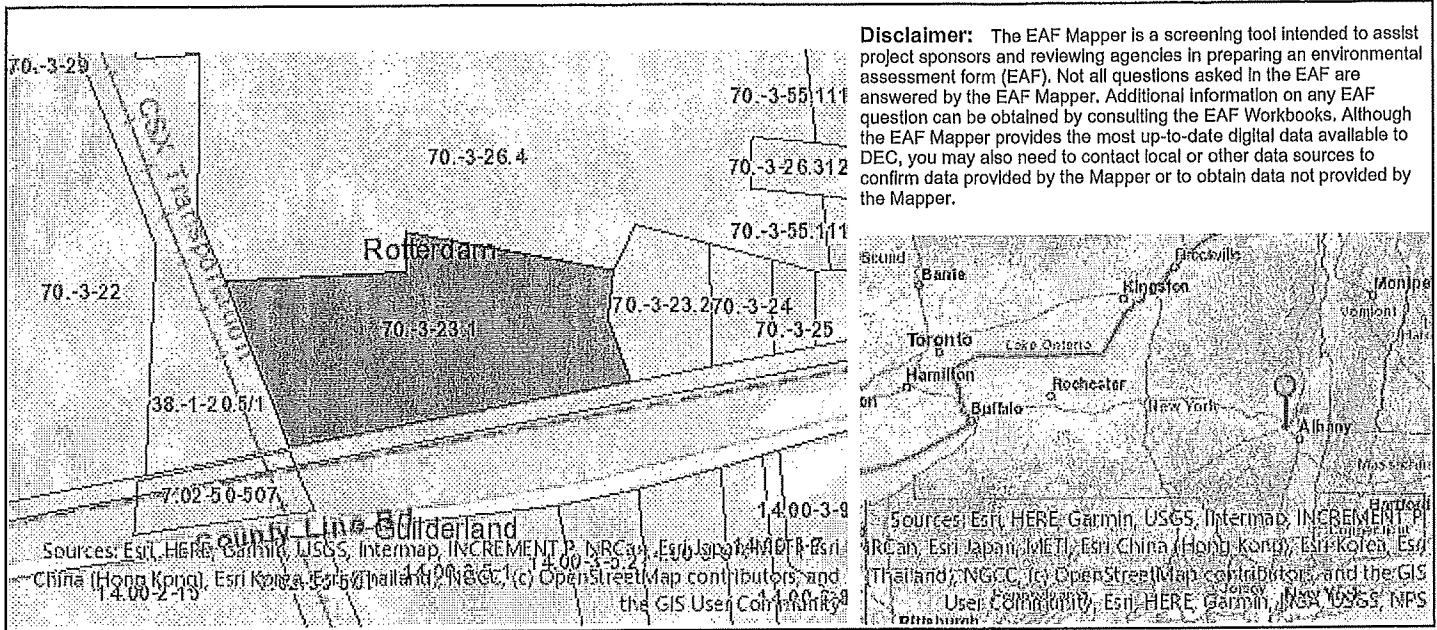
Part 1 – Project and Sponsor Information			
Name of Action or Project: Three lot Subdivision and lot line adjustment			
Project Location (describe, and attach a location map): 812 County Line Road and () County Line Road			
Brief Description of Proposed Action: The Applicant is requesting a three lot subdivision on tax parcel 70.00-3-23.1 to allow construction of two new single family homes. Public water and individual septic system will serve the new homes. Existing home known as 812 County Line Road is to remain as is. A lot line adjustment is also included with tax parcel 70.33-3-23.2 in order to maintain 150 feet of frontage for proposed lot 3.			
Name of Applicant or Sponsor: Thomas M. Beliveau		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 812 County Line Road			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.38 acres 0.75 acres 10.08 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Private septic system and leachfield	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Palleschl, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>Rev.2/20/26</u> Signature: <u></u> Title: <u>Professional Engineer</u>		

EAF Mapper Summary Report

Monday, May 5, 2025 11:10 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Short Environmental Assessment Form

Part 2 - Impact Assessment

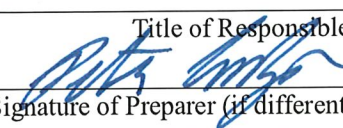
Part 2 is to be completed by the Lead Agency.

