

**Town of Rotterdam Planning Commission
Minutes of March 5, 2024 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, March 5, 2024, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell, Chairman Lynn Flansburg, Vice Chairman Clark Collins Mark D'Alessandro Wayne Calder Joseph Signore Joseph Miglucci Peter Comenzo, Town Planner Courtney Heinel, Attorney Marlo Carter, Secretary	Excused:
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Chairman Scannell called the workshop to order at 7:00 p.m.

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

Waivers:

- 1. Pilot Travel Center – 1128 Duaneburg Road.** The applicant requests a Waiver of Site Plan review to decommission an existing 20,000-gallon split fuel tank (15K/5K) and install a 20,000-gallon split fuel tank (12K/8K) and reconnect product and electric lines.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector.
3. DPW is not in favor of abandonment of existing tank in place due to the location and complexity of utilities in the area. Existing 20,000 tank shall be removed from ground and area backfilled and blacktopped/stripped no later than June 1, 2024.

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

- 2. BD Motorsport Media LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a car show through the ViaPort Rotterdam Mall from March 21, 2024 – March 24, 2024.

Motion was made by Mr. D'Alessandro to approve the Waiver conditioned on the following:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Automobiles shall be removed by March 26, 2024.

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

3. **Lilawatie Ramdeen & Fitzroy Allen – 2779 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate an insurance company in an ±1,108 square foot building on a ±0.18-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Owner/applicant shall install a water meter. Please check with DPW for specifications.
6. Property is in Sewer District #7 and shall be connected to sewer prior to the issuance of a Certificate of Occupancy. Existing septic will need to be abandoned and decommissioned by July 31, 2024.

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

4. **William Newcomb – 7 Old Mariaville Road.** The applicant requests a Waiver of Site Plan review to expand Poppy's Homestyle Pizza (tenant space #2) and occupy an adjoining 800 square foot area for dining (tenant space #3) on an existing ±1.23-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building 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 for specifications.
5. Owner/applicant shall install a water meter prior to operation. Please check with DPW for specifications.
6. Applicant shall obtain Schenectady County Health Department approval.

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

Ms. Scannell: I'd like to call the meeting to order. If you have a cell phone, please silence it for the duration of the meeting.

The Pledge of Allegiance to the Flag was recited.

Attendance was taken and a determined there is a quorum.

Ms. Scannell: At this point, I would like to entertain a motion to approve the Summary Minutes from the last meeting.

Mr. D'Alessandro: I'll move.

Ms. Scannell: Mr. D'Alessandro makes the motion.

Mr. Signore: I'll second.

Ms. Scannell: Please remember if you were not present at the last meeting, you cannot vote on these minutes. Clerk, please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: I abstain. I was not here the last meeting.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: I abstain. I was not present at the last meeting.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

1. **Lecce Senior Living LLC – 2200 Helderberg Avenue.** The applicant requests modification/amendments to Site Plan approval conditions for Phase #1B dated July 9, 2020 for relocation of overflow parking farther away from 9th tee and to opposite side of main access road along with allowing an additional 12 building permits to continue construction of cottage homes prior to completion of the roadway and utilities as outlined in Condition #6 in Resolution PC34-2020 (Amended June 20, 2023 by Waiver PC2023-W17). Engineer: ABD Engineers LLC.

Ms. Scannell: Hi Luigi, how are you?

Mr. Palleschi: Good, thank you.

Ms. Scannell: We are happy to see you here and we are happy to see all the work that was done this past week. We are very excited that the compliance issues have really been addressed. I know that Mary is in a very good place regarding how things are progressing. If you could just provide us an update from your perspective with regard to what you foresee happening for stabilization and also if you wouldn't mind, what is going on with the pump station.

Mr. Palleschi: As you mentioned, it's my understanding that the Town went out on the site last week and walked the site, we were not there but the Town was there, the building inspector, the TDE...

Ms. Scannell: I'm just going to interrupt you for one quick second, I apologize for that, but you weren't there but you were invited. I just want to make sure that the residents understand that everyone was invited to come.

Mr. Palleschi: Understood.

Just giving everybody an update, the Town did their walk through because at the previous meeting there was a lot of discussion about whether the SWPPP was in conformance or not. So, the Town did their walk through and after that, me, Ken Barber and Mr. Lecce walked the site as well. We received a comment letter from Mr. Treers from CHA and we put together a response to those comments. It is my understanding to date that Mr. Lecce is ready to mulch any of the areas where the storm had blown the mulch away so, there are some bare spots. Prior to the walk through that both the Town and us, hay was blown out onto the site but because of the wind storm that we had days after, there were some bare spots. So, when we walked it, we advised Mr. Lecce in these areas to make sure you put a little bit more hay and then he is going to come in with some tactifier spray the hay down so that it can remain stabilized temporarily. Obviously, you can't grow grass this time of year, but he's ready to do so, he was actually ready to do it today but because of the rain he couldn't do it.

Ms. Scannell: Was something broken too?

Mr. Palleschi: Yeah, so, the machine that spreads the hay and the tactifier was broken but that is fixed. They were ready to start today and as soon as this rain lightens up, he can get out there and get those areas stabilized and get the tactifier down so that the hay stays in place.

Ms. Scannell: How's the pump station coming?

Mr. Palleschi: The pump station, it is my understanding that they are going to be working on that this week or next week. I think Joe Lanaro just approved a plan to how they were going to modify the portion of the pump station that needs to be done so, I think that is all agreed upon between both parties and now we just need the contractors to get back to work and get that fixed up.

Ms. Scannell: Super. It seems that the two engineers are working very well together.

I have a couple of questions and they are important questions. In any way has the Town of Rotterdam prevented the 15 houses from being built since they were approved in June?

Mr. Palleschi: As far as what...

Ms. Scannell: Has the Town of Rotterdam prevented any of those 15 houses from being completed?

Mr. Palleschi: Not to my knowledge.

Ms. Scannell: I just want to make sure.

Mr. Palleschi: There were a few things that the Board had asked for and we had to address them but the 15 permits were issued and that is why we are here asking for 12 more.

Ms. Scannell: I understand and my other question is that has the Town of Rotterdam done anything to prevent that pump station from being completely built and operational.

Mr. Palleschi: I wasn't part of that.

Mr. Lecce: Just to digress, Lou Lecce, the developer.

Ms. Scannell: Excuse me, I respect that you would like to address this Commission. I would like our question to be answered and then...

Mr. Lecce: I'm the applicant.

Ms. Scannell: I understand that and if you can answer the question, have we done anything...

Mr. Lecce: I'm trying to answer the question.

Ms. Scannell: Okay, I'm happy to listen then.

Mr. Lecce: I'm not trying to be adversarial but I think you are.

Ms. Scannell: I'm not.

Mr. Lecce: Let me finish. This site got approved in 2020. When it got approved Lecce Group "Inaudible..." down Carman Road from the site to connect to the sewer line in the circle at Carman and Curry Road. My map said at that point in time, I can't get a building permit until all the improvements were done. At that point in time, it was Lecce's Group intent to put the sewer line in. Town of Rotterdam comes to me after the approval and says hey we want to start a sewer district. Don't put that sewer in. We are going to put it in for you and we are going to have it done by December 2021. I think some of you that were on the Board and aware of this. So, at that point in time, I was not doing any more work because the fact that you guys were putting the sewer line in. We signed the developer's agreement which had me put \$450K to the Town to help you offset your cost of putting that sewer in. In 2021, guess what? Haven't started the project yet. I'm still sitting there paying taxes and I can't put my subdivision in because the developer's agreement says I'm not allowed to do my infrastructure until your sewer line is installed. It's now 2022, guess what? The sewer line is not in yet so I'm still sitting there waiting. Did you hinder me from developing my site? Absolutely. I could have started this in 2021.

Mr. Collins: I disagree.

Ms. Scannell: So, Mr. Lecce the question was from June 2023 until today, has anything that the Town of Rotterdam has done to prevent you from getting that pump station fully operational? It's a simple yes or no question.

Mr. Lecce: Yes, I couldn't put it in...

Ms. Scannell: June of 2023?

Mr. Lecce: Yes, I couldn't put it in until you got your sewer line in.

Ms. Scannell: I think from June of 2023 until now, that has not been the reason for the pump station.

Mr. Lecce: When was your sewer line, when was your pump station operational...

Mr. Collins: Let me say something here, okay, that sewer is in right now and it went in wrong so you have to pull it and do it again.

Mr. Lecce: I agree. Absolutely.

Mr. Collins: Okay, so, when you came to us and got building permits you said that you would have 15 houses developed in 5 months, which would have been June. You didn't. I'm trying to be nice here and not mean. We have not stopped you from putting that pump station in.

Mr. Lecce: No, you haven't.

Mr. Collins: Right and that was the question.

Mr. Lecce: But I couldn't put it in until 2023, Clark.

Ms. Heinel: This is the question...

Ms. Scannell: I just asked a simple question.

Mr. Collins: And now you have to pull it and redo it. That's not our fault.

Mr. Lecce: I totally agree with that. I said that last time I was here. That was my contractor's mess up. Totally agree with that.

Ms. Scannell: So, listening to the residents and talking with everyone on the Planning Commission many people who have been here for seven (7) years, certainly people who were here in June of 2023, that looked at the conditions that you asked us to waive so, that you could go ahead and build your houses. And reading the minutes from June of 2023 and reading the minutes from last month, they seemed very similar. I want to be sure that the Town of Rotterdam has done nothing to slow anything down from the time those permits were given to you in June of 2023.

Mr. Lecce: Absolutely not. I agree with you. I agree with that.

Ms. Scannell: Thank you. It is really all I wanted to know.

We have discussed with DPW and we have discussed with our Town Attorney and we've discussed these conditions that you did agree to when you had your developer's agreement, I'm not going to be the one that gives you a building permit. The Town Attorney doesn't give you a building permit. The building permit has to come from our code people. I understand that it cost you time and cost you money to have to keep coming back here and I saw you had to bring Attorney Bakner with you and I know that costs you more money. We don't want that. We want you to be a successful as you possibly can and in order for us to do that, we have to make sure that you follow the guidelines. And you are.

You went out between the last time you were here and now and you have really moved in a great direction towards compliance. You really have. We have discussed the possibility of having this Planning Commission for no other reason, except to expedite from your angle, you don't have to keep coming back in front of us. You can go to the building department and you can get your building permits directly from them. That is who gives you permits. We will waive the conditions on the permits if there is a motion that is successful.

Are you agreeable to that?

Mr. Lecce: Sure.

Mr. Collins: I would like to make that motion going forward we will drop the conditions dated back in 2021, moving forward you will go directly to the building department to get building permits. That way you don't have to come back to us and you can go down there and say I need Three (3) building permits this week. You'll sit down with Jeff and Mary and whoever and they will issue them the right way. That stops you from coming back here, the residents know that we are not involved in building permits and they can go directly to you and say how is my house coming and you can say I got the permit today and I'm going to start next week. I think it will be easier on you and less stressful for the Board and less stressful for residents and you will go directly to the source to get the building permit. That is my motion.

Ms. Heinel: To be clear, this is only for the building permits and not for the CO's.

Mr. Lecce: Absolutely. Clark, my only question is who is going to interpret that condition on the plans? Is that interpreted by the building department? Is that going to be approved by the building department?

Ms. Heinel: Yes.

Mr. Collins: We signed off on the plan.