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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.

☐ 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.	
☒ 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 Plannng Commission _____ Name of Lead Agency	August 18, 2026 _____ Date
Lynn Flansburg _____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	 _____ Signature of Preparer (if different from Responsible Officer)

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 5/7/26
Case No. R-9-26
Returned 6-1-26

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

MAY 07 2026

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☒ Subdivision Review
☐ Site Plan Review

☐ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

PUBLIC HEARING OR MEETING DATE: May 19, 2026

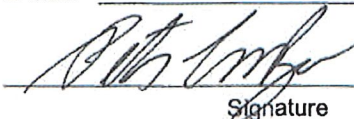
SUBJECT: Thomas Beliveau & Joseph Verrigni - 812 County Line Road. Three (3) Lot Minor Boundary Line Adjustment Subdivision: Lot #1= ±5.15-acres (Proposed Single Family Residence), Lot #2 = ±1.92-acres (Existing Single-Family Residence), and Lot #3 with boundary line adjusted ±0.16-acres from Lands N/F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

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo Title: Senior Planner
Address: 1100 Sunrise Boulevard, Schenectady, NY 12306
E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338


Signature

Date: 4 29 26



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-9-26

Applicant Thomas Beliveau & Joseph V

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Applicant proposes a 3 lot boundary line adjustment & subdivision with construction of two single family residences.

RECOMMENDATION

Receipt of zoning referral is acknowledged on 05/7/26. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)
- ☒ Modify/Conditionally Approve. Conditions:
County Department of Environmental Health approval of wastewater treatment system.

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

05.29.26

Date

Kate Maynard, AICP
Commissioner
Economic Development and Planning



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

June 3, 2026

Peter Comenzo, Senior Planner
Town of Rotterdam Department of Public Works
1100 Sunrise Blvd
Rotterdam, New York 12306
Emailed to: pcomenzo@rotterdamny.org

Re: Lead Agency Coordination Response
Thomas Beliveau and Joseph Verrigni
Lot Subdivision and construction of two-single family residential homes
812 County Line Rd
Town of Rotterdam, Schenectady County

Dear Peter Comenzo:

This letter responds to your correspondence received by the New York State Department of Environmental Conservation on May 4, 2026, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law (ECL) and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: **Thomas Beliveau and Joseph Verrigni – 812 County Line Rd Three Lot Subdivision and the Construction of Two Single Family Homes**

DEC Contact Person: Maranda Welch, Environmental Analyst

SEQR Classification: ☐ Type I ☒ Unlisted ☐ Type II

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action.
- ☐ DEC wishes to assume lead agency status for this action.
- ☐ DEC needs additional information to respond (see comments).
- ☐ DEC cannot serve as the lead agency because it lacks jurisdiction in this action.

****The DEC must be notified immediately if the project/proposed action scope changes or the Environmental Assessment Form (EAF) is revised.***

Possible DEC Permitting Requirements

A review of NYS protected resources near or within the project site was conducted using existing GIS data (see enclosed NYS Resources Map with Project Location). Please note that jurisdictional maps are intended to provide approximate sizes and locations of resources. Actual field conditions may differ from those shown on the maps. The following summarizes potential State permitting requirements for the project, based on the results of the protected resources review and the project information submitted with your correspondence.

Water Quality Certification

It appears that federally regulated wetlands and/or waterbodies may be located on the subject property. Work within certain wetlands and other waters of the U.S. may require a permit from the US Army Corps of Engineers (USACE). A Water Quality Certification, pursuant to Section 401 of the Federal Clean Water Act, may be required from DEC when a USACE permit is issued. DEC recommends that you contact the USACE directly regarding federal wetlands and the waters of the U.S. regulatory jurisdiction and permitting requirements. The USACE Upstate Regulatory Field Office in Watervliet, NY, administers the USACE NY District regulatory program for this area. The Regulatory Field Office general phone number is (518) 266-6351, and the general email address is cenan-r-permit-app@usace.army.mil. Please refer to this DEC website: <http://www.dec.ny.gov/permits/6546.html> for more information on Water Quality Certifications, including state procedures implemented in response to new USEPA rules.