Ms. Heinel: Yes, that would be interrupted by the building department as it is the normal course for the building department to do. If you have any issue as to how they interpret it, there is a code provision built into the codes of pretty much every town, village or otherwise in the State that says if you disagree with the interpretation of a code enforcement officer you can appeal that to usually the ZBA about their interpretation, if you disagree with their interpretation.

Mr. Lecce: So, the 12 permits that I'm requesting, they're not going to be issued, I have to go back to the building department "Inaudible".

Ms. Heinel: Well, you have already discussed it with the building department, it's the normal course to get a building permit is that you would submit an application to the building department, they would review it and get back to you with anything else.

Ms. Bankner: They are saying they are going to waive the conditions.

Ms. Heinel: We're only waiving the condition that they have to come in front of this Board...

Ms. Scannell: But only for the building permit. Not the CO.

Mr. Palleschi: And just to clarify, it's not just the 12.

Ms. Heinel: Any building permit that he's asking for.

Mr. Collins: If he wants to do the whole loop, he can do them.

Ms. Scannell: Mr. Calder, would like to make...

Ms. Heinel: No, they are not waiving that condition.

Ms. Scannell: Would you like to make any comments, Mr. Calder?

Mr. Calder: Are we finished with the last one?

Ms. Scannell: Before we make the motion, I think we should let every Planning Commission member discuss.

Ms. Bakner: Just a quick question for the Town Attorney. So, when we applied for the 12 additional, we applied for a waiver of site plan conditions which would allow us to move forward with those 12. So, what you are saying essentially tonight, if the motion carries, is that you waive any site plan conditions that would prevent issuance of building permits and then we would just go to the building department to get building permits. We would have to satisfy the conditions of approval before any CO's are issued?

Ms. Heinel: That's my understanding.

Ms. Scannell: That's my understanding as well. The Code and I guess for the residents...

Ms. Heinel: You will not be getting any CO's for anything until the whole of everything else that you agreed to in that contract has been issued. So, for the residents to understand your houses might be built but if he isn't able to complete the conditions of his site plan approvals that he agreed to when he initially set up this project in 2021, if they are not done, none of you will get a Certificate of Occupancy for those homes.

Male: "Inaudible".

Ms. Heinel: That's everything he agreed to...

Ms. Scannell: He agreed to it at the beginning.

Ms. Heinel: It's everything that is stipulated in his site plan approval.

Mr. Collins: That's normal.

Ms. Heinel: It's everything he's agreed to in his site plan approvals for this process.

Male: "Inaudible".

Mr. Signore: I'm all for moving the project forward. Obviously, we have all these people waiting for their homes and to move in. I think what we are doing tonight is probably better for the developer because if he wants two (2) permits, he can get two (2). If he wants five (5), he can get five (5) and if he wants ten (10), then he can move along accordingly and he doesn't have to come here. He doesn't have to be delayed by tabling for two(2) weeks or tabling to next meeting and then in the summer there is only one meeting a month. I think this will help expedite...

Ms. Bankner: I agree, Mr. Signore.

Mr. Signore: Do you agree, Lou?

Mr. Lecce: I just don't want to get caught where sometimes other departments know...

Mr. Collins: This way you will only have to deal with Mary and Jeff.

Mr. Signore: I think by tomorrow this will be right down to...

Mr. Lecce: Your pump station is leaking you're not getting a building permit.

Mr. Collins: We know the circumstances of that pump station.

Ms. Heinel: You've got Peter here who works in the DPW and buildings department. I'm sure he can let them know if things have changed here.

Ms. Scannell: They will know. They will know.

Ms. Heinel: But we are not waiving any other condition of this project.

Ms. Scannell: We want you to be successful. We understand how it works. The workers are going to be there and they are digging foundations and you want to keep them on site. I get it. We all get it.

Mr. Collins: This way you can say I want to put in 15 foundations because you can keep them on site and then you can have the framers come and this will expedite the residents and because let's be honest, I can be mean, you and I have gone head-to-head in war but it's not personal. It's for the benefit of the residents trying to get the best product which you are trying to deliver and we have never gone against you when you've come in and say you wanted to change something. It's always been you've had great ideas and it's always worked well and we worked with you but I think it comes to a time where you need to work directly with those guys because you can even say come out with me and they will hop in the truck with you and that way you don't have to wait for us. I think this will expedite you getting houses built.

Ms. Heinel: And just to be clear this does not waive state regulatory requirements, like DEC requirements on your SWPPP, this does not waive our codes or anything like that. If things are out of compliance, we will issue stop work orders if they are out of compliance but just to speed these things along and hopefully get you moving in the speed that you want to move, we will lift the requirements as to building permits but not CO's.

Ms. Scannell: I'm talking to the residents now, the building inspector, at the end of the day, if something isn't right, they are not going to let him have what he wants.

Male: "Inaudible..." (Not at the microphone).

Mr. Fitzgerald: Wayne Fitzgerald, no current home. Last week, the big issue was simply that we had a SWPPP that wasn't in compliance and so we couldn't make a motion to do what we are doing tonight. Now, I was at this site last weekend and prior weekend and things don't look a whole lot different than they did. So, I'm really wondering what the presentation that we're getting tonight looks like a CYA.

Ms. Scannell: Were you able to access the online information?

Mr. Fitzgerald: Yes.

Ms. Scannell: So, you were able to take a look at the letter from the TDE.

Mr. Fitzgerald: I have the CHA report from Mr. Treers and I also have Mary Barrie's report and, in the report, while there are some issues that do "Inaudible..." no where does it say that there is any disturbance that has created a problem. Both of the bottom questions that she had, she wrote satisfactory on the report from "Inaudible" which is the most recent one there and then on the last two issues are there any contamination to the area, which I think the SWPPP is for because at your request I read her first report was now what you had last week, I had read the one from December and then I went to DEC and Encon and about read for about two (2) hours to try to figure out how the information in that report made any sense as to why anything would stop there.