SPDES General Permit for Construction Activities Stormwater Discharge

Any project that results in a disturbance of one acre or more of land must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on DEC's website at <http://www.dec.ny.gov/chemical/8468.html>.

Additional Information

Sanitary Sewer

If an extension of any existing public sanitary sewer service is necessary, DEC may require review and approval before construction, especially if it is designed to carry 2,500 gallons per day or more of residential sewage, alone or combined with stormwater, as specified in 6 NYCRR Part 750. Please submit plans for DEC review if this applies to your project.

Peter Comenzo
June 3, 2026
Page 3 of 3

Please feel free to contact me by e-mail at maranda.welch@dec.ny.gov or by telephone at (518) 357-2446 if you have any questions.

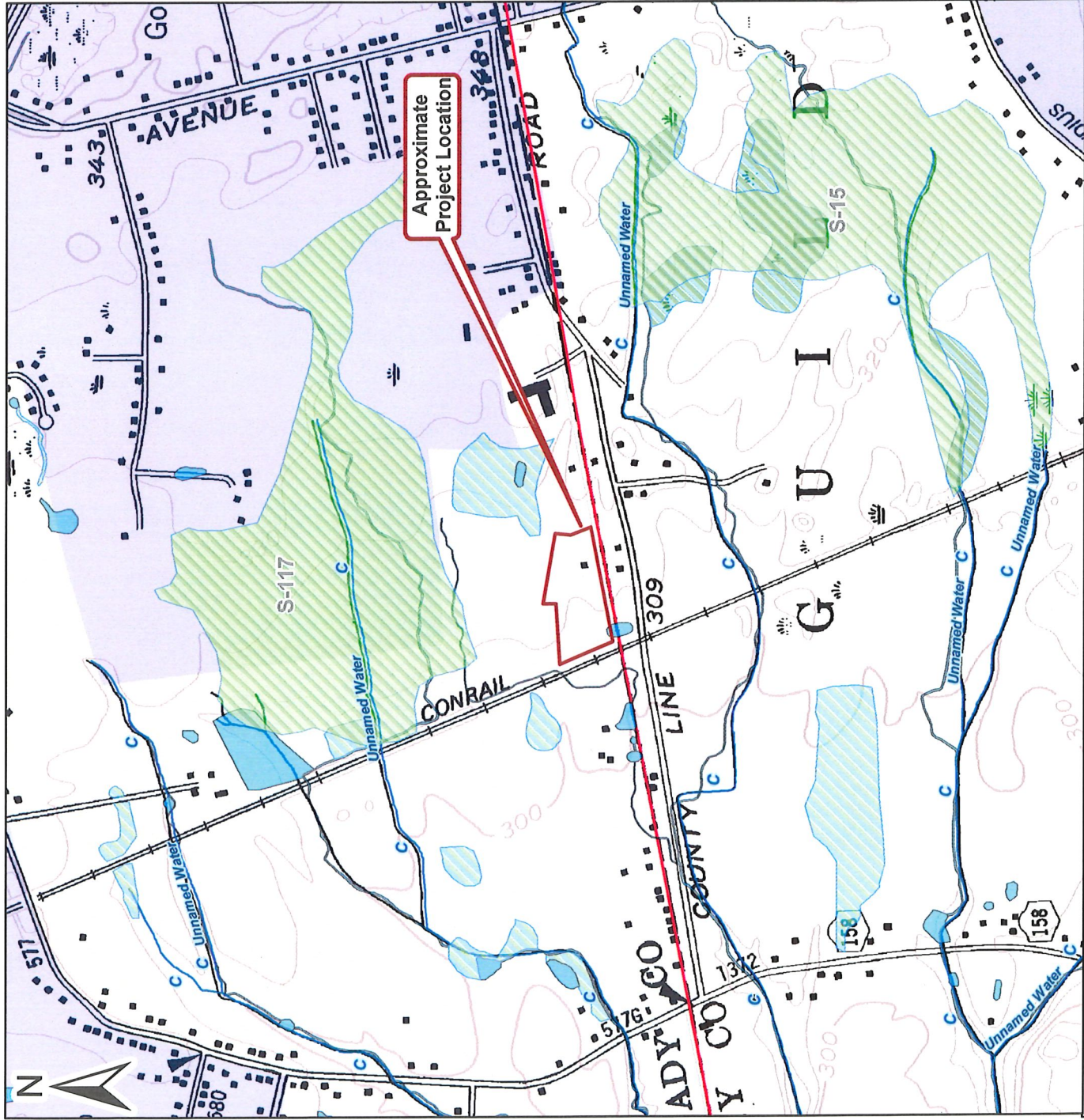
Sincerely,



Maranda Welch
Environmental Analyst

Encl.: Project Location & NYS Resources Map

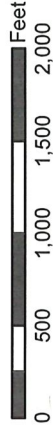
ecc: Town Supervisor



NYS RESOURCES MAP WITH PROJECT LOCATION

**Thomas M. Beliveau
Lot Subdivision for Two New
Single Residential Homes
812 County Line Rd
Town of Rotterdam
Schenectady County**

June 1, 2026



1 inch equals 1,000 feet

Legend

812 County Line Rd

Previously Mapped Freshwater Wetlands

- Class 1
- Class 2
- Class 3
- Class 4

National Wetlands Inventory

- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Pond; Lake; Riverine

Water Quality Classifications

- Unprotected Streams
- Protected Streams

EPA Sole Source Aquifers

- EPA Sole Source Aquifers

Aquifers, Primary

- Aquifers, Primary

Regulated MS4 Areas

- Automatic
- Designation 2003
- Designation 2008
- Designation 2010
- Designation 2013

Disclaimer: This map was prepared by Region 4 NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited. Additional resources may be present but not depicted on this map.

**Department of
Environmental
Conservation**



DPW Comments

August 18, 2026

4. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Sketch Five (5) Lot Minor Subdivision & Boundary Line Adjustment of two (2) parcels of property comprising ±98.29-acres for the potential creation of five (5) single family residential building lots. Engineer: Arico Associates
 1. Perc and deep hole tests need to be performed. Alternative engineered systems may be required given the soils in this area.
 2. Applicant should provide lot dimensions and confirm that all lots will conform to the 150-foot road frontage zoning requirements.
 3. A tributary to Becker's Brook exists on this property and is a Class C stream. Applicant should coordinate a site visit to the property with the Town of Rotterdam and NYSDEC to determine exact location of stream (and associated 100-foot buffer), any potential wetlands associated with the stream, and discuss proposed crossing. A NYSDEC permit will be required for any disturbance.
 4. Applicant will need to drill wells to determine availability of potable water quantity and quality.
 5. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to provide engineering services to the Planning Commission to assist in review.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

Schenectady County DPW

US Department of Army -Corps of Engineers

New York State Department of Environmental Conservation – Region #4

Rotterdam Police Department

Rotterdam Planning Commission

Fire District #6

NARRATIVE ENGINEERING REPORT

FOR

CURRYBUSH ESTATES

595 CURRYBUSH ROAD

TOWN OF ROTTERDAM
SCHENECTADY COUNTY, NEW YORK

PREPARED FOR:

SCOTT FYVIE
10 ALTON ROAD
ALBANY, NEW YORK 12203

PREPARED BY:

Arico Associates
1407 Route 9, Bld.2, Suite 6
Clifton Park, New York 12065

ARICO ASSOCIATES PROJECT ID: 25.01

JUNE 2026



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INTRODUCTION

This Project Narrative and the information that follows represent the proposal for the design and development of a residential project, totaling 98.29± acres, located on the southerly side of Currybush Road in the Town of Rotterdam, Schenectady County, New York. The project is more particularly located just northwest of NYS Thruway Exit 25A and is identified as Tax Map Number 47.-7-8.1 and 8.2 (Coordinates: N42°47'30.44", W74°01'43.11").

The project applicant, Mr. Scott Fyvie (the "Applicant"), is the present owner and is pursuing approvals for a single-family residential subdivision, proposed to be known as Currybush Estates. The subject parcel is entirely located in the A-1 Agricultural Zoning District and presently has a single-family home along Currybush Road. The remaining land is undeveloped.

PROJECT DESCRIPTION

The Applicant proposes to maintain the existing single-family dwelling and propose a development of five (5) additional single family dwelling units. The single-family homes will be comprised of four (4) bedroom units on lots ranging from 5.1± acres to 63.5± acres.