Ms. Heinel: So, DEC, the SWPPP plan, as I am sure you are aware from your reading, is a state regulatory requirement that imposed everybody who is working on a project like the size of Mr. Lecce's project. It doesn't matter whether the non-compliance is causing a problem right now, it just means that you are in non-compliance and that puts liability on them and us with the state regulatory agency. If a state regulating auditor came in or inspector came in and saw it non-compliant, they are going to fine him, they might come to us and say what the heck are you doing, you're not following your compliance. We have to make sure, even if it's not causing a problem, even if it doesn't look when you're looking at it like a big deal...

Mr. Fitzgerald: As I look at Fred's report, there are several of the things that you...

Ms. Heinel: He noted tonight he is making his way towards progress...

Mr. Fitzgerald: ...move forward in the last meeting. Our concern is this, we have been waiting a long time. You know that there are people here from the Board who know that, there are a lot of residents here who know that. Some of us have moved twice and it's costing us a great deal of money to do this. I'm not saying that the builder, Mr. Lecce, doesn't have responsibility here, what our concern is is how long is this going to drag, there's personal issues here, there just are and don't anybody look at me like you don't know what I'm talking about because you do. This project, I watched the video myself from way back when it finally got approved. Somebody went to the extent of getting of going to court and trying to stop the project. Fine, it didn't succeed. The project got approved by the Board and it's going to happen. What happens behind closed doors, we're all adults here, we know stuff happens.

Ms. Scannell: So, I am truly sorry that you feel that way, sir.

Mr. Fitzgerald: I don't feel that way, I know that way. I feel disappointed in the fact that it's taking us so long and so hard to spend \$400,000 to build a house that should be our last house. There are some people here and forgive me, that may never make it to these homes.

Mr. Collins: I want to say something, we have never really tried to stop him from building a house. We really haven't. Now, I go out there at least once every two weeks and sometimes I go out there and say nothing has been done but I go out two days later and you look at it from a different angle and it is done. He can build houses. If he goes downstairs and Mary is "Inaudible" to say that pile of dirt over there needs a canvas and you're not going to get a permit. We're not that mean of people.

Mr. Fitzgerald: That is what we said last week.

Mr. Collins: You can blame us and I've got big shoulders and I've been on this Board ten (10) years and I've taken a lot of heat over stuff and I will gladly take it. In this case, he's moving forward at a very rapid pace considering a year ago. He really has and within three weeks because I talked to Josh today, he's a friend of mine, he thinks that by the end of March that pump station will be up, the sewers will be up, the gas will be in, the light will be in and then he can move forward with what he has to do to start getting CO's at the time. But you can't get a CO if you can't flush the toilet. We are not trying to stop him in any way and we never, never have. Even though it looks that way, we have all the waiting compassion in the world for these residents that have been displaced and have spent a lot of money and you're still

but sometimes our hands are tied and what we can actually do and what we can't do. I would like to say to him build them all but we can't, if something happens, we come back and we go to court and the Town gets sued and then the residents end up paying for a lawsuit that they shouldn't have. We are not stopping this gentleman, go in tomorrow he can go in and sit down with Jeff and Mary at the back table and bring Luigi with him and say this is what I want to do. I can't build houses on the outside because it's disruptive and wet, I want to start building houses on the loop and we've already discussed that. We think that's the better idea right now you've got fresh soil and you can dig and the other side is a little wet.

Ms. Scannell: We are looking for solutions for you right now and I can tell you, again, as you know I'm new and you've pointed that out, but this project isn't new and I've done my homework and everybody on here wants this project to be successful. My experience with Lou Lecce, whether he, from a professional point doesn't know who I am. I refer people to Lou Lecce's law practice all the time because they represent lenders and they do the best job in the area. So, when I knew that Lou Lecce was going to be in charge, I can't say that but I do do that because they are a good firm, that was the preconceived notion that I came in here with. I don't want to think that people don't want this. We want you to be in your homes. We're hopeful that this is going to be the quickest, most efficient way to get you in your homes.

Mr. Fitzgerald: Well, I hope you're right. And I will just close with this, listen when we left here two weeks ago, the group of us, we didn't have that feeling. This is a different feeling and anybody who is here right now that was here two weeks ago as a resident or potential resident will tell you, we didn't walk away with that feeling. We walked away that there was a bit of contention between you and Lou and that is what we walked away with. Like it or not, you just kept whipping Mary Barrie's report around and you said that National Grid, you had a report that said that National Grid was done and you also said that you were there the weekend before and had you been there you would have seen the National Grid trucks, you would have known that they weren't done.

Ms. Scannell: You're welcome to look at my photos, sir. You are welcome to look at my photos. Everyone wants this project...

Mr. Collins: I will go on the record to say that if Lou and Luigi go down there and meet with Mary and Jeff and you need an extra set of ears or eyes, I'm retired, just call me and I'll come. I'll either agree with you or I won't agree but you know I'm honest.

Ms. Scannell: And there's been a great deal of compliance made between the last two weeks and now so, that is something else that you're seeing. There has been an amazing amount, a tremendous amount of compliance in two weeks and we are really grateful for that.

Mr. Collins: Like I said, Josh assured me by the end of March that pump station will be in and I believe Josh.

Mr. Lecce: I just want to go on record this Planning Commission has always been there for me. Every time I wanted to make a change, they have always been good ideas, I believe, and the Board has always backed me. I don't have any issues with that.

Mr. Collins: Just don't take it personal.

Mr. Lecce: I don't take it personally. Lawyers don't take stuff personal. However, there was a lot of history in this project and what was changed midstream so I sat there for two and half years paying \$150K in taxes and I can't go in the ground. So, I'm saying when we had started and then we found out we didn't have easements at the end of the year when the new board came in. So, I did them. I went around and got them all signed from all the residents on Carman Road because the Town Attorney at the time couldn't get them. I got myself going to get this thing going. We are also putting a bigger water line so that you get more water to the other side. Councilman Jack Dodson wants another easement from me to put water to the other side. Fine, wherever you want the easement, I'll put it as you want it. I'm being as

cooperative to you folks that you guys are being to me. I just don't see why the process is so involved.

Ms. Scannell: We are really trying to make it as easy as I can. It's a highly visible site. The people are driving by the Thruway, DEC sees it, it's a highly visible site and we all have to be compliant for their sake, for your sake, for our sake.

Ms. Heinel: On that note, I believe Clark has made a motion to waive the conditions related to the building permits, not to the CO's. Do we have a second?

Mr. Miglucci: I'll second.

Mr. Lecce: One more thing in that site plan review, remember we changed the parking lot from one side of the street but we never got Board approval on that.

Ms. Scannell: We'll do that next. We have to do this part first.

Clerk, can you please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carer: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion passed.

Luigi, can you talk to us about the part we are going to vote on next.

Mr. Palleschi: If you recall, as I explained last time, the previous site plan had the five (5) parking spaces near Tee Box number nine (9) and because the parking was close to Tee Box number nine (9) it would be distracting so we decided to switch it over to the other side of the road and that is the simple change there.

Mr. Collins: Windshields would get broke.

Ms. Scannell: Peter, did you have any comments on that part?

Mr. Comenzo: There is a minor change which was discussed earlier and that is regarding the permit that Lou received from the Army Corps of Engineers to modify the cart path, he's trying to get of a retaining wall. So, I think the engineering is not complete on that but I think if the Board would make a motion tonight, I would be comfortable if CHA would review that and make sure that whatever Luigi puts together in terms of that minor adjustment. I think it is the cart path that is being adjusted to eliminate the...

Mr. Lecce: The sidewalk which is really close to the road that serves "Inaudible..." (Not speaking into microphone). To keep the pedestrians safe from the cars. We realized that we didn't use all of our Army Corps allowable fill so, we made an application to the Army Corps of Engineers "Inaudible" (Not speaking into microphone).

Mr. Comenzo: That is not shown on the map. I'm just trying to prevent you from having to come back in two weeks.

Mr. Lecce: "Inaudible..."

Mr. Comenzo: It would be contingent upon review and approval of CHA for that part. It's a minor amendment. We don't want Luigi to come back in two weeks.

Mr. Palleschi: Just to be clear too that sidewalk would move over and the guardrail would be removed and then the retaining wall that was needed would also be removed. Retaining walls, guardrails would be removed in order to shift this...

Mr. Comenzo: As long as it meets the engineering standards for that.

Ms. Scannell: Can I have a motion please?

Mr. Collins: I will make the motion.

Mrs. Flansburg: Do we have to say all those conditions?

Ms. Heinel: Just the conditions as verbally discussed at the meeting.

Mr. Collins: And all the verbal conditions we agreed upon this evening.

Mrs. Flansburg: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carer: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC16-2024

Moved by Mr. Collins seconded by Mr. Signore
Applicant: Lecce Senior Living LLC

Applicant: Lecce Senior Living LLC

Project Location: 2200 Helderberg Avenue
Rotterdam, NY


Tax Number or Numbers: 71.5-1-5.13, 71.9-2-22, 71.5-1-36, 71.5-1-5.3 & 71.5-1-11.12

Proposed Project: Request for additional building permits to continue construction of cottage homes prior to completion of all improvements as outlined in Condition #6 in Resolution PC34-2020 (Amended June 20, 2023 by Waiver PC2023-W17).

WHEREAS, Mr. Collins made a motion to modify Condition #6 in Resolution PC34-2020 to allow the issuance of additional residential unit building permits only and not the issuance of certificates of occupancy subject to all local, state, and federal regulations and codes. This motion was seconded by Mr. Miglucci; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, March 5, 2024, the Rotterdam Planning Commission hereby approves this motion with the following conditions:

1. The Planning Commission shall allow for the issuance of building permits only for residential cottage units. Requests for Building Permits shall follow the Building Department procedures and processes.
2. Certificates of Occupancy for any residential unit shall not be issued until completion of all improvements as outlined in Resolution PC34-2020 (Amended June 20, 2023 by Waiver PC2023-W17).



Peter J. Comenzo
Senior Planner



Kimberly Ricker Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC17-2024

Moved by Mr. Collins seconded by Mrs. Flansburg

Applicant: Lecce Senior Living LLC

Applicant: Lecce Senior Living LLC

Project Location: 2200 Helderberg Avenue
Rotterdam, New York

Tax Number or Numbers: 71.5-1-5.13, 71.9-2-22, 71.5-1-36, 71.5-1-5.3 & 71.5-1-11.12

Proposed Project: Modification/amendments to Site Plan approval conditions for Phase #1B dated July 9, 2020 for relocation of overflow parking farther away from 9th tee and to opposite side of main access road in addition to movement of portions of the sidewalk.

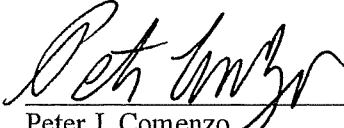
WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on March 5, 2024, to consider the above referenced Waiver of Site Plan; and,

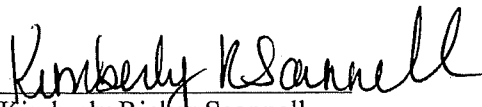
WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

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

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

1. Relocation of overflow parking and any other alterations to the site plan shall be reviewed by the TDE and deemed acceptable prior to the Chairman's signature on the revised site plan.
2. Prior to the Chairman's Signature on the modified site plan, the Town Designated Engineer shall review and approve the engineering on the modifications to the site plan. This includes relocation of the overflow parking near the 9th tee and movement of the sidewalk in the vicinity of the wetland for the potential elimination of the proposed retaining wall and guiderail as reviewed and referenced the letter from the US Army Corps of Engineers dated February 13, 2024 from Adam Labatore in reference to Permit #NAN-2017-0788-UMA.