The project site is currently wooded vacant land. The project will have entrances for each dwelling unit along Currybush Road, on-site wastewater disposal systems (OSWT), drilled wells, associated utilities, attached garages, and other amenities. Public water and sewer utilities are not available at the project site.

The development will provide modern, energy efficient residential homes to future residents of the Town of Rotterdam and the surrounding area, which will accent the natural setting of the area while complimenting the surrounding neighborhood and adjacent land uses. The project will add significant tax assessments to the Town and Schenectady County tax base and will thus benefit the residents of the Town of Rotterdam.

The project will be located on the southerly side of Currybush Road and is bounded easterly by Niagara Mohawk Power Corp., Delaware Hudson Railroad Company, Lands N/F of Gary, Paul and Ralph Santoro, and Lands N/F of Devin Rooney; northerly by Currybush Road; southerly by Lands N/F of Gary, Paul and Ralph Santoro and Lands N/F of Sally and Levey Jensen; and westerly by Lands N/F of Sally and Levey Jensen. The subject property begins approximately 1,400-feet southeasterly from intersection of Pangburn Road and lies entirely within the Town of Rotterdam.

ZONING & LAND USE

The project site is located entirely within the A-1 Agricultural Zoning District which, by definition, is zoned for the purposes of single-family residential housing. The surrounding adjacent zoning districts are also entirely within the A-1 District and are presently developed with residential or agricultural uses or are undeveloped.

SOIL CONDITIONS, GROUNDWATER & TOPOGRAPHY

The parcel is undeveloped lands with wooded areas and areas of open brush/meadow. Site topography is moderate with steep slope areas. An unnamed watercourse runs through the property from the west to the east and will be slightly affected by the project's development with a culvert crossing. The property contains Army Corp of Engineers (ACOE) jurisdictional wetlands that primarily run parallel to the watercourse and will not be affected by the development.

Soil information for the site was obtained from the Natural Resources Conservation Service Web Soil Survey for Schenectady County at <http://websoilsurvey.sc.egov.usda.gov>. According to soil mapping and descriptions provided, soil types found on-site generally consist of the Hydraulic Soil Group (HSG) that is primarily HSG-C and underlining HSG-D, also identified as the following: Burdett-Scriba channery silt loams; and Nunda channery silt loam.

The topography of the site is varied, with steep sections and flatter plateaus. Approximately 100% of the site drains to the northeast, collecting within a low area located along the unnamed watercourse. The drainage area of the site is tributary to the Mohawk River. The topography of the property will not require the use of terraces and retaining walls to develop pads for buildings and driveways, though these distinctive site features may be added to enhance aesthetic qualities of the development.

STORMWATER MANAGEMENT & DRAINAGE

To accommodate the proposed development, it will may be necessary to have some minor grading around the foundations and drive for each lot. Based on drainage patterns and peak flows compared relatively to pre-developed and post-developed conditions, the improvements being proposed will not affect present or future downstream conditions relative to flow or sedimentation.

Since there is more than 1.0 acres and less than 5.0 acres of land disturbance, a Full Stormwater Pollution Prevention Plan (SWPPP) is not required. Instead, only a Basic Stormwater Pollution Prevention Plan for erosion and sediment controls will be provided. The Erosion Control Plan proposed will represent the suggested best management practices proposed for the project. The Contractor's approach to controlling storm water runoff from the site may vary; however, they must abide by the NYS Stormwater Pollution Prevention Plan (SWPPP) Design Manual, January 2024, in addition to NYS Standard and Specifications for Erosion and Sediment Control November 2016.

The use of erosion and sedimentation controls will be mandatory and must be employed to minimize impacts to adjacent areas during the construction. If sediment escapes the construction site, off- site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts.

WATER SUPPLY

Public water is not available in the immediate area along the perimeter roads. We understand that the Town of Rotterdam has no current plans to extend the public water supply within the immediate area that would make consideration of extending water practical. Therefore, drilled wells will be required for each proposed dwelling. In general, and based on known information of the existing area, drilled wells will be

suitable for residential dwellings.