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman

2. **401 Holdings LLC – 401 Duanesburg Road. Sketch Site Plan review to allow for a cannabis cultivation and manufacturing facility in an existing ±92,743 square foot building (former Schalmont Bus Garage and Administrative Offices) on a ±5.11-acre parcel. Engineer: Hershberg and Hershberg.**

Ms. Scannell: We have Hershberg and Hershberg.

Mr. Daniels: My name is Nick Daniels from Hershberg and Hershberg. And Kirk Hahn is present.

Mr. Hahn: I'd like to clarify that my last name is Hahn. In the minutes it reflected Kahn.

Mr. Daniels: From a site plan standpoint there's really not a lot going on here. Just some surface striping for parking. The existing sanitary sewer is being proposed to be reused. The old water service is adjoined with the neighboring property so due to issues of it being metered, we are proposing a new water service across the road. There are some on-site storage containers that will be utilized but everything else is pretty much entirely the way it is. Not much else going on with the site plan. I can answer any questions you may have.

Ms. Scannell: Have you had an opportunity to look at the DPW comments?

Mr. Daniels: Yes, we received those yesterday.

Ms. Scannell: So, Peter, I think we are going to start with you to kind of give a DPW perspective.

Mr. Comenzo: I know Dan Farnan is here this evening. I can talk to the DPW comments. There was really no response to the ones that were, originally this project was presented back in 2022 and then there was some delay on the applicant's part to get back in front of us. I guess we would be looking for you to address those comments. In addition, Dan Farnan who we just brought on recently as the TDE had issued a memo today, I believe, and I forwarded that on to you and he is here tonight. And the other question that had come up, I guess butane is proposed to be stored there, I don't know if you saw the news but there was just a recent incident that occurred at a facility that manufacturing vapes. It was in the news today and it caught my eye.

Mr. Daniels: I'm well aware of that but DEC regulations for...

Mr. Comenzo: I guess there is nothing detailed on the map. We just have a survey basically so I think in terms of calling out additional information, like I said, Dan is here tonight and he can address what comments he may have.

Ms. Scannell: Why don't we bring Dan up and we can hear what Dan has to say.

Mr. Comenzo: I had forwarded that to the members of the Board and I don't know if you were able to read that in your emails but it was sent out.

Mr. Farnan: Just to give a summary, the main few items that Mr. Comenzo had already mentioned is just making sure that the Planning Commission has updated information seeing as the applicant hasn't been in front of you in some time, if there had been any changes concerning how the State is particularly permitting a facility like this. If the applicant can update us on that. Information on traffic just so we understand what the demand is in and out of the facility and information on the water and sewer demand so that we understand what is needed, justifying the proposed six inch (6") that I believe they are bringing over to the building. Also, within the report or information, a summary of what would be expected in the wastewater so that we understand if there is a need for pretreatment or whether not the current system and sewer would be able to handle any of the nutrients that you would expect to have in a facility like this.

Also, on that note, I would emphasize making sure that all agencies are involved with the sewer and any of the owners of the local sewer system through there if there is any involvement with pump stations that are on a site, all that is accounted for and any report that they submit.

Other than that, there is a call for potential solar panels on the roof. If the applicant could just explain a little bit more about what that is, if it is part of what you would be potentially approving or if that is just something that may be there in the future that they would have.

I'd be happy to answer any questions or turn it back over to Nick.

Mr. Collins: I thought a couple of years ago the Town put a new water line into that building from the main when Mike Griesemer was here. Am I missing something? I could have sworn there was a new watermain put in at one time for the bus garage or I know there was a big to do about it.

Mr. Daniels: Our understanding was coming from the neighboring property. There was no direct service from the public main on Duanesburg Road. It came from the neighboring property so, we are proposing that to be discontinued due to issues with it being metered.

Mr. Collins: I know there was a leak there last winter, I believe, on the four-inch (4") line and they came and fixed it. So, are you going to abandon that line, dig down and abandon it?

Mr. Daniels: Correct.

Ms. Heinel: Just a question, you said your issue with it is that it is metered?

Mr. Daniels: No, the issue "Inaudible..." (Board members shuffling papers near a microphone and can't hear what he is saying) because it's coming from the neighboring building.

Ms. Heinel: For whose responsibility is whose. Okay. I was going to say that you're going to have to have a meter on yours as well.

Mr. Collins: Sometimes they put a meter on the sewer too and I'm just saying because a lot of times, when they are making out on Community Road who makes the sauce, Casa Visco, was using so much water with water in/water out and his complaint was that he uses it all for sauce so why am I paying for it. You would have to get special permission from the Town to put a water meter on your discharge if most of your water isn't being, I mean I'm just trying to be fair, discharged back into the sewer system. I don't know if that is something. I mean, we have done it before because chances are all your water is going to be for plants.

Ms. Heinel: Well, it depends because there's going to be they are growing plants which usually involves the use of nutrients, root binders and other forms of chemicals, not necessarily bad ones but chemicals that are going to be in those plants that are going to get flushed out and that is going to be your loads and your water, that might prevent from being able to use that type of system.

Ms. Scannell: Is the butane used for extraction and then does it become wastewater at some point? Can you talk to us about that please?

Mr. Hahn: In the extraction process, the hydrocarbon extraction method of choice for this project would be ideally butane. There's several different extraction methods which I mentioned at the last appearance here such as ethanol or even water as a solvent. The butane has, it's going to be utilized in a closed loop system with also commercially accepted approvals and engineering approvals for that system. So, that way the butane is actually recaptured and reutilized to minimize the amount of product that's consumed. That is all in accordance with Chapter 39 of the Fire Code. You want to minimize the amount of flammable liquid inside a building, obviously, propane when you think about it is heavier than

air so we want to mitigate any possible sources of ignition and through proper engineering controls and practices, all that will be addressed. Again, it would be reviewed by the Fire Code Official for the Town of Rotterdam and any special assistance or guidance can be brought by myself as a subject matter expert or even at the State Office of Fire Prevention Control.

Ms. Scannell: I guess I can ask you but I will also ask Dan, does butane have to be stored a special way in the building?

Mr. Hahn: Absolutely. So, we don't want to get into a H occupancy because we're an M occupancy. So H, hazard from "Inaudible" high hazard occupancy, we are going to follow the tables, the limits, and we are also going to make sure that once we get the waterline reestablished that we are going to get that sprinkler system working so that gives us 100% increase of the amount of product that we are allowed to have but again within the table requirements. We don't want to be an H occupancy.

As far as the outdoor storage, I want to amend that on the site plan and we will change the call out, just be flammable storage. There will be outdoor flammable storage, again, within the table requirements for outdoor empty, which will have residual and then also full containers. We will make sure that is all properly stored within the proper standoff distances from the building and combustibles and we will have bollards to protect it from any type of vehicle impact.

Ms. Scannell: Mr. Miglucci, do you have any questions, concerns?

Mr. Miglucci: Can you just go in there or are you going to manufacturing tincture or wax or anything like that?

Mr. Hahn: Great question. Cultivation which will be the full life cycle from seed to flower and then also processing so, the post cultivation where it will be stored and then processed and the processing will include the butane or any other hydrocarbon or even water to extract and then that will become the end product whether it be a gummy, a vape, a tincture or so forth. Again, all of the methods and processes are heavily regulated by the Office of Cannabis Management. The final regulations were just approved in the fall of last year and it's been quite a ride to get to this point and I appreciate your patience and I hope the update reassures the liability of this project.

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

Ms. Scannell: Mr. Signore?

Mr. Signore: I don't have any questions.

Ms. Scannell: Mrs. Flansburg?

Mrs. Flansburg: Just reading through the minutes of the previous time that you were before us, one of the questions that I had asked was with respect to the fact that this is new for us, this is new for you, are there others around? Has that changed since you were before this board and can you speak to how things are going, what people have learned?

Mr. Hahn: Well, I'm sure everyone has seen the news and our governor is speaking most recently about the illegal operations that are going on in our state. You don't have to go far to get illegal products and all the risks that associated with those products. There has been a lot of regulation on the recreational market to make sure we are not harming the public. Consume responsibility just like alcohol, it is only available to those over 21 and we want to make sure and am I answering the question enough for you.

Mrs. Flansburg: Yes, but I am just wondering if a facility like what you are proposing now exists since the last time you were here.

Mr. Hahn: Now there are multiple. Now there are multiple. So, from the time that I last appeared it was really at its infancy and starting to take off. It's nowhere near mature so we are still at the initial phases. There are facilities throughout the state and one that I have recently consulted on is in Orange County which is a similar operation.

Mrs. Flansburg: So, from seed to flower to processing and they are shipping out.

Mr. Hahn: Distribution. The distribution network the processor has the responsibility to deliver it to all of the licensed retail dispensaries.

Mrs. Flansburg: Still within the state?

Mr. Hahn: Right because with interstate commerce and the federal regulations. It's not like dispensary ownership coming to the property to get the product. The process has the responsibility for getting it to the dispensaries.

Mrs. Flansburg: So, the one that you went to in Orange County, similar size?

Mr. Hahn: Larger, much larger.

Mrs. Flansburg: Any issues that they had in getting started since a bit ahead of you.

Mr. Hahn: Similar concerns. New to the community. A lot of ambiguity about the whole roll out. There was a lot of things that were up in the air. They went through the conditional process and got the final site plan approval and CO for the building so; everything went relatively as expected. It's a lot of education and lot of cooperation.

Mrs. Flansburg: Butane, but you said there were other methods. So, the place that you visited do they use butane and were there issues?

Mr. Hahn: They use butane and they use water and I think they use ethanol.

Mrs. Flansburg: So, they covered all the basis.

Mr. Hahn: Yes. That is why I said we're going to change it from butane storage to flammable storage so everything is covered and properly labeled and we are going to make sure the fire department knows the location of the outdoor storage/indoor storage, all the employee's complaint with OSHA and any new regulations that come out. A lot of these things, there is no grandfathering and that is because people get hurt. Facilities blow up and there has to be a lot of engineering controls and safety measures in place to protect the staff and also the public.

Mrs. Flansburg: Thank you very much. I appreciate it.

Ms. Scannell: Mr. Collins?

Mr. Collins: It doesn't give off odors, does it?

Mr. Hahn: Absolutely.

Mr. Collins: Not like the skunk smell.

Mr. Hahn: It can be skunky.

Mr. Collins: Do you have something in place. I don't know how many plants you are going to have.

Mr. Hahn: The Office of Cannabis Management restricts, now this is going to be indoor growing so there will be pods per se inside the building that will contain it. Now, in that contained environment, it's going to be a completely controlled environment as far as temperature, humidity, light and so forth. The odors, the ventilation is going to be typically filtered with charcoal which will reduce that odor. I'm not going to say it's going to eliminate it but it's definitely going to reduce that odor and it's going to be mostly contained within that building.

Ms. Scannell: When you visited the other facility, could you smell it outside?

Mr. Hahn: They were not an indoor facility. They grow greenhouse and also outdoor.

Ms. Scannell: Have you visited an indoor facility?

Mr. Hahn: I have.

Ms. Scannell: Could you smell it in the parking lot?

Mr. Hahn: Not in the parking lot.

Ms. Scannell: Could you smell it at the neighbor's house?