WASTEWATER DISPOSAL

Public sewer is not available in the immediate area nor is it feasible to extend an existing district. We understand that the Town of Rotterdam has no current plans to extend the public sewers within the immediate area that would make consideration of extending sewers practical. Therefore, on-site wastewater disposal will be required for each proposed dwelling. In general, and based on the known information of the existing soil conditions, it is most likely that the systems will be a raised bed or alternative design system.

OTHER UTILITIES

Electric, cable and telephone are all available by their respective suppliers along roadways of the development area and there is no indication that there will be any restrictions to providing services. There are no natural gas services within the immediate area, therefore household utilities will be either propane gas or electric. The costs to extend these utilities to the development would be the developer's responsibility.

ROADWAYS & TRANSPORTATION

The subject parcel has frontage on one (1) public road, Currybush Road. Access to each proposed building lot will have one access point from Currybush Road via a private drive. Considering the location of other main arterials in the area, it is not anticipated that peak and off-peak vehicle trips will have an appreciable impact to the present traffic conditions of the neighboring community.

COMMUNITY SERVICES

The Project will have only a slight impact on police, fire, and emergency medical services. These services already exist within the Town and cover the development area. No new equipment or personnel are required because of the proposed development.

The Project has the potential to add school age children to the Rotterdam School District. Planning guidelines indicate that the development may generate 1.5 school age children per dwelling unit. The Rotterdam School District would appear to have the capacity to accept additional students. This impact is considered to be minimal and could be offset by the additional school tax revenue generated by this project.

VISUAL, NOISE, ENVIRONMENT AND MISCELLANEOUS

Adjoining parcels of land that are presently developed support residential-type development, thus mitigating any concern relating to visual and noise impacts. This development is comparable to the adjoining properties and should not have an appreciable impact relative to visual aesthetics and noise.

The proposed development will have a minimal to slight impact on the environmental character of the property. Development is proposed to occur in the meadow-brushy areas of the property, while preserving, to the greatest extent possible, the existing wooded area. The watercourse buffer area will

also be preserved to the greatest extent possible. The development proposes just under 5 acres (5±%) of the total project site to be disturbed between improvement from buildings, driveways, grading and OSWT system. Remaining areas not to be disturbed of 93± acres will remain in its present condition.

The site and buildings may be terraced in some locations for the single-family units, to take advantage of the parcel's topography. Parking has been provided at a ratio of 2.0 spaces per unit incorporating garage parking and driveway parking.

SOLID WASTE DISPOSAL

Solid waste collection will be by an independent and qualified refuse contractor. In 2006, the United States Environmental Protection Agency (USEPA) estimated that the national per capita garbage generation rate was 4.6 pounds per person per day and the recycling rate was 1.5 pounds per person per day. Therefore, the discard rate after recycling was 3.1 pounds per person per day. Assuming one person per bedroom, on average, the total Project discard rate at full buildout would be $(3.1\text{lb/day} \times 6 \text{ homes} \times 4 \text{ bedrooms}) = 74.4 \text{ pounds per day}$, or $1.1\pm \text{ tons per month}$. The cart hauler services will be contracted with a private company. Based on the amount generated and type of use proposed, it is anticipated that the solid waste produced will have no appreciable impact on the community's existing services.

DEVELOPMENT IMPACTS AND MITIGATION TO ADJACENT NEIGHBORHOODS

The proposed development will be consistent with the existing residential and other uses located along Currybush Road and the surrounding area. The development is bounded by topographic conditions and a substantial wooded/brush area. Lands to the west and south are comprised of single-family lots and agricultural areas. Existing developments in the adjacent zoning districts are predominately residential, agricultural or undeveloped. The property located along the southerly boundary is wooded, undeveloped lands with challenging topographic conditions. The phasing of the project will reduce the impact caused by construction vehicle traffic. Standard work-zone traffic control practices will be employed to minimize these disruptions and provide safe travel during these temporary periods.

CONCLUSIONS

The conditions outlined in this report represent existing and proposed conditions and engineering and planning methods for the development of this site. It is believed that this project will not result in significant adverse effects on the environment and that it will not pose detrimental impacts on water, sewer, drainage, traffic, noise, visual or other impacts on the adjoining properties or to the community.