Mr. Hahn: Again, depending on the life cycle of the flowering stage it gets a little bit skunkier, as you say, as it matures gets ready for the cultivation, the harvest.

Mr. Collins: What's the growing cycle, how many months?

Mr. Hahn: About eight (8) weeks and it depends on the plant. When you decide on a specific genetic strain that you want to grow you want to have optimal for the processing. What is going to extract the most oil, that is going to gain you the most money. It's a really scientific process.

Mr. Collins: The odor will be controlled as much as possible.

Mr. Hahn: As much as possible and obviously we want to be good neighbors.

Mr. Collins: Most of it is industrial around there. Some people might just go park in the parking lot, you never know. That is all that I have.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: About how many plants in the building?

Mr. Hahn: It's premature for me to say that but I can tell you based on the license it's 12,500 square feet of indoor growing space per pod and that is per license.

Mr. D'Alessandro: Do you have to have a license like a dispensary?

Mr. Hahn: Yes.

Ms. Heinel: They have 16 different types of licenses under OCM depending on what you're doing. They are doing a combo license so they are doing manufacturing and the distillation process and there are some that are just distributors and there are some that are retail. There are some that are just manufacturers and there are some, there are 16 different licenses depending on what you're doing. They just happen to be doing combo licenses.

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

Ms. Scannell: Mr. Calder?

Mr. Calder: I'm just curious, the state is going to license you obviously, are they going to come in and inspect you?

Mr. Hahn: You are open to inspection unannounced at any moment. I have been through several of those inspections. They will show up at 8:30 in the morning with a couple inspectors and your entire day is devoted to inspections and compliance.

Ms. Heinel: Cannabis OSHA, think of it like that.

Mr. Hahn: Except more aggressive.

Mr. Comenzo: Like the FDA.

Mr. Hahn: They bring it up just to about that level so if it ever does get federally accepted it's going to be able to be a relatively seamless transition. Let's face it, we want the consumer to be as safe as possible so it's great to have that level of regulation.

Mr. Calder: Is our fire departments equipped to handle any type of butane fires and stuff?

Mr. Hahn: Absolutely we have propane tanks throughout the community. Different sizes, obviously the biggest "Inaudible" from a propane tank would be a "Inaudible" or a spontaneous ignition from a leak. So, the fire department will be aware and also walk through preplanning along with submitting the permit will have a fire safety plan with the building permit.

Mr. Calder: So, they are qualified to go in there and treat that type of thing because it's butane and something different.

Mr. Hahn: Depending on the Town of Rotterdam Fire Department if they are a defensive fire department, if they aren't hazardous material technicians, they will not do an offensive per se attack. If it is something that is beyond their scope but propane and butane are pretty much the same.

Mr. Calder: That is all, thank you.

Ms. Scannell: I have a couple of questions. One of them is probably a little silly but what do you do with your garbage plants? Do you just throw them in the dumpster?

Mr. Hahn: Excellent question. So, composting is required and even the waste has to be accounted for and it will be video tapped and weighed and all that compost will be taken off site and recycled.

Ms. Scannell: So that brings me because that is what I was thinking about, that brings me to security. Do you have to have any heightened security at your facility? Are you like a bank?

Mr. Hahn: Just like any other business you want to keep the people that belong in the facility inside and you want to keep those that don't belong out. It's not open to the public. Nobody can go there and just say I'm coming here to get some product. It's not like that. You have to make an appointment and you get cleared by their security and your admitted access or denied access to the facility.

Ms. Scannell: So, you will have some sort of security on site?

Mr. Hahn: Of course.

Mr. Collins: I have one more question. After you grow this and process it, do you go out and distribute it or do people come and get it?

Mr. Hahn: The dispensers are not allowed to come on site to pick up the product currently. We have to distribute all that. And there is also distribution license that people are just distributors that are doing this for facilities that don't have the ability or vans or whatever to get the product to the dispensaries.

Ms. Scannell: I do have one more question. You talked about having some solar panels. Are you thinking on the building or ground mounted?

Mr. Hahn: On the roof would be ideal and that would be to offset the footprint. Light is a big demand, pumps, reusing a lot of water, closed loop water systems to try to recycle as much as possible to reduce any wastewater and also if our wastewater would be an issue we are going to have to file a permit with DEC to discharge.

Ms. Scannell: So, while you would use the ground mounted solar, plus you would have regular electricity that is just coming in the regular way, are you going to have any batteries like a power wall or anything in the works?

Mr. Hahn: No, other than to back up crucial systems like the server or camera, nothing that would be sizeable that would elevate it to something similar to what you have at a cell phone site or any facility that requires that.

Ms. Scannell: Usually those are lithium and I was thinking lithium, butane, one facility could be a problem.

Peter, do you have anything else?

Mr. Comenzo: No, I have no comments.

Ms. Scannell: Courtney?

Ms. Heinel: No, I don't think I have anything else at this point.

Male: "Inaudible".

Ms. Heinel: No, this is a sketch site plan review; there is no public comment at this point.

Ms. Scannell: I don't think we are taking any action on this. This was an FYI and it was a great FYI. Thank you very much. Do you have any questions for us, Peter or Dan, while you are here?

Mr. Hahn: No, our biggest focus is going to be getting the water connected so we get the sprinkler system back online and we can start proceeding in pulling permits and obviously we will need final site plan approval, all those steps in

between we'll get there. I appreciate all of your support and feel free to contact us with any further questions or follow-ups.

Ms. Scannell: Thank you. Have a great night and thank you Dan.

Ms. Scannell: Before I entertain a motion to adjourn, let's remember that our next meeting is March 19, 2024, and it is going to be held at the Rotterdam Senior Center, 2639 Hamburg Street.

Mr. Collins: I would like to make a motion to adjourn this evening's meeting.

Mr. D'Alessandro: I'll second it.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary