

**Town of Rotterdam
Planning Commission
December 17, 2024**

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

1. **Martin Capullo – 1599 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to utilize existing ±2,500 square foot building, former Sun Capsule (1599 Altamont Avenue), by placing six (6) pool tables for the extension of business at Towne Bowling (1601 Altamont Avenue) on a combined ±1.58-acre parcel.

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

Approval of the Summary of Minutes December 3, 2024

1. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.** Final Boundary Line Adjustment/Site Plan/Special Use Permit Public Hearing for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.

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

1. **Martin Capullo – 1599 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to utilize existing ±2,500 square foot building, former Sun Capsule (1599 Altamont Avenue), by placing six (6) pool tables for the extension of business at Towne Bowling (1601 Altamont Avenue) on a combined ±1.58-acre parcel.

WAIVER OF SITE PLAN REVIEW

Date: December 17, 2024

PC2024-W52

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: Martin Capullo

ADDRESS: 1601 Altamont Avenue
Schenectady, NY 12303

PROJECT ADDRESS: 1599 Altamont Avenue & 1601 Altamont Avenue

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to utilize existing ±2,500 square foot building, former Sun Capsule (1599 Altamont Avenue), by placing six (6) pool tables for the extension of business at Towne Bowling (1601 Altamont Avenue) on a combined ±1.58-acre parcel.

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 shall obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to operation.
3. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifics.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. Parcels, 1599 Altamont Avenue and 1601 Altamont Avenue shall be combined prior to the connection of the buildings.
6. All water shall be metered. Water meters shall remain on both buildings unless plumbing permit is obtained to connect plumbing systems.
7. Parking lot shall be patched, sealed, and striped no later than June 30, 2025.
8. A dumpster enclosure shall be installed at the rear of the building.
9. Handicap parking, signage, and access isle to the existing ramp shall be installed no later than June 30, 2025.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 17, 2024 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

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

DEC 05 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO ____ . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Martin Capullo

APPLICANT(S)/LESSEE: Martin Capullo

MAILING ADDRESS: 1601 Altamont Ave

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-5053939 EMAIL ADDRESS mcapullojr@yahoo.com

PROJECT ADDRESS: 1599 ~~1601~~ Altamont Ave

APPLICANT IDENTIFIED AS: Owner Lessee ____ Contract Vendee ____

REQUEST: Extension of existing business - Adding ⁶ pool tables

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

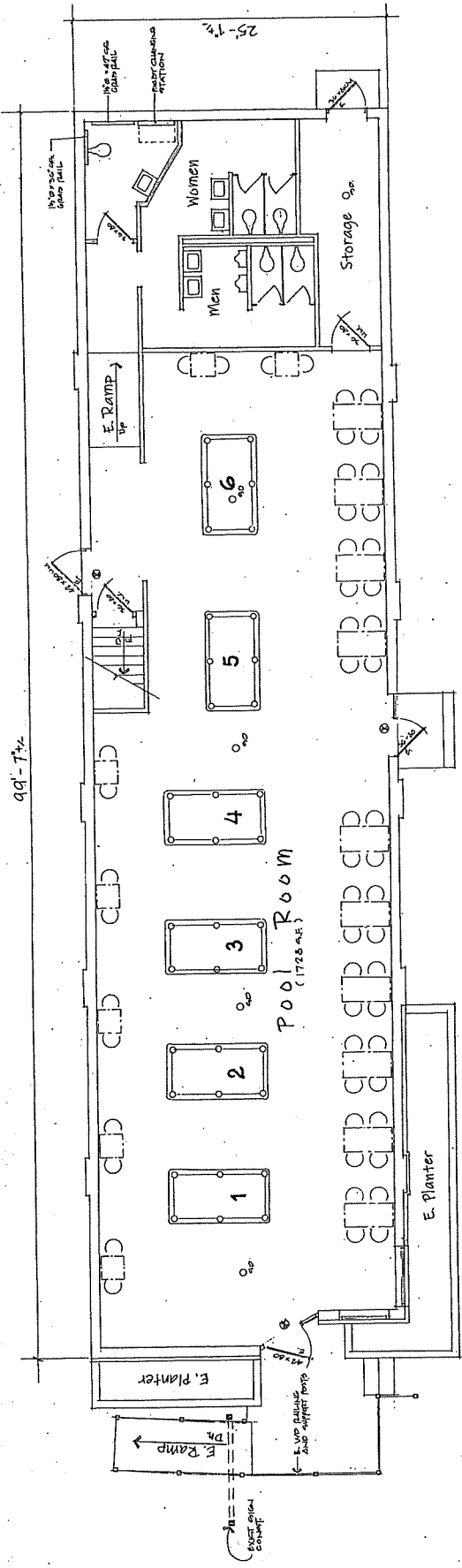
SIGNATURE OF APPLICANT Martin Capullo DATE 12/5/24

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.



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 TOWN OF ROTTERDAM
 PUBLIC WORKS



1 FLOOR PLAN
 1/4" = 1'-0"
 GROSS AREA: 2,461 S.F.

Construction Notes

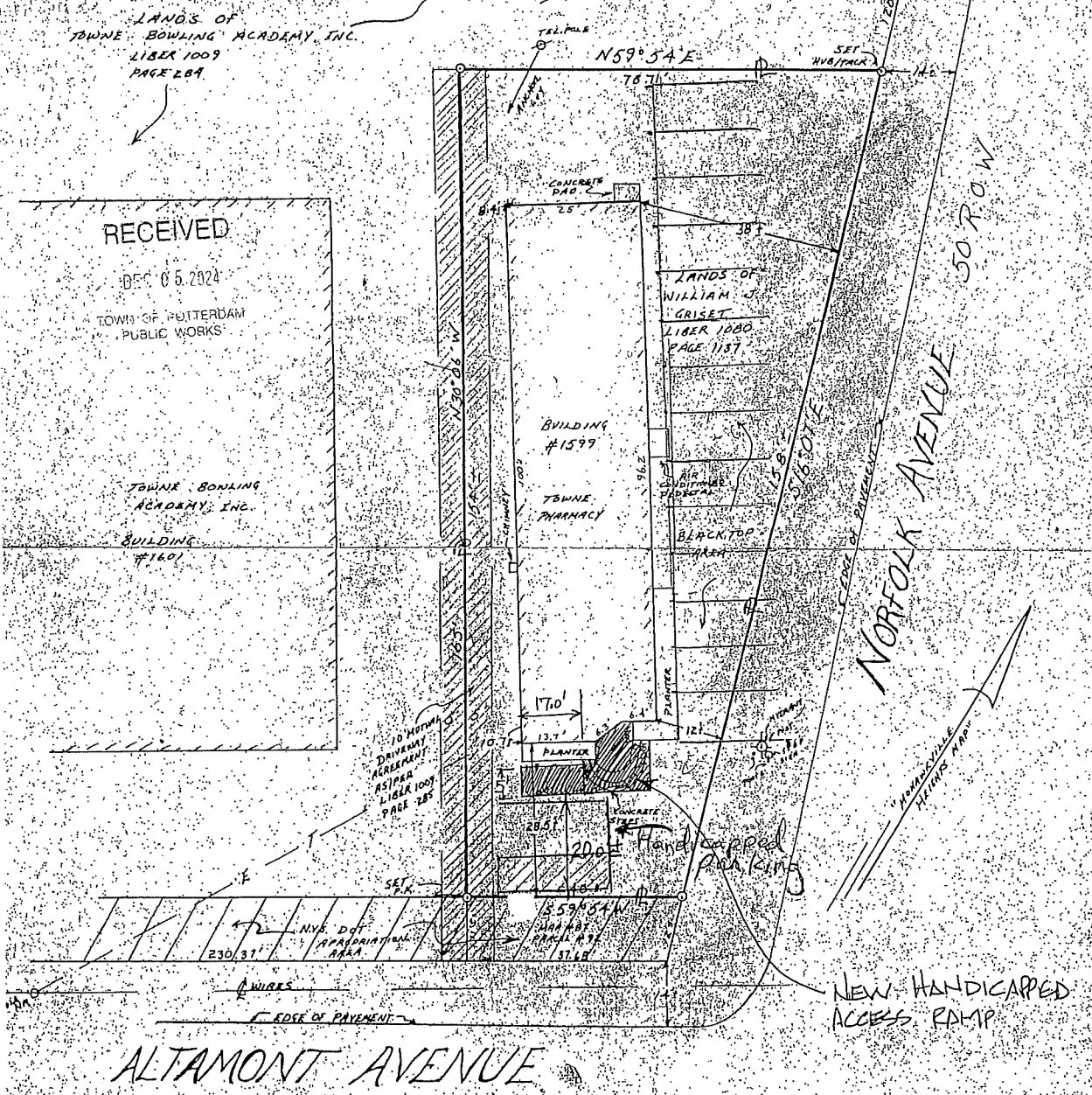
1. CONSTRUCTION CLASSIFICATION: V
2. OCCUPANCY CLASSIFICATION: A-3
 - A. MAX OCCUPANCY ALLOW: 119 PERSONS
 - B. ACTUAL OCCUPANCY: 00 PERSONS
3. ZONING DISTRICT: B-1
4. MANUAL FIRE ALARM AND AUTOMATIC FIRE DETECTION SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
5. KEY BOX TO BE INSTALLED IN ACCORDANCE WITH TOWN CODES. COORDINATE WITH LOCAL FIRE DEPARTMENT.
6. EXIST. NAT. LIGHT
 - 0.00 NEW AROUND CONTRACTOR
 - 0.00 CONDUIT TO NEW P.A. SYSTEM

MAP REFERENCES:

- 1) "MAP OF HONANVILLE TENNIS BELONGING TO TOWNLEY BROTHERS SITUED IN TOWN OF ROTTERDAM, SCHENECTADY CO., NY." MADE BY EMMETT BLESSING FEBRUARY, 1907, FILED IN SCHENECTADY COUNTY CLERKS OFFICE ON JUNE 27, 1914 IN MAP BOOK #16, MAP #425, PAGES 431 & 432
- 2) SCHENECTADY COUNTY TAX MAP ROTTERDAM, SECTION 5705, BLOCK 12, LOT 12.1
- 3) NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, SCHENECTADY-GUILDERLAND S.H. NO. 577, SCHENECTADY COUNTY, MAP # 87, PARCEL # 92 AND FILED IN SCHENECTADY COUNTY CLERKS OFFICE IN MAP FILE # 3380, INSTRUMENT # 2933, RECORDED IN LIBER 1084, PAGE 734.
- 4) "MAP OF FARM IN THE TOWN OF ROTTERDAM BELONGING TO LEVI KIRKER BY J.L. FITZGERALD, APRIL 7, 1905"

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1809, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW"

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES"



MAP OF SURVEY OF THE LANDS OF WILLIAM J. GRISET TO BE CONVEYED TO ALLAN BECK, KEITH BECK AND LAWRENCE BAGNOLI PREMISES KNOWN AS 1599 ALTAMONT AVENUE TOWN OF ROTTERDAM COUNTY OF SCHENECTADY, NEW YORK SCALE 1" = 20' NOVEMBER 15, 1985

I, GERALD F. O'CONNOR, N.Y.S. LICENSED LAND SURVEYOR #42002, DO HEREBY CERTIFY TO RY BANK, N.A. AND JBA IT'S SUCCESSORS AND ASSIGNS MONROE ABRAHAM AND TITLE CORPORATION ALLAN BECK, KEITH BECK AND LAWRENCE BAGNOLI THAT THIS MAP WAS PREPARED UNDER MY DIRECTION FROM A FIELD SURVEY PERFORMED ON NOVEMBER 1, 1985

G. Connor
G. Connor
LAND SURVEYORS, P.C.
853 HARRIS DRIVE
SCHENECTADY, NY 12309
(518) 711-1261

Gerald F. O'Connor
GERALD F. O'CONNOR
10/25/85

05263

DPW Comments
December 17, 2024

- 1. GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.** Final Boundary Line Adjustment/Site Plan/Special Use Permit Public Hearing for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.

1. Final Fees Due:	Site Plan Fees	\$700.00
	Special Use Permit (gas)	\$500.00
	Special Use Permit (drive-thru)	\$500.00
	Waiver of Subdivision/BLA	\$100.00
	<u>Advertising</u>	<u>\$ 44.55</u>
	Total:	\$1844.55

2. See response letter from ABD Engineering dated November 21, 2024 and December 5, 2024 in reply to DPW and TDE comments.
3. See attached letter from Ryan Trunko, PE of GPI dated December 17, 2024. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW and TDE.
4. See letter from ABD Engineering dated November 19, 2024 formally requesting a waiver to the parking requirements. Final number of spaces may be minimally adjusted with site plan modifications.
5. Prior to Chairman's Signature, the final lighting plan shall be modified to the satisfaction of DPW and the TDE and shall meet suggested lighting modifications as outlined in the letter from GPI Engineering. The existing lighting plan contains significant light spill into the ROW near the intersection of Duanesburg Road and the entrance to I-88.
6. Prior to the issuance of a Certificate of Occupancy, a shared stormwater management agreement with the Town and filed with the County Clerk's office shall be in place to ensure continued maintenance of the post-construction stormwater management practices.
7. Prior to the issuance of a Certificate of Occupancy, a stormwater maintenance agreement/easement shall be established between 880 & 900 Duanesburg Road to allow maintenance on the adjacent parcel's portion of the stormwater management system(s).
8. Prior to the issuance of a Certificate of Occupancy, shared parking, access, utility, and maintenance agreements shall be established between 880 & 900 Duanesburg Road and evidence presented to DPW.
9. Boundary Line Adjustment Subdivision must be signed and filed with Schenectady County prior to the issuance of building permits for construction. References to easements shall be noted on the final subdivision plans.

GDPL Ville Rotterdam, LLC
DPW Comments
December 17, 2024
Page 2

10. Planning Commission and DPW are in support of the parking waiver request for both 880 & 900 Duanesburg Road and with reciprocal easements, this shall be considered a single parking area for the purposes of code compliance.
11. The applicant shall provide an access easement to the Lands N/F of the Mohawk Library Association. The exact location to be determined if and when this parcel is redeveloped and shall be coordinated with both property owners and at a minimum shall provide for secondary emergency access.
12. Sidewalks should be offset five (5) feet from roadways to allow for snow storage/removal and provide a buffer from vehicular traffic.
13. Identify ground cover on the landscaping plan (Sheet 3).
14. Additional wayfinding signage should be added to the southwestern access isle for the proposed fueling facility.
15. A tenant has not been identified for 900 Duanesburg Road. It is understood that once a tenant is identified, minor modifications to the building size, parking, landscaping, drive-thru location, and other site plan elements may need further review by the Planning Commission.
16. The applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Duanesburg Road (State Route 7). Copies of all correspondence with the NYSDOT should be provided to the Town. Prior to the issuance of a Certificate of Occupancy, all work in the NYSDOT right of way must be completed.
17. Prior to issuance of building permits, the applicant has agreed to enter into an agreement with the Town of Rotterdam to provide \$50,000 for pedestrian improvements in the Duanesburg Road ROW. These monies shall be utilized exclusively for engineering and/or construction of pedestrian improvements in and around the entrance to the Schalmont Campus. Final agreement language shall be reviewed and approved as to form by the Attorney for the Town.
18. Prior to issuance of building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. Applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site.
19. Prior to issuance of building permits, the applicant shall file a Map, Plan, and Report for a Water District #2 Extension or receive an out of district contract with the Town of Rotterdam.
20. Final approval is contingent upon the applicant receiving permits from the US Department of the Army Corps of Engineers for wetland disturbance. Wetland permit requirements shall be met prior to construction.

GDPL Ville Rotterdam, LLC

DPW Comments

December 17, 2024

Page 3

21. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
22. Final approval is contingent upon Town Water Department review and approval of the proposed water supply for the project.
23. Final approval is contingent upon the applicant receiving a SPDES permit from the NYS Department of Environmental Conservation for sanitary sewer. All conditions of approval for the permit including periodic testing shall be provided to DPW and monitored for compliance with the permit requirements.
24. Add note to plan: "Utility carts, boxes, used tires, recyclables, and refuse shall not be stored outside."
25. Add note to plan: "One water meter shall be installed on the service connection for each business. Final type and location to be approved by DPW."
26. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.
27. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
28. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations prepared for BJs Wholesale Club and presented to the Planning Commission on December 17, 2024."
29. Add note to Landscaping Plan: "Landscaped areas adjacent to buildings shall contain a sprinkler system. All water used on-site shall be metered."
30. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
31. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
32. 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.
33. 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.
34. Proposed signage has not been finalized. The applicant may need to obtain variances from the Zoning Board of Appeals for proposed signage due to the size, location, and nature of the project.

DPW Comments November 7, 2024

1. Applicant to provide updates and changes to the site plan based upon agency and Town comments since April 2024 meeting.
2. Proposed fueling facility has been moved to the frontage along Duanesburg Road.

DPW Comments April 2, 2024

1. Applicant has been progressing plan review with the TDE. See attached letter from ABD Engineers dated March 14, 2024 responding to the TDE comments of February 28, 2024.
2. Project needs to add a pedestrian actuated crosswalk at the light with Schalmont School Campus. See letter from School Superintendent Thomas Reardon dated November 16, 2023.
3. Applicant should provide copies of all permit applications to NYSDOT.
4. Add evergreen trees throughout the site, along Duanesburg Road, and northern property line. Proposed landscaping is very sparse given the size of the parking lot and buildings.
5. Applicant still needs to meet with Fire District and discuss access and proposed hydrant locations.
6. Is a food court proposed?
7. Bollards should be provided for the hydrants located near the fueling station and in the island near the proposed 2,300 square foot retail building.
8. Extend concrete to include all parking spaces that are adjacent to the BJs, adjacent to the propane dispensing area, and adjacent to the 2,300 square foot retail building.
9. Access easement to the adjoining Mohawk Valley property should be formalized and will need to be filed prior to signature on the final site plan maps. Given the size of the vehicle fueling operation, a second free air pump should be added to prevent vehicle queuing and backups into the roadway.

DPW Comments February 20, 2024

1. Applicant to provide an update to the Planning Commission since project concept was last presented on September 5, 2023.

DPW Comments September 5, 2023

1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.
2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.

GDPL Ville Rotterdam, LLC
DPW Comments
December 17, 2024
Page 5

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board declared lead agency on September 27, 2023, conducted a coordinated SEQR review, and issued a Negative Declaration on December 11, 2024 (see attached).

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District

December 17th, 2024

SENT VIA E-MAIL

Peter Comenzo, Senior Planner
The Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306

RECEIVED

DEC 17 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

**RE: TDE Review - BJ's Wholesale Club
900 & 880 Duanesburg Road, Rotterdam, NY**

Dear Mr. Comenzo,

GPI has reviewed the updated provided project documents indicated in each comment section. Please see our comments below:

1 PLANSET AND LIGHTING PLAN (revised 11/13/24, revised grading plan dated 12/5/24)

- 1.1 There are several areas where the required 10' horizontal separation between water and sewer (storm and sanitary) is not maintained. Utility locations will need to be updated or mitigation proposed.
- 1.2 The asphalt wing edge curbing is all shown as light duty pavement and is within the dimensions of the parking spaces. At a minimum the wing edge curbing within the parking stalls should only be along the front (wheel stop) edge of the parking stalls. Wing curbs along the sides of the parking stalls (driver/passenger side of vehicle) should be removed or the parking stall widened to allow for the full 9' width.
- 1.3 Snow storage locations need to be shown on the plans.
- 1.4 There appears to be a residual signs and layout elements from the previous design of the site. Please review the drawings (signage and callouts specifically) and remove signs that are not appropriately placed.
- 1.5 An existing conditions plan should be provided that includes the limits of the delineated onsite wetlands and existing trees or wooded area limits.
- 1.6 Please provide cut/fill calculations to justify the +30' spoil pile in the rear of the property. This pile will likely cause a visual impairment to the adjacent library and residential properties due to its location.
- 1.7 End turnaround space needs to be provided for the drive-through building's north end of the parking lot.
- 1.8 Vehicle turning movements should be provided for largest anticipated vehicle exiting the drive-through bypass lane. The concern is a sharp turn right out of the "stop" position of the bypass lane may require vehicles to enter the oncoming lane in the entrance driveway.
- 1.9 Multiple light pole locations appear to be directly over proposed underground utilities and may result in impacts to the underground piping. Additionally, landscaping locations should be reviewed against the light pole locations as there appears to be areas with trees canopies overlapping light poles.
- 1.10 The grading along the wetlands on the western edge of the site is shown at a 2:1 slope. Erosion control blankets needs to be shown at all areas steeper than 3:1 and a detail should be provided.
- 1.11 The tire storage area shown on the plans needs more details. Particularly, this area should be

screened or enclosed and a detail should be provided. Also, please explain whether the tires stored here will be used or new, and tire recycling/removal should be accounted for in the FEAF.

- 1.12 There is a substantial amount of lighting around the vehicle refueling area that results in light spill into the ROW. Lighting design needs to be revised to reduce light pollution off of the property site.
- 1.13 Light fixture heights need to be shown and the lighting photometric plan needs to be updated to include the downlighting for the fuel canopy.
- 1.14 The light poles along the driveway access are shown within the sidewalk and should be relocated to avoid restricting the pedestrian route.
- 1.15 The Zoning information table as well as the coverage statistics table needs to be revised to show the requirements and information about both lots to ensure they are both in compliance.
- 1.16 The Applicant needs to include landscaping calculations to verify that the parking lot design meets the requirements of code section 270-149, D, "Landscaping. Parking areas with more than 12 spaces shall be landscaped over not less than 10% of the total interior area of the parking lot..."
- 1.17 Specific spot elevations should be provided to verify that all accessible parking spaces are less than 2% max slope.
- 1.18 The slopes of several storm drainage pipes appear to be incorrect based on the invert elevation and length. The Applicant should review all of the proposed storm pipe slopes to confirm they are correct. Specific catch basins include: 13 to 12, 11 to end section, OCS1 to STMH1, 32 to end section, OCS1B to OCS1, OCS1 to end section, STMH2 to end section, OCS2B to STMH2, 34 to 22, 25 to 26, 19 to 20, roof drain to SWMH4, and 16 to 17 at a minimum need to be reviewed.
- 1.19 Grading proposed over the existing 12" CMP along Duanesburg road would reduce the cover over the pipe to less than 12" which is not acceptable. The applicant needs to maintain a minimum of 12" of cover over all piping.
- 1.20 A Sanitary Sewer Engineering report needs to be prepared and submitted to DEC for review and Approval. Report shall follow DEC's Engineering Report Outline for New York State Wastewater Infrastructure Projects dated Oct. 1, 2024.
- 1.21 The wetland label has an area that does not appear to have been updated to match the area of wetlands shown and should be revised.
- 1.22 The stormwater detention area is more than 4' deep which requires a safety fence.
- 1.23 Bioretention area 1A has grading that needs to be revised. There are slopes that are very steep adjacent to the basin, and some of the contours do not appear to make sense due to conflicting 372 and 374 labels on the same contour.
- 1.24 Both temporary sediment basins are missing most of the required information. Outlet locations need to be shown. Drainage areas need to be provided. Sediment storage and total volumes need to be provided. Grading for these basins needs to be provided.
- 1.25 A staging plan needs to be provided to show how the site will be constructed while maintaining the overall disturbance under 5-acres at any given time and not draining to the proposed bioretention areas during construction.
- 1.26 Stormwater management signs for each stormwater practice should be detailed and locations needs to be shown on the plans.
- 1.27 Overflow spillway elevations need to be shown on the stormwater management details.
- 1.28 The sign mounting heights should be provided in the details in lieu of referencing the standards in the MUTCD.
- 1.29 The stormwater management details should show accurate representations of the ponding

elevations. Currently there are several storm event elevations that conflict with the top of frame elevations.

- 1.30 Bioretention area 1A and OCS1A cross section detail's 100-year storm event needs to be revised to reflect the elevation in the HydroCAD model. There are also several elevations that are unnecessarily rounded down from the elevations in the model which should be revised for an accurate depiction or the elevations should be revised to show the elevations rounded to the hundredth. Any changes to the model should be coordinated with the elevations in the detail.
- 1.31 Bioretention basin 1B & 1C and detention basin cross-section detail needs to include the section for the outlet control structures in the bioretention areas. Also, OCS1 should be revised to match the configuration on the plans.
- 1.32 It appears that bioretention areas 2A and 2B receive runoff from hotspot areas as defined in the SWDM, and 1C is hydraulically connected to bioretention basin 1B (already detailed as a hotspot) when the detention area ponds above the spillways. These bioretention practice need to also include an liner.

2 WETLAND DELINEATION MAP (dated 9/26/24, submitted 11/13/24, 12/5/24 Applicant responses are italicized)

- 2.1 Wetland delineation flag locations needs to be provided for all wetlands delineated onsite. Areas where the wetlands extend offsite (beyond the delineation limits) should also be depicted to ensure the proposed disturbance outside the property line will not impact additional wetlands.
Response: Wetland flags and delineation beyond the property line are now shown on the attached plan.
Comment partially addressed. Five total wetland flag locations have been shown on the revised grading plan, however the wetland shape provided would indicate that there are several flag locations that are missing. Flag locations need to be provided for each vertex of the wetland shape shown on the plans.
- 2.2 Correspondence submitted to and received from the ACOE should be provided to the Town for review.
Response: This was already provided to the Town.
Comment partially addressed. The information submitted includes an inaccurate wetland boundary and will need to be revised and resubmitted to ACOE.

3 SWPPP (revised 11/13/24)

- 3.1 The Owner Name and Address section of the SWPPP does not match the cover sheet of the plans.
- 3.2 Section 1.3 needs to have the reference material dates updated to match final revised documents.
- 3.3 Section 1.63 discusses "residences" which does not pertain to the proposed development.
- 3.4 Section 2.2 needs to indicate the specific height of the sediment buildup where removal is required. "as needed" and "when 'bulges' develop" is not acceptable.
- 3.5 Section 2.2 indicates that "Silt barriers will also be installed in the flow line of drainage channels and ditches" which is not acceptable per Bluebook standards.
- 3.6 The SWPPP should identify why multiple inspections per week are necessary. Additionally, section 3.0 should be reviewed and all references to the inspection schedule be consistent.
- 3.7 Section 2.2 should include requirements for the contractor to clean sediment from all storm structures after construction is completed.

- 3.8 Section 2.2 should clarify that soil stockpiles need to be within the property boundary because the entire property has proposed grading activities and DOT will not allow in R.O.W..
- 3.9 Section 2.2. should be revised to indicate that soil stockpiles need to be seeded if they are to remain inactive for 14 days.
- 3.10 Section 3.0 of the SWPPP indicates that temporary sediment basins will be pumped to a sediment filter bag within 24 hours of a rainfall event. The applicant should consider using a skimmer device to slowly outlet clean water from the basins.
- 3.11 Certification signatures will need to be provided prior to construction. Also, there is a duplicate/triplicate of the Owner's and Contractor's Certification statement pages within the PDF.
- 3.12 The Owner name in the MS4 acceptance form (and NOT) doesn't match the owner on the cover of the plans. Also, the name in the form does not appear to match the spelling of the Applicant name and the project site name doesn't match the project title on the plans. The same comment applies to the information in the NOI.

4 NOI (revised 11/13/24)

- 4.1 Owner/Operator name and contact info needs to be provided as well as the Federal Tax ID.
- 4.2 The total proposed impervious area noted in the NOI doesn't match the calculations provided in the SMR.
- 4.3 The HSG percentages in prompt #6 should be revised to 100% D type soils. A majority of the soils onsite are C/D which function as D type soils when saturated, and the remaining soil group is only HSG D.
- 4.4 Prompt #16 should be updated to NYSDOT as the entity responsible for the drainage along Route 7.
- 4.5 The SWPPP preparer certification will need to be included for the NOI.
- 4.6 Prompt #27a indicates that soil restoration will be performed onsite. The soil restoration requirements should be provided on the plans.
- 4.7 Prompt #36 needs to be provided or calculations should be included to justify the statement in prompt #36a.
- 4.8 Prompt #41 needs to be updated to reflect the required ACOE permit needed for construction.

5 SMR (revised 11/13/24)

- 5.1 The GI Worksheets need to include the Step 1 sheet for site planning.
- 5.2 The Plans identify there is 9.77 acres of proposed impervious area, 9.5 acres is stated in the NOI, and the GI Worksheets identify only 9.11 acres of impervious area ls being treated. All proposed impervious area must be accounted for and treated in the stormwater management design.
- 5.3 While the GI Worksheets for Step 4 appear to be filled out to account for the entire site, however the newer version of the GI Worksheets only requires the impervious area, not disturbance, be imputed. If the Applicant wishes to revise these sheets, the area inputs for the soil groups should all be HSG D (similar to the HydroCAD modeling comments), and the areas that put into the calculation should only be the impervious area in the proposed conditions. This would result in a lower, but properly calculated, minimum RRv.
- 5.4 The GI Worksheets for the bioretention facility serving the loading dock area should be revised to indicate it is lined as it is a hotspot area according to the SWDM.
- 5.5 HydroCAD

- 5.5.1 Please separate the HydroCAD report into two separate reports, one for the predevelopment model and one for the post development model. This will help expedite the review process and minimize time spent sifting through the data output. Additionally, it would provide an accurate depiction of the predevelopment conditions and post development conditions in the summary pages, instead of having them all combined.
- 5.5.2 The post development map/report shows Post 1C contributing to bioretention basin 1C, however the roof drains leaving the north side of the building would indicate that this area is connected to bioretention basin 1A.
- 5.5.3 There is a discrepancy between the predevelopment and post development models. The predevelopment areas Pre 1 and Pre 2 include existing impervious cover for the surrounding roads that is approximately 1.445 acres of impervious cover. The post development nodes that represent the same areas with existing pavement are Post 1d and Post 2c, however they only include approximately 0.739 acres of impervious cover. Please revise these nodes to properly depict the same existing pavement coverage.
- 5.5.4 The bioretention nodes in the HydroCAD models appear to have contour areas that are substantially larger than the areas depicted on the plans. Please revise these areas to only include the bioretention basins and consider providing separate nodes for the pretreatment. The volumes depicted in the bioretention nodes currently appear to include the berm between the pretreatment and bioretention areas.
- 5.5.5 Some of the bioretention outlets include piping sizes and lengths that do not match the proposed pipe sizing on the plans.
- 5.5.6 Node Pre 1:
 - 5.5.6.1 The TC calculation's surface cover should be revised to reflect the tall-grassed meadow that exists at the site.
 - 5.5.6.2 The area cover descriptions include woods/grass combo which also should be revised to reflect the meadow.
- 5.5.7 Node Pre 2:
 - 5.5.7.1 The TC calculation's surface cover should be revised to reflect the tall-grassed meadow that exists at the site.
 - 5.5.7.2 The area cover descriptions include woods/grass combo which also should be revised to reflect the meadow.
- 5.5.8 Node Bioretention Basin #2B:
 - 5.5.8.1 There is 1.28' of ponding shown for the 1-year storm event which is not acceptable per SWDM requirements.
 - 5.5.8.2 The contour area measurements from the plans do not appear to match the areas included in the bioretention node.
 - 5.5.8.3 The pretreatment volume should be provided to verify pretreatment requirements are met.
 - 5.5.8.4 The outlet pipe in the model is a 10" pipe while the plans indicate that this is a 12"

pipe.

5.5.8.5 OCS#2B rim size is different between the Plans and model.

5.5.9 Node Pre 4A:

5.5.9.1 This area does not appear to be wooded and should be revised.

5.5.9.2 The soils in this area should be HSG D.

5.5.10 Node Post 3: The soils in this area should be HSG D.

5.5.11 Node Post 2B to Bio#2B: The soils in this area should be HSG D.

5.5.12 Node Post 4B: The area in this node (1.39 acres) does not appear to match the mapped area (1.02 acres).

5.5.13 Node Post 1D:

5.5.13.1 There does not appear to be any woods in this area.

5.5.13.2 The predevelopment representation of this area includes more impervious cover than in post development, while no work is proposed to remove impervious cover.

5.5.13.3 The flow path is not shown on the post development mapping. The slopes in this subcatchment appear to be steeper than 1.5% slope as indicated in the model. This TC should be reviewed and flow path shown on the plans for verification.

5.5.14 Node Post 1B- Parking and Gas:

5.5.14.1 The soils in this area should only be modeled as HSG D.

5.5.14.2 The impervious cover modeled in this node does not appear to match the measured impervious cover within the subcatchment.

5.5.15 Node Bioretention Basin #2A:

5.5.15.1 The area of the 375.5 contour in the model appears to be about 20% larger than the contour on the plans.

5.5.15.2 The outlet pipe is modeled as 8.5" while the plans indicate that it's a 12" pipe.

5.5.15.3 The length of the outlet pipe on the plans indicates that this outlet pipe should be 383', which is causing the slope in the model to be steeper than is shown on the plans.

5.5.16 Node Pre 4B: The slopes in the TC calculation shows slopes at 5.4% while the contours in the area measure about 2% slope.

5.5.17 Node Dry Detention:

5.5.17.1 The contour areas for this node appear to also include extra ponding area above the bioretention treatment, however this volume is already being accounted for in the bioretention nodes. Please update or provide a figure for area verification.

5.5.17.2 The top of frame elevation in the model does not match the elevation shown on the plans.

5.5.17.3 The 24" horizontal grate outlet is current set as a secondary outlet with free

discharge. This outlet should be routed through Device 1 to represent flow out of the structure through the piping.

5.5.18 Node Post 2C – Road into Culvert:

5.5.18.1 The ground cover in this area appears to not match the amount of impervious cover shown on the plans.

5.5.19 Node Bioretention Basin 1C

5.5.19.1 There should be a pipe outlet shown connecting to the dry detention as it appears on the plans.

5.5.19.2 The plans show that the OCS1 pipe to the Dry detention basin is sloped backward.

5.5.19.3 Please provide explanation for why the overflow weir is modeled with two end contractions.

5.5.19.4 This node does not appear to include the grate for OCS1C.

5.5.20 Node Post 1A to Bio#1A: This area should be revised to include the roof drains that connect to the network in this node.

5.5.21 Node Bioretention Basin #1B: This node appears to be modeled with an additional orifice compared to the detail on the plans.

5.5.22 The pre and post development watershed maps should be provided with an accurate scale to allow for verification of areas.

6 **SIGNAGE COMMENTS (12/5/24 Applicant responses are italicized)**

6.1 The Town should review the "Welcome to Rotterdam" sign proposed by the applicant for acceptance.

Response: Noted.

6.2 Signage calculations need to be provided per code section [https://ecode360.com/7093676 - 7093676](https://ecode360.com/7093676-7093676).

6.3 The mounted sign at the driveway entrance to the site includes a sign area calculation that does not include the sign face labeled "tenant".

Response: Noted.

6.4 The total signage allowed per section 270-151, C, (7) is dependent on the lot classification, either a "corner lot" or a "standard" lot. A corner lot classification would allow the total site signage area to be up to 1,084 SF, while a standard lot would allow for up to 824 SF. Currently, the signage table appears to include ±1,380 SF of signage for the site, not inclusive of any signage needed for the drive-through parcel. A variance or waive will be needed for this.

Response: Sign package was submitted for initial review. Actual sign application will be provided after site plan approval.

6.5 The sign package provided is based on the previous layout of the site. This is not anticipated to change substantially from the updated layout for the site and should not be a big concern. That being said, the applicant should provide an updated layout with the locations of all signage to confirm that.

Response: Noted.

6.6 There are two pole-mounted signs proposed, however each sign is on a different lot. This appears to meet the literal interpretation of section 270-151, E, (3), (a), [1], but would not allow

for any additional ground mounted signs for the drive-through business.

Response: See response #[7.4] above.

- 6.7 The elevations provided in the sign package have a scale that does not appear to match the dimensions on the plans.
Response: See response #[7.4] above.
- 6.8 The separated calculations for sign area provided for the "BJ's" and "Wholesale Club" do not appear to meet the intent of the code and should be calculated together as a single sign.
Response: See response #[7.4] above.
- 6.9 The elevations show the "BJ's Wholesale Club" signage on the front façade, but appear to be scaled differently than in the calculations' representative pictures.
Response: See response #[7.4] above.
- 6.10 The fuel canopy elevations do not accurately depict the fuel dispenser arrangement onsite. The proposed site development has 8 dispensers, while the sign package's elevations have 6 dispensers.
Response: See response #[7.4] above.
- 6.11 The canopy elevations should include a dimension for the height of the fuel canopy.
Response: See response #[7.4] above.
- 6.12 The 8'-6" Main Brand Sign includes dimensions for the return and mounting body that indicates that the façade sign would be 13" off the wall. Town code section 270-151, E, (2) indicates that "Building-mounted signs accessory to a business or industrial use shall not extend more than 12 inches beyond the building façade and shall not extend above the roof of the building."
Response: See response #[7.4] above.
- 6.13 Any additional signage for the drive-through parcel will need to be calculated as if the parcel already has signage included. For a typical drive-through this would include multiple signs, including an additional ground-mounted sign for the menus. This would not meet the allowable number of ground mounted signs per lot.
Response: See response #[7.4] above.

7 TOWN COMMENTS (Peter Comenzo email dated 12/11/2024)

- 7.1 Identify ground cover in all areas. Grass is preferable and avoid using rocks if possible. If rocks are necessary/warranted, utilize them in areas where they will not be disturbed or provide hazard for snow removal.
- 7.2 Detail proposed "Welcome to Rotterdam" sign. A much larger low 4' brick or split block wall with ground illumination would be good or some other design from your team is certainly acceptable. I include the Beachwalk Boulevard for a recently completed BJs in St. Johns, Florida just for comparison purposes as opposed to what you initially proposed.
- 7.3 I guess Bradford Pear is an invasive species. Replace in kind with a native tree species (Maple)?
- 7.4 Detail curbing for parking lot. Concrete or granite is preferred. See photo from BJs McDonough Georgia. What is center of island going to be? Grass? Stamped colored asphalt?
- 7.5 Add small cart corrals near handicapped parking areas. These folks have limited mobility and do not usually return cart.
- 7.6 Add irrigation sprinklers for landscaping along building at a minimum.
- 7.7 Provide island in northeastern parking area (12 spots) for safety and to define travel way.
- 7.8 Add enclosed compactor bale storage area for cardboard awaiting pickup and detail. Looks like an issue at McDonough, GA BJs.
- 7.9 Add enclosed tire storage and detail. The area on the map is unclear and looks small. **This is also**

required by the Town's Zoning Law 270-145, F.

- 7.10 Relocate WWTP components 5' to 10' further away from the edge of pavement. May want to add guiderails or boulders to keep vehicles off that area. Lots of truck maneuvering nearby.
- 7.11 Add 4' fence with gate around propane dispensing area and detail. Signage?
- 7.12 Relocate all sidewalk 5' from asphalt roadways. Area will provide for snow storage for plowing and add a safety buffer for pedestrians.
- 7.13 Change hydrant detail to Watrous Pacer WB-67-450 and add note to confirm with DPW prior to construction (as these standards may change).
- 7.14 Connect sidewalks from 880 Duanesburg to sidewalk along entrance road.
- 7.15 Add flush connection & stripe access from parking area to 880 Duanesburg. Will provide for interconnection and potential overflow parking for both commercial establishments.
- 7.16 Landscaping is very sparse around 880 Duanesburg Road. Add landscaping and irrigation.
- 7.17 The 5' sidewalk abuts the building at 880 Duanesburg. Not sure how the works with the handicap entrance and drop curbing. In addition no pedestrian safety factor as well as potential roof drainage issues.
- 7.18 Extend concrete area to 8' along southern portion of 880 Duanesburg.
- 7.19 Provide BLA Subdivision map. In addition, reference easements on the subdivision map and provide the draft language for both the reciprocal cross easement from 880 and 900 Duanesburg as well as draft language for access easement for Mohawk Library property (858 Duanesburg).

It is our understanding the Applicant is seeking conditional Site Plan Approval at the next Planning Board Meeting. In addition to these comments, GPI has provided a draft list of conditions for consideration to the Planning office.

Regards,

GPI/GREENMAN-PEDERSEN, INC.



Ryan Trunko, PE
Project Manager
80 Wolf Road, Suite 600, Albany, NY 12205
518-898-9551 | rtrunko@gpinet.com

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 12-16/24
Case No. 12-34-24
Returned 12-16-24

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

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: December 17, 2024

SUBJECT: GDPL Vllle Rotterdam, LLC – 880 & 900 Duanesburg Road. The applicants are proposing to construct a 102,500 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road (Tax Map No. 57-3-7.112), and 2,000 square foot retail building with associated drive thru at 880 Duanesburg Road (Tax Map No. 57.7-1-1.2).

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: 11 8 24



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-34-24

Applicant GDPL Ville Rotterdam, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 17 acre vacant parcel, requesting a special use permit and site plan approval to construct a 102,500 SF BJ's Wholesale Club with an 8 Island fueling station and 2,000 SF drive thru restaurant. Municipal water is provided. Individual wastewater treatment system (SPDES Permit) is proposed. A total of 498 parking spaces are proposed. A total of .5 acres of federal wetlands are proposed to be filled. Located on the northeasterly corner of the Duanesburg Road (SR 7) and I-88 Exit 25 ramp directly across from Schalmont Central School. Access is proposed via one full movement driveway to SR 7.

RECOMMENDATION

Receipt of zoning referral is acknowledged on December 16, 2024. 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:**

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.

12 / 16 / 24
Date

Ray Gillen / S/A
Ray Gillen, Commissioner
Economic Development and Planning

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



ENGINEERS

SURVEYORS
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www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

December 5, 2024

Re: **GDP LVille Rotterdam, LLC**
900 Duanesburg Road
880 Duanesburg Road
Town of Rotterdam
Project #5657A

Peter Comenzo, Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter:

We respectfully respond (**in bold**) to the comments (*in italics*) of GPI's letter of November 25, 2024 as follows:

SEQR/FEAF

1. *There is a discrepancy between the Owner and the Applicant in the various documents that should be reviewed for consistency between the submitted documents or explained.*
This has been corrected.
2. *Part D.1.b has disturbance that does not match other documentation, please revise to reflect the updated plans.*
This has been corrected.
3. *Part D.1.d is checked no, while there is a subdivision required for the drive-through parcel. Please revise this response to properly reflect the proposed developments.*
This has been corrected.
4. *Part D.2.b.ii indicates that 6.32 acres of wetlands will be disturbed by the proposed action. 6.32 acres of wetland disturbance is referenced in Section E.1.b, E.2.h The delineated wetlands map shows 1.2 acres of wetland with 0.5 acres of disturbance shown on the plans.*
This has been corrected.
5. *Part D.2.h should be reviewed as the proposed project includes a WWTP and may emit methane.*
This has been corrected.
6. *Part D.2.r should be revised to include the disposal of the tires that are generated from the tire center as well as any waste removals required for the WWTP.*
This has been corrected.

DRAFT FINDINGS STATEMENT

Section 1

7. *The acreage in the narrative differs from what they have on the plans and other documentation. The plans state the total site acreage of 17.3 acres (before the subdivision).*

The 17.3± acres previously used was from tax parcel and actual surveyed boundary is 17.05± acres.

Section 2

8. *The statement "The immediate surrounding areas are also zoned General Business and Light industrial." Conflicts with the statements in the last paragraph of this section, which describes the surrounding uses as "a mix of residential uses, school, commercial and industrial uses."*

This statement is still accurate as it describes immediate surrounding areas and then expands from the immediate area, uses as you move further.

9. *The description of the sanitary waste facilities should be rephrased to include the WWTP that is proposed and where it will outlet.*

These two descriptions mean the same thing and it is now known the outlet will be on-site.

Section 4

10. *Impact on Land: The phrase "mix of" appears to be duplicated.*

Noted.

11. *Impacts on Surface Water: There is approximately 0.5 acres of ACOE wetland disturbance on the plans. There are also additional disturbances that are not included in the area shown (piping for stormwater outlets into the wetland), and the limits of wetlands do not connect to the culvert, which is atypical of wetlands. The delineated wetlands on the plans appears to truncate at an undefined line (most likely the delineation boundary), while there is proposed work shown extending beyond the delineated wetlands. It is anticipated that the delineated wetlands may extend beyond the limits shown to the west which would result in additional disturbance.*

a. This amount of wetland disturbance does not appear to meet the requirements for a Nationwide Permit (less than 0.1 acres) and would require mitigation for the wetland disturbances currently shown.

The active wetland disturbances will be less than 0.5 acres regardless.

12. *Impacts on Surface Water: The FEAF submitted discusses 6.35 acres of wetlands to be filled, however these wetlands do not appear on any materials submitted to date.*

A copy of the wetland submission to ACOE was provided to the Town as requested.

13. *Impacts on Air: Petroleum refueling facilities are considered to have an impact on air quality.*

The fueling facilities will meet all applicable codes and standards.

14. *Impact on Plants and Animals: The FEAF has indicated that the proposed development will not use pesticides onsite. This should be revised to reflect the answer indicated in the FEAF.*

Already noted.

15. *Impact on Aesthetic Resources: There will be a ±35-foot-tall spoil pile according to the proposed plans. This pile has the potential to impact the view from the library and the nearby residences along NY-7.*

This excess soil berm will be vegetated and will not be a potential impact on aesthetic resources to the library because of the existing mature trees between this berm and the library.

16. *Impact on Aesthetic Resources: The proposed driveway will remove most of the screening between the site and the Library to the east. Project plans include four trees to be added for screening mitigation.*

Noted.

17. *Impacts on Historic and Archeological Resources: There has not been a Phase 1A survey completed to our knowledge. This should be revised to not include this statement.*

SHPO sign off letter was already provided to the Town.

WETLAND DELINEATION MAP

18. *The wetlands along the western edge of the site appear to stop abruptly along what appears to be a delineation boundary, while the actual conditions of the wetlands likely extends beyond the western limits provided. There is piping that goes through this area in two locations that would constitute as additional disturbance. Also, it is not typical to see a wetland boundary that ends at the property line and does not connect to the mouth of the nearby drainage culvert.*

After speaking with the wetland consultant, attached is the updated plan showing the actual location of the wetland boundaries. There is only one perched culvert that connects the delineated wetland area to the wetland across Becker Road.

19. *Wetland delineation flag locations needs to be provided for all wetlands delineated onsite. Areas where the wetlands extend offsite (beyond the delineation limits) should also be depicted to ensure the proposed disturbance outside the property line will not impact additional wetlands.*

Wetland flags and delineation beyond the property line are now shown on the attached plan.

20. *Correspondence submitted to and received from the ACOE should be provided to the Town for review.*

This was already provided to the Town.

PARKING WAIVER REQUEST

21. *The waiver request letter does not properly depict the scenario surrounding the request. It is phrased as if the request is only being made on behalf of the BJ's and does not include any discussion on the drive-through building's parking needs.*

It is my understanding the Planning Board is satisfied with the provided number of parking spaces for both sites as a whole.

a. *The drive through building would need 65 parking stalls (25/1,000 sf) while only 20 are proposed. It is not clear if a separate waiver request would be needed for the drive-through (on a separate parcel) or not, however, the point still stands that the drive-through building also has insufficient parking provided.*

See response above.

b. *The waiver includes the total parking that discusses the total number of parking stalls provided as if they are all for BJ's, however the total number includes the 20 stalls provided for the drive-through building.*

See response above.

c. *The total parking count for the BJ's facility is also inclusive of the stalls dedicated to the cart corrals, which would reduce the total parking (both buildings) to 485 (less than the 498 spaces claimed).*

We have 13 cart corrals proposed, however, BJ's may not use all of these. This store will have pick up orders, which will help justify the reduction in total parking.

d. *This would result in the BJ's building having 465 spaces, and the drive-through building having 20 spaces. It should be noted that the 465 spaces for the BJ's facility does not meet the "BJ's requirements" noted in the waiver request letter.*

BJ's has approved the latest site plan and parking count.

e. *There is also a discrepancy with the number of ADA spaces required based on parking counts. The drive-through building has 20 spaces with 2 ADA stalls (acceptable, only 1 is required for up to 25 stalls). The BJ's facility has 465 spaces with 8 ADA stalls (not acceptable, 9 required for up to 499 stalls).*

One additional ADA stall can be added under the BOPIC canopy.

SIGNAGE PACKAGE COMMENTS

22. *The Town should review the "Welcome to Rotterdam" sign proposed by the applicant for acceptance.*

Noted.

23. *The mounted sign at the driveway entrance to the site includes a sign area calculation that does not include the sign face labeled "tenant".*

Noted.

24. *The total signage allowed per section 270-151, C, (7) is dependent on the lot classification, either a "corner lot" or a "standard" lot. A corner lot classification would allow the total site signage area to be up to 1,084 SF, while a standard lot would allow for up to 824 SF. Currently, the signage table appears to include ±1,380 SF of signage*

for the site, not inclusive of any signage needed for the drive-through parcel. A variance or waive will be needed for this.

Sign package was submitted for initial review. Actual sign application will be provided after site plan approval.

25. *The sign package provided is based on the previous layout of the site. This is not anticipated to change substantially from the updated layout for the site and should not be a big concern. That being said, the applicant should provide an updated layout with the locations of all signage to confirm that.*

Noted.

26. *There are two pole-mounted signs proposed, however each sign is on a different lot. This appears to meet the literal interpretation of section 270-151, E, (3), (a), [1], but would not allow for any additional ground mounted signs for the drive-through business.*

See response #24 above.

27. *The elevations provided in the sign package have a scale that does not appear to match the dimensions on the plans.*

See response #24 above.

28. *The separated calculations for sign area provided for the "BJ's" and "Wholesale Club" do not appear to meet the intent of the code and should be calculated together as a single sign.*

See response #24 above.

29. *The elevations show the "BJ's Wholesale Club" signage on the front façade, but appear to be scaled differently than in the calculations' representative pictures.*

See response #24 above.

30. *The fuel canopy elevations do not accurately depict the fuel dispenser arrangement onsite. The proposed site development has 8 dispensers, while the sign package's elevations have 6 dispensers.*

See response #24 above.

31. *The canopy elevations should include a dimension for the height of the fuel canopy.*

See response #24 above.

32. *The 8'-6" Main Brand Sign includes dimensions for the return and mounting body that indicates that the façade sign would be 13" off the wall. Town code section 270-151, E, (2) indicates that "Building-mounted signs accessory to a business or industrial use shall not extend more than 12 inches beyond the building façade and shall not extend above the roof of the building."*

See response #24 above.

33. *Any additional signage for the drive-through parcel will need to be calculated as if the parcel already has signage included. For a typical drive-through this would include multiple signs, including an additional ground-mounted sign for the menus. This would not meet the allowable number of ground mounted signs per lot.*

See response #24 above.

Below items were emailed for continued site plan review and the proposed change of zone for GDPLLVille Rotterdam, LLC and BJ's:

- 1.) Site Plans (sheets 1-10), Rev. #9: 11/13/2024
- 2.) SWPPP, revised 11/13/2024
- 3.) Stormwater Management Report, revised 11/13/2024.
- 4.) Planning Board parking space waiver dated 11/19/2024.
- 5.) Preliminary sign package dated 06/27/2024.
- 6.) Lighting details.
- 7.) Full EAF dated 11/25/2024.
- 8.) Updated Site Plan (sheets 5) (emailed on 12/5/24)

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. via email
cc: Tiffany Marsh w/encl. (via email)
MaryBeth Slevin w/encl. (via email)
Ryan Trunko w/encl. (via email)
5657A-12042024

PARTNERS
LUIGI A. PALLESCHI, P.E.
JOSEPH J. BIANCHINE, P.E.
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ENGINEERS



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DEDICATED
RESPONSIVE
PROFESSIONAL

November 19, 2024

Re: GDP LVille Rotterdam, LLC
900 Duanesburg Road
880 Duanesburg Road
Town of Rotterdam
Project #5657A

Kimberly Ricker-Scanell, Planning Commission Chair
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Attention: Peter Comenzo

Dear Kimberly:

The Applicant would like to formally request a waiver from the Planning Commission regarding the parking code requirements for this project. Town code requires 6 spaces per 1,000 SF for grocery or food stores, or 627± spaces, when BJ's requirements are 4.5 spaces per 1,000 SF or 471± spaces. As proposed, the total number of parking spaces provided onsite is 498± spaces.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP

A handwritten signature in black ink, appearing to read 'Luigi A. Palleschi'.

Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Tiffany Marsh w/encl. (via email)
MaryBeth Slevin w/encl. (via email)
Ryan Trunko w/encl. (via email)
5657A-11212024



ENGINEERS SURVEYORS



PARTNERS
LUIGI A. PALLESCHI, P.E.
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DEDICATED
RESPONSIVE
PROFESSIONAL

November 21, 2024

Re: **GDP LVille Rotterdam, LLC**
900 Duaneburg Road
880 Duaneburg Road
Town of Rotterdam
Project #5657A

Peter Comenzo, Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter:

We appreciate your continued review and support for the new BJ's facility. With the new layout revisions, many of the comments from GPI may not apply or will need further revisions. At the request of your TDE, we respectfully respond (**in bold**) to the comments (*in italics*) of GPI's letter of June 3, 2024 as follows:

2/14/2024 Submission Review Comments:

1. The proposed forcemain from the gas station attendant's building appears to be ± 740 feet long and the drive thru restaurant building's forcemain is also fairly long. The applicant should provide a profile of both forcemains and sanitary sewer piping to show the hydraulic grade line and ensure that there are no high points that would need an air relief. The profiles should also include all other utility crossings to ensure that there are no conflicts or localized high points. Due to the number of utility crossings shown for the forcemain a profile will need to be provided on the plans to properly determine that the proposed forcemain design meets the DEC requirements and does not require any localized high points.

- **RESPONSE:** *The proposed forcemain location has been revised. Please note both forcemain lines will have positive uphill slope to a terminal manhole, therefore, not needing an air relief.*
- **NEW RESPONSE:** *Profiles for both of these forcemains have been added to the revised plans.*
- **GPI:** *These were not added to the plans and were not able to be located within the submitted materials.*

Profiles for both of these forcemains will be provided to the final set of site plans.

2. The note "10' separation between water and sewer lines" also applies to storm piping which is not shown on the utility plan. The applicant should review the water service line locations relative to the proposed storm network locations and revise their design to meet the separation requirements. Alternatively, the water line can be cased in concrete where separation cannot be reasonably achieved.

It does not appear that the utility lines (water and storm) have been adequately revised to maintain the minimum separation distances as there are numerous segments of the proposed water piping that are within ± 8 feet of storm/sanitary sewer piping. The applicant will need to

verify that the plans show proper separation of the utilities. Segments that do not meet separation requirements generally include the water line near the following areas:

- CB#22.
 - Pipe between CB#8, CB#9, and CB#32
 - Pipe between CB#10, CB#11, and CB#33
 - Near the crosswalk to the propane refilling station
 - The roof drain crossings at the fueling station
 - Multiple pipe crossings for the drive thru restaurant service feed
- **RESPONSE:** Utility lines have been revised to maintain minimum separation distances.
 - **NEW RESPONSE:** Utility lines have been reviewed again and adjusted as needed.
 - **GPI:** The callouts added to the plans are appreciated but do not account for all utility crossings on the drawings. Additionally, most of the callouts that have been added contain incorrect information. There are too many inconsistencies to individually list each occurrence.
This will change with the new layout and will be confirmed once stormwater design is accepted.

3. An existing conditions plan should be provided that includes the limits of the delineated onsite wetlands. The onsite wetland areas have not been shown on any project documents submitted to date. This information will be needed to properly address prompt E.2.h in the case that wetlands extend beyond the property boundary.

GPI is not able to review or comment on the wetlands situation for this project. Review and determination by the ACOE will be required for site plan approval.

- **RESPONSE:** This is being handled directly by the Wetland Biologist, there are no jurisdictional wetland on or near this site. Determination from ACOE will be provided once received.
- **NEW RESPONSE:** No further response needed at this time.
- **GPI:** The requested information has not been submitted at this point.
Wetland information was provided to the Town and are now shown on the plans.

4. The soil types predominantly onsite are C/D soils and should be modeled as D type soils to represent their saturated conditions/functionality during rain events. This should be reflected throughout the project documents (Min RRv calcs, HydroCAD, etc.).

The submitted HydroCAD reports did not include this information. See comment #58.

- **RESPONSE:** These soils are now modeled in the calcs.
- **NEW RESPONSE:** Our design was conservative when using C type soils. However, as requested, design has been updated and attached, see response to comment #4 [#4: Bioretention #4 SMR calculations value has been updated to match the latest plans and HydroCAD model. All other plan, worksheet, and HydroCAD values match. The latest HydroCAD model with all information included is attached.]
- **GPI:** The HydroCAD submitted was only partially updated. According to the soils information included in the SWPPP and SMR, all soils should be modeled as D type soils. The Post-Development HydroCAD model contained several nodes with C type soils modeled.
Using C type soils on post-development analysis is more conservative than D type soils, however, we did use both in the latest analysis.

5. RRV calculations and WQv calculations should be provided for all disturbed areas instead of only the captured areas. WQv treatment should be calculated and provided for all disturbed areas and uncaptured areas will require justification for how treatment is infeasible. These areas that are not included for treatment account for more than 3 acres. Based on the proposed grading, it appears that a large portion of grass area north of the site will drain to the catch basin network contributing to bioretention area #5 and could be treated in the practice (see comments #59 and #60 for subcatchment map comments). This additional area should also be accounted for in the HydroCAD calculations or a bypass provided.

- **RESPONSE:** See response to #28 above. [#28 Response: There are areas that will not have any impervious areas and will remain grass where treatment is not necessary.]
- **NEW RESPONSE:** A ridge and swale have been added to divert runoff from the grass area north of the site off-site to the northeast.
- **GPI:** The Applicant's responses have not addressed the additional disturbed areas as requested. The WQv calculations need to include all disturbed areas. The subcatchment maps show a delineation between POST 1C, POST 3C, and POST 1D that does not match the existing/proposed grading in that area. Additionally, the ridge and swale that were added to the plans only direct runoff to a low point that was previously identified as an issue.

These calculations have changed since the new layout.

6. The underdrain outlet for bioretention basin #5 shows a slope and invert elevation that are not feasible based on the conditions at the outlet.

Multiple inaccuracies still appear in the information shown for bioretention area #5.

- The plans indicate that the underdrain invert is 365.5' at the cleanout, and the outlet invert is 365.0'. The underdrain depth does not account for the minimum 3 inches of hardwood mulch (see comment #41), which would lower the underdrain invert by 0.25 feet.

- The detail indicates that the underdrains slope to the west (toward the outlet) and the plans show the longest underdrain run to be ±116 feet long. The 2022 SWDM indicates that minimum underdrain slope is 0.5%, which would indicate that the underdrains connect to the outlet pipe at 364.92' and that the outlet pipe would slope backward.

- The callout for the pipe indicates that the pipe length is 24 feet while the plans show a pipe that is ±100 feet long.

- The slope of the 18" outlet pipe is indicated to be 3.75%. Without accounting for the additional mulch depth or underdrain slope, the 24-foot length in the callout would result in a 2.08% slope, and when considered with the 100-foot pipe length shown would be 0.50%.

- **RESPONSE:** Inverts to the bioretention underdrain are now labeled on the revised site plans.
- **NEW RESPONSE:** A) The underdrain has been adjusted to account for the 3 inches of hardwood mulch. B) The bottom of the basin has been raised to allow for a proper underdrain slope. C) Callout has been revised. D) callout has been revised. We agree the pipe slope recommended in the 2022 manual is 0.5%, however, the site topography and discharge points restrict us from meeting this recommendation. Therefore, we designed pipe slopes to the maximum extent and have modeled the HydroCAD conservatively. We request the MS4 waive this recommendation.
- **GPI:** The requirement for sloping underdrains is not a "recommendation" as the response has indicated. All underdrains for all bioretention areas will need to be sloped to meet the design manual requirements.

Underdrains now provide recommended slopes.

3/29/2024 Submission Review Comments

7. The various signage will all need to be reviewed and approved prior to site plan approval according to the requirements of the Site Plan Application. This includes the two LED gas price signs, two gas canopy signs, rear pylon sign, entrance sign, drive thru sign/menu, and all other building mounted or standalone signage proposed.

- *RESPONSE:* Signage package will be provided by the Applicant.
- *GPI:* This signage package was not included in the materials submitted for review. **Sign package will be emailed.**

8. The proposed gas station attendant's building will most likely be considered an "accessory building" and will need to meet the Town's requirements for accessory buildings/uses.

- *RESPONSE:* Noted, no revisions necessary.
- *GPI:* The Applicant will need to clarify the height of the gas station attendant's building to determine whether or not variances will be needed. The Applicant should clarify whether it meets the requirements of Section 270-15 of the Town's Zoning Laws. Additionally, Accessory uses allowed in the B-2 district do not include gas stations and may need a variance. **No variance required to my knowledge.**

9. Snow storage locations need to be shown on the plans.

- *RESPONSE:* Snow storage areas are now shown on the plans.
- *GPI:* Snow storage locations were not included on the revised plans. **Snow storage locations will be shown on the final site plans.**

10. The zoning requirements should outline the building height limits as well as the requirements for accessory structures to account for the gas station attendant's building.

- *RESPONSE:* Zoning requirements have been updated as requested.
- *GPI:* Accessory structure information and requirements were not included on the revised plans. **Accessory structure information should not be applicable.**

11. The lighting plan shows that there is a gap in the lighting pattern in the southern parking area. The applicant should provide additional lights to allow for better visibility within the parking area.

- *RESPONSE:* Attached is the revised lighting plan that BJ's has now accepted.
- *GPI:* The revised lighting plans do not show lighting outside of the proposed pavement areas. The footcandle patterns show that lighting would spill onto the adjacent properties. Photometric points should be included outside of the pavement limits to ensure that lighting does not spill onto adjacent properties. **Revised lighting plan has been submitted.**

12. The lighting along the entrance driveway should be mirrored to the opposite side to avoid light from spilling onto the adjacent library parcel.

- *RESPONSE:* Lighting has been revised. Also see response to comment #22.
- *GPI:* The light pole locations were not revised as indicated. **Lighting on this side of the driveway will be better for the sidewalk.**

13. The proposed grading creates two apparent low points along the northern property lines and will need to be modified to properly drain or the storm drain system should be modified to drain these areas.

- *RESPONSE:* See response to comment #10.
- *GPI:* The indicated ridge/swale shown would not alleviate the ponding issue indicated in the comment. The low points still appear on the plans and would result in more than 1 foot of ponded water.

Grading has been revised to avoid any low points.

14. Sizing calculations for the pretreatment need to be provided as well as sizing of the proposed pretreatment volumes to verify that the minimum requirements are met.

- *RESPONSE:* Pretreatment calculations meet the minimum requirements and are attached to the revised SMR.
- *GPI:* The calculations provided include the required pretreatment volumes as requested and indicate that the provided pretreatment volume calculations are in the HydroCAD models. The provided pretreatment volume calculations were not included in the submitted materials to confirm.

Pretreatment is now included on the plans.

15. The proposed ± 35 -foot-tall fill pile/berm shown behind the WWTP is shown with a 2.5:1 slope, which is beyond the "mowable" limit. The Applicant should specify a planting mix or ground cover that is intended for long-term growth and would provide slope stability.

- *RESPONSE:* Planting mix now called out on the plans.
- *GPI:* The plans do not appear to include the callout indicated in the Applicant's response.

Planting mix will be added to the final set of plans. A mixture to avoid frequent mowing will be used.

16. The gas service line for the drive thru restaurant intersects with a catch basin. The location of the gas service should be revised to avoid any conflicts.

- *RESPONSE:* Gas service line is now adjusted accordingly.
- *GPI:* The gas service line is in the same location as the prior submission and still intersects with a catch basin.

Gas service lines have been revised accordingly.

17. The temporary sediment basin detail does not appear to meet the requirements of the Bluebook. Temporary sediment basins used for temporary E&SC need to include the following design information:

- a. Specific location of the basin
- b. Plan view of the storage basin and emergency spillway, showing existing and proposed contours
- c. Cross section of dam, principal spillway, emergency spillway, and profile of emergency spillway
- d. Details of pipe connections, riser to pipe connections, riser base, anti-seep control, trash rack, cleanout elevation, and anti-vortex device
- e. Runoff calculations for 1 and 10-year frequency storms, if required
- f. Storage computations
 - i. Zones total required
 - ii. Zones total available
 - iii. Elevation of sediment at which cleanout shall be required; also stated as distance from the riser

- *RESPONSE:* Items a-i, location, size, spillway, temp grading, and details are now shown on the plan sheet as requested above.
- *GPI:* None of the information requested appeared on the revised plans as indicated by the Applicant's response.

Temporary sediment site calcs and details are shown on the site plans.

18. The riser pipe for the sediment basin needs to be perforated per Bluebook requirements.

- *RESPONSE:* See response to #37 above.
- *GPI:* The riser pipe shown on the detail is still shown and called out to be a solid riser pipe.

Riser pipe will be perforated per Bluebook requirements.

19. An area labeled "stormwater area #2" appears on the E&SC plan and it is unclear what this refers to. If this is a temporary sediment basin it will not be allowed to be located over a proposed stormwater management practice.

- *RESPONSE:* This is now corrected on the plans.
- *GPI:* This callout still appears on the plans and needs to be clarified or removed.

Sediment basins have been adjusted per new layout.

20. The permanent ponding depths (below the lowest outlet) for the bioretention areas needs to be factored into the bioretention calculations. The "average ponding depth" used in the sizing formula needs to be half the depth of the basin. For example, bioretention areas #1 & #2 have a permanent ponding depth of 0.8 feet below the spillway, which would have an average ponding depth of 0.4 feet. The dimensions used for the bioretention sizing needs to be accounted for in the calculations for all the bioretention areas.

- *RESPONSE:* Calculations have been updated in the revised SMR to account for average ponding depths.
- *GPI:* All calculations included in the SMR still show an average ponding depth of 0.5 feet while the plans indicate that ponding depths vary.

Ponding depths have been revised and now meet the latest design manual.

21. The proposed detention basins may pond over 3 feet which will require a warning sign as required by the 2022 SWDM.

- *RESPONSE:* A warning sign has been added to Detention Basin #1. Detention Basin #2 does not pond over 3 feet (see HydroCAD).
- *GPI:* The warning sign could not be located on the plans or the details and does not appear to have been added to the plans.

A warning sign can be added if necessary.

22. Temporary sediment basin design information needs to be included in the SWPPP.

- *RESPONSE:* Temporary sediment basin design information has been added to the SWPPP.
- *GPI:* The information for temporary sediment basin designs did not appear to be included in the revised SWPPP.

Temporary sediment basin will be included in the final SWPPP.

23. NOI prompt #26 includes both sediment traps and check dams that are not included on the plans.

- *RESPONSE:* These are now added to the plans.
- *GPI:* The plans did not include the details indicated in the response.

Draft NOI has been revised per new layout.

24. NOI prompt #36 does not include CPv information and #36a indicates that it is waived because the site includes runoff reduction techniques or infiltration systems. Section 4.6 of the 2022 SWDM includes specific requirements and information about the CPv requirements. The proposed design does not use infiltration practices and there are no calculations provided to indicate that the RRv is sufficient to reduce the entire CPv. The required CPv storage and provided CPv storage needs to be provided.

- **RESPONSE:** See updated HydroCAD model and Stormwater Calculations in the SMR.
- **GPI:** The Applicant has not provided an acceptable reason for not providing the CPv and the design does not meet the criteria for exemption from the CPv requirement. Provide the CPv calculation and update the NOI to reflect the results.
These are meeting the new design standards.

25. The post development subcatchment map shows subcatchments that do not appear to match the grading of the site. The northwest berm that is beyond the property line would drain into the catch basins along the driveway. Post 1A shows subcatchment limits around CB#8 and CB#32 that should be included in Post 1D.

- **RESPONSE:** The post-development subcatchment map has been revised.
- **GPI:** The revisions to the post-development subcatchment map still do not correlate with the contours on the plans.
Subcatchment maps are now revised based on the new layout.

26. The GI Worksheets included in the SMR for the bioretention areas were not able to be recreated in Version 1.8 of the spreadsheets published by DEC. The same information put into Version 1.8 of the NYS DEC's GI Worksheet would not produce the results that were provided in the report PDF and it appears that the PDF was manually modified. The applicant will not be allowed to use the GI Worksheets for sizing of the bioretention areas because the spreadsheets were not made to accommodate the 2022 SWDM bioretention design requirements. Tailored calculations must be provided that use the formulae and requirements in the 2022 SWDM to show the bioretention design information. Please do not submit the GI Worksheets for this purpose.

- **RESPONSE:** The values obtained using Version 1.8 of the NYSDEC GI Worksheets are valid and are the same as obtained using the formulae found in the 2022 SWDM bioretention design requirements. The spreadsheet was manually edited to override certain conditional statements within the spreadsheet, although the resulting values remain the same. The modified GI worksheets are included as a calculation convenience. A note has been added to modified sheets.
- **GPI:** The NYSDEC GI Worksheets submitted have been produced, printed, modified, and scanned into the report. The GI Worksheets will not be accepted and the SWPPP will not be accepted if they are included. The Applicant needs to provide separate calculations for all stormwater management design.
These are now provided based on the new layout.

5/14/2024 Submission Review New Comments

27. A new tree planting has been added to the site on the north end of the gas station canopy. The location of the tree is located over the forcemain/water line in that area and may result in root penetrations or issues with the utilities. The tree should be relocated. Additionally, the planting schedule on this page does not appear to have been updated to reflect the new tree plantings. **Landscaping plan has been updated.**

28. *The location of the proposed WWTP facility does not appear to meet the NYS DEC's recommended 150' separation distance to all property lines. The Applicant will need to have the WWTP reviewed by NYS DEC for final approval and it is anticipated that the location will be coordinated during their review.*

This discussion has occurred to my knowledge.

29. *Catch basins #20 and #21 are shown contributing directly to Detention Area #2 instead of tying into the network for treatment. The subcatchment maps and calculations also indicate that this area is contributing to bioretention area #2 which does not appear to be the case. Catch basin #21 should be tied into the network if possible or it should be excluded from the contributing area for bioretention area #2.*

May not apply, new design based on new layout.

30. *The outlet pipe from OCS#1 has a callout indicating that the pipe length is 13 feet, however it appears to be close to 43 feet. Verify the length and slope of the pipe as called out on the plans. Also, a storm pipe between CB#17 and CB#19 appears to have an incorrect length callout.*

See response #29.

31. *Detention basin #2's berm is 272.00 and the emergency spillway is 271.50. The top of the berm should be raised to allow for a minimum of 1-foot of freeboard to minimize any erosion issues.*

See response #29.

32. *Silt fence is shown across the construction access and should be relocated to not impede construction vehicles entering/exiting the site.*

Revised accordingly.

33. *Section 5.2 of the SWPPP indicates that sediment basin pumping would be considered "nonstormwater runoff" which is not the case. Non-stormwater runoff is typically considered to be wash from vehicles, lubricants, and liquids that are not the result of rainfall.*

Need to revise in the final SWPPP.

Town of Rotterdam Comments:

A. *The Applicant will need to provide the Boundary Line Adjustment application and map for the 2 lots.*

Noted, will be submitted after zone change.

B. *Formal request to Planning Commission for parking waiver.*

Formal letter attached.

C. *Regarding the cross-access easement with Mohawk Valley library, the easement should be located in vicinity of new lot line on eastern side of property. The Applicant will need to provide draft language for the cross-access easement.*

This will be provided by Applicant's Attorney.

D. *The 35' high light poles seem excessive in height, however the Applicant should consider lowering the pole heights in some areas and provide justification for the proposed light pole heights. Also need to provide cut sheet that detail lumines for various fixtures.*

New lighting has been provided for review.

E. The Applicant still needs to submit proposed signage locations and details. Additionally, the Town Board has discussed requesting a monument "gateway" sign at the entrance to Rotterdam. Now shown on the revised site plans.

F. The Town is looking for sidewalks along Route 7 to entrance and into proposed restaurant to make the area more pedestrian friendly. Additionally, the Town would like the Applicant to provide crosswalk with pedestrian actuated treatments at the traffic signal. This is already being discussed.

G. The current landscaping plan provided is still very sparse, discuss with Planning Commission. Additional landscaping has been provided.

H. The Town would like to further discuss concrete parking spaces for all parking adjacent to the BJ's building, Retail building, and propane dispensing area. Not required per Town Code but happy to discuss.

Below items were emailed for continued site plan review and the proposed change of zone for GDP LVille Rotterdam, LLC and BJ's:

- 1.) Site Plans (sheets 1-10), Rev. #9: 11/13/2024.
- 2.) SWPPP, revised 11/13/2024.
- 3.) Stormwater Management Report, revised 11/13/2024.
- 4.) Planning Board parking space waiver dated 1/21/2024.

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. via email
cc: Tiffany Marsh w/encl. (via email)
MaryBeth Slevin w/encl. (via email)
Ryan Trunko w/encl. (via email)
5657A-11212024



November 21, 2024

Mr. Peter Comenzo, Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

To Whom It May Concern:

As an addendum to the letter I sent on October 17, 2024, regarding the potential construction of a BJ's Wholesale Club and retail shop on Route 7, while our initial letter indicated the desire for sidewalks, we would be amenable to the developer making a donation to cover the design and construction costs for the appropriate traffic/crosswalk as it pertains to our secondary campus. We have reviewed the proposal of the developer and would be supportive of this pathway, logistics forthcoming.

Sincerely,

A handwritten signature in black ink, appearing to read 'TBR' with a flourish.

Thomas B. Reardon, Ed.D.
Superintendent of Schools

11/21/2024

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

Date: December 11, 2024

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the statewide regulations under the Act (6NYCRR Part 617) (the "Regulations"), the Lead Agency has received an environmental assessment form in connection with the proposed action described below (the "Action") and the Lead Agency has determined (i) that said proposed action will result in no major impacts and therefore will not have a significant effect on the environment, and (ii) therefore that an environmental impact statement is not required to be prepared with respect to said Action.

SEQRA Status: Type I (X)
Type II ()
Unlisted ()

Conditioned Negative Declaration: Yes ()
No (X)

Contract Vendee: GDPL Ville Rotterdam, LLC
145 Otterkill Road
Mountainville, NY 10953

Owners: Flying J Inc.
185 S. State Street, Suite 1300
Salt Lake City, UT 84111

Location: 880 & 900 Duanesburg Road

Action: Change of Zone request on ±17.3 acres from Agricultural (A-1) to General Business (B-2). The applicant would like to construct a ±102,500 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road (Tax Map No. 57-3-7.112), and ±2,500 square foot retail building with associated drive thru at 880 Duanesburg Road (Tax Map No. 57.7-1-1.2). Consideration also given to the related application for Special Permits and Site Plan Review and Water District Extension.

Involved/Interested Agencies: Schenectady County Economic Development and Planning
Schenectady County Department of Health
NYS Dept. of Environmental Conservation – Region #4
New York State Department of Transportation
New York State Thruway Authority
United States Department of Army, Corps of Engineers
United State Fish and Wildlife Service
Rotterdam Highway Department
Rotterdam Police Department
Rotterdam Planning Commission
Metroplex Development Authority
Fire District #6
Schalmont School District

Reasons for Determination of Non-Significance:

The Lead Agency has reviewed the Change of Zone application, the associated site plans, a project description, full EAF, and supporting documentation, and conducted further investigation of the requested action and its environmental effects as deemed appropriate. Based upon this review and the Lead Agency's knowledge of the area surrounding the project, the Lead Agency has determined that the action will have no significant effects on the environment.

The Town of Rotterdam Department of Public Works transmitted this application information to all involved and interested agencies for review on November 9, 2023. The applicant then supplied supplemental information subsequent to the original submittal following up with the following agencies seeking letters relative to the actions. These inquiries include the following:

1. NYS Office of Archeological and Historic Preservation dated October 16, 2023;
2. US Department of Interior Fish and Wildlife Service dated October 16, 2023; and
3. NYS Department of Transportation dated May 22, 2024; and
4. Schalmont School District dated October 17, 2024

The Change of Zone request concerns a total of ± 17.30 acres consisting of two separate parcels located on the north side of Duanesburg Road immediately east of the entrance ramps to Interstate 88. The properties known as 880 and 900 Duanesburg Road are currently vacant and previously contained a single-family residential structure at 880 Duanesburg Road and a single-family residential home with a barn and associated outbuildings on 900 Duanesburg Road. These structures were demolished approximately 11 years ago. The Applicant seeks the Change of Zone to facilitate the construction of a new $\pm 102,500$ square foot BJs Wholesale Club with fuel pumps and a proposed $\pm 2,500$ square foot fast food restaurant. In addition to the proposed fueling facility proposed for this site, there are other fuel and convenience type facilities in the immediate vicinity. There is a recently constructed gas station/convenience store, liquor store, and a fast-food establishment (Wendys) located immediately to the west of the I-88 entrance and a truck stop fueling center with fast food (Pilot/Dunkin Donuts/Subway) also located immediately to the west. There is an existing regional library facility located to the east. And additional properties to the east of these parcels in the vicinity of the site are currently zoned B-2 and contain retail businesses and a wellness center. Lands of the Schalmont Central School District are located to the south are drainage areas, woodlands, and athletic fields. The entrance to the school campus is located approximately 1000 feet east of the proposed roadway into the property to be rezoned. A Water District Extension will be required for this project and the environmental effects of this action has also been considered in this determination. Prior to the issuance of building permits, both Site Plan approval as well as a Special Use Permit would be required for this commercial use from the Rotterdam Planning Commission.

The proposed Project will utilize public water and will provide on-site septic to treat project wastewater. The proposed project will connect to the Town of Rotterdam municipal water system which is located immediately adjacent to the project property along the western side of NYS Route 7 (Duanesburg Road). The proposed water supply system will include a distribution system to service the domestic and fire flow needs of the Project. The project will require either the extension of the existing Water District #5 or the execution of an out of district contract. The water appurtenances shall be designed and constructed in accordance with all local, state, and federal requirements for dedication to the appropriate entity at the sole cost of the Applicant.

Additionally, the Water District extension, as designed conforms to all applicable State and Town Standards. The associated infrastructure will be constructed at the sole cost of the Applicant. The finances for operation and maintenance of the facilities will be financed through the sale of water to the benefitted properties.

The Town of Rotterdam Town Board as lead agency has reviewed the Full Environmental Assessment Form Part 1 completed by the Project Sponsor along with supporting reports, studies, and plans.

The conceptual site plan and potential environmental effects of the proposed Change of Zone were discussed at regularly scheduled Planning Commission Meeting on September 5, 2023 and September 19, 2023 and a unanimous positive referral to the Town Board was prepared. The project was also the subject of a public hearing conducted at the December 13, 2023 Town Board Meeting in which two (2) members of the public spoke and had questions regarding the proposed Change of Zone.

The applicant has advanced review of the site plan with the Planning Commission and has made several revisions that will further mitigate environmental impacts. Pursuant to the allowances in 6 NYCRR Part 617, the Town has retained the services of a Town Designated Engineer to assist in the review of this project.

Further and final review of the proposed Change of Zone and Project was conducted by the Town Board on November 26, 2024 after receiving further input from Town Staff and the Town Designated Engineer for the project. The Town Board considered all comments received in its deliberations and decisions.

Based on the submitted materials, public comment, and input from the Planning Commission and Town Board, the Town completed or caused to be completed Part 2 of the Long Environmental Assessment Form and a Draft Negative Declaration dated December 11, 2024 was circulated for review and use by the Town Board in making this determination. This Draft Negative Declaration was also reviewed by GPI, the Town Designated Engineer on this project.

The evaluation indicates rezoning this property to General Business (B-2) will not result in significant environmental impacts. Any future project proposed for this site must meet the

requirements of the General Business (B-2) zone, as well as all other existing regulatory requirements at the Town, State, or Federal level; thereby adequately mitigating or avoiding significant environmental impacts.

Project History

GDPL Ville Rotterdam, LLC is contract vendee of ±17.30 acres consisting of two separate parcels located on the north side of Duanesburg Road immediately east of the entrance ramps to Interstate 88. Applicant requests a Change of Zone on these parcels from Agriculture (A-1) to General Business (B-2) to facilitate the construction of a new ±102,500 square foot BJs Wholesale Club with fuel pumps and a proposed ±2,500 square foot fast food restaurant.

Findings, Basis, and Rationale for Decision

The following discussion sets forth the Findings, basis, and rationale for the Town of Rotterdam's decision, including required mitigation measures. The analysis is based upon the criteria set forth in Part 1 and Part 2 of the Full Environmental Assessment form.

Impact on Land

The site includes primarily flat terrain with a mix of Moderately Well Drained to Poorly Drained Soils. Soil types include Silt Loam and Silt Clay. Average depth to Bedrock is greater than 5 feet and depth to Water Table ranges from approximately 6 to 30 feet.

There are either none or small impacts to land expected as a result of the project.

Impact in Geological Features

This Site Development will not result in any adverse impacts in Geological Features as it will not impact any unique or unusual land forms.

There are either none or small impacts to geologic features expected as a result of the project.

Impacts on Surface Water

There will be minimal impacts to Surface Water as a result of the Site Development due to small disturbances of federal wetlands as described in the Project Plans. The wetland delineation of the parcel has been completed and indicates that there is ±1.2 acres of federal wetlands on the site however only ±0.51 acres of federal wetlands are proposed to be disturbed. There are currently no NYS Department of Environmental Conservation jurisdictional wetlands located on or adjacent to the site. The Project will rely upon a Nationwide Permit from the Army Corp of Engineers in relation to the small disturbance.

The Nationwide permit application is submitted and the application demonstrates that the proposed action complies with the criteria and requirements for issuance of the permit. Any project action approval will be conditioned upon the issuance of a Nationwide Permit from the Army Corps of Engineers.

A Stormwater Management Report has been prepared by the Project Engineer and is dated February 13, 2024. Based upon comments from the Town Designated Engineer and some modifications to the project layout due to mitigation for avoidance of federal wetland areas, the report was revised on March 14, 2024, April 12, 2024, and November 13, 2024.

Surface Water will otherwise not be adversely be impacted by the proposed Site Development. Overall, the proposed stormwater management system reduces and/or eliminates the impacts of the proposed development by controlling and treating stormwater through the use of drainage ditches and channels, storm sewer piping, and stormwater management basins. The stormwater management system performance limits stormwater flows from the proposed development so that there is no increase in the peak flow rates at the design points of the receiving tributaries, streams, and drainage courses. The stormwater management system is designed to function adequately and not adversely affect adjacent or downstream properties.

The Project proposes the use of an on-site wastewater treatment facility to be treat effluent on-site, pass thru proposed surface stormwater bioretention basins, discharged into a culvert that travels under State Route 7 and ultimately into a receiving body of water. The Town Designated Engineer has prepared a map depicting the proposed system and pathway for discharge to the proposed surface stormwater system and its path across Duanesburg Road and through the property located to the south and ultimately into the Normanskill. This map was prepared to review the location of the proposed on-site system and to understand the pathways and distances associated with the surface water drainage both on and off the site. The discharge of surface waters has been discussed with both the NYS Department of Environmental Conservation and the Schalmont School District as there are wetland areas on the south side State Route 7 that may potentially receive this regulated water discharge. At the request of DEC, the Town and School District conducted a meeting to discuss the functionality and use of the proposed treatment system. The district had some additional questions concerning the system and the lead agency (Town of Rotterdam) requested additional information from the project applicant and Stantec Engineering on the proposed system. This information was provided to the district and there were no further comments.

This proposed surface water discharge system that contains both stormwater and treated effluent has been reviewed by the Town Designated Engineer and deemed acceptable for review and approval by the regulatory agencies. Any project action approval will be conditioned upon the issuance of a State Pollutant Discharge Elimination System (SPDES) permit from the NYS Department of Environmental Conservation for the on-site sanitary system.

There are either none or small impacts to surface water expected as a result of the project.

Impact on Groundwater

The proposed Site Development will not result in any adverse impact on Groundwater. The Project is designed with a municipal water system, which system has adequate capacity to serve the Project. The fueling area within the Project will be developed applying and implementing all applicable requirements under New York State Bulk Storage and Fuel Station regulations and requirements, including containment as prescribed in the rules and regulations. Wastewater will be treated through an onsite system which has been designed in accordance with all New York State and Schenectady County requirements.

There are either none or small impacts to groundwater expected as a result of the project.

Impact on Flooding

The proposed Site Development will not result in any adverse impacts on lands subject to flooding. The Project site does not lie within a flood zone nor will it result in modification of existing drainage patterns.

There are either none or small impacts to flooding expected as a result of the project.

Impacts on Air

The proposed Site Development will not result in any adverse impacts on air as it will not include any state regulated air emission source. Minor air impacts may be encountered with the use of machinery that utilizes fossil fuels during construction and traffic generated as consequence of any project action. In addition, dispensing of petroleum products may have minor impacts to the air quality however these impacts and mitigation are regulated by both state and federal regulations.

This site is in close proximity to the interstate and no residential dwellings are in immediate vicinity.

There are either none or small impacts to air expected as a result of the project.

Impact on Plants and Animals

An Endangered Species Habitat Assessment Report dated October 3, 2023 was prepared and indicates that based upon NYSDEC mapping that there are no Rare Plant or Animals Mapping and also analyzed the potential presence of the northern long-eared bat.

A letter was received from the US Fish and Wildlife Service dated October 16, 2023 indicating that they had reviewed the project site and have issued a “No Effect” on the northern long-eared bat.

The proposed Site Development will not result in adverse impacts on Plants and Animals, except for minor impact arising from temporary construction activities and associated disturbance and noise, and from the use of fertilizer and of pesticides to be applied by licensed application during normal site operation.

There are either none or small impacts to plants and animals expected as a result of the project.

Impacts on Agricultural Resources

No portion of the site is currently used for Agricultural purposes nor has it been devoted to such use in the recent past years. The construction of Interstate 88 in the 1960’s disrupted any potential future use of this property for agricultural purposes. The original farm home and associated barns abandoned for several years and were ultimately demolished in 2012.

With these parcels being collectively ± 17.3 acres and currently vacant with frontage on State Route 7 and adjoining Interstate 88 and drainage area. These properties have extremely limited potential for farming activities due to their size and surroundings. A review of Agricultural District mapping on the NYS Agricultural and Markets website indicates that these properties are not located in an Agricultural District.

There are either none or small impacts to Agriculture Resources expected as a result of the project.

Impacts on Aesthetic Resources

The proposed Site Development will not result in any adverse impacts on Aesthetic Resources as the proposed uses and structures are consistent with surrounding uses and structures.

There are either none or small impacts to Aesthetics Resources expected as a result of the project.

Impact on Historic and Archeological Recourses

A complete and comprehensive Phase 1A cultural resource survey was performed for the proposed project area. A No Impact Letter has been received from the Office of New York State Parks Recreation and Historic Preservation dated October 16, 2023.

There are either none or small impacts to Historic and Archeological Resources expected as a result of the project.

Impact on Open Space and Recreation

The proposed Site Development will not result in any adverse impacts on Open Space and/or Recreation opportunities. The project site is bounded on the north and south by major state and interstate roadways and has limited recreational value.

There are either none or small impacts to Open Space and Recreation expected as a result of the project.

Impact on Critical Environmental Areas

The proposed Site Development will not result in any adverse impacts on Critical Environmental Areas as the project is not within nor adjacent to a Critical Environmental Areas.

Impact on Transportation

A traffic study was prepared by the project consultant and review coordinated with both the NYS Department of Transportation and the Town Designated Engineer. The proposed site development will result in an increase of traffic, in particular during the weekday morning and evening peak hours and Saturday mid-day. The methodology used in preparing the Traffic Impact Study, including trip generation, trip distribution, trip assignment, background growth and level of service analysis are consistent with standard industry practice. No additional mitigation measures are required. Therefore, the intersection and safety improvements required at the existing intersections are consistent with the site's obligation to minimize the adverse impacts of the proposed development. In addition, the geometry and intersection control at the proposed site access roads will allow these intersections to operate at acceptable levels of service on all approaches.

As part of the coordinated SEQRA review of this application, the lead agency circulated the application materials to the Schalmont School District as an interested agency. The school property is located directly south of the proposed site and the signalized entrance to the school campus is located approximately 1000 feet east. Schalmont, in a letter dated October

17, 2024 had expressed some consideration of potential mitigation as there is currently no sidewalk infrastructure both on the school campus leading to the signalized entrance nor anywhere along Duanesburg Road in the vicinity of the school campus. There is however a pedestrian actuated button at the signalized entrance but no crosswalks or roadway signage. After discussions with both the Town Staff, Town Designated Engineer, and School District in regards to the potential for the construction of sidewalks and/or the location of a mid-block crossing, it was determined that the best course of action was to make improvements to the existing signalized entrance to the school campus. As part of this effort the Town has requested a monetary contribution from the project applicant to be put toward pedestrian improvements at the signalized intersection.

As part of the site plan review process for the project action, the Planning Commission will address any potential transportation improvements including signage, striping, handicap, and pedestrian accommodations.

There are either none or small impacts to transportation expected as a result of the project.

Impact on Energy

The proposed Site Development will result in an increase of use of various forms of energy for heat, lighting, and electricity. Nonetheless, the existing infrastructure includes sufficient capacity to provide services to the project without requiring new or upgraded infrastructures.

There are either none or small impacts to energy expected as a result of the project.

Impact on Noise, Odor and Light

The proposed Site Development will result in temporary increases in noise and odors due to construction activities, and thereafter in noise generated by typical commercial retail activities. Impacts from new lighting will be created as a result of the site development proposed to be developed on site. Noise and Odor impacts are expected to be primarily temporary in nature.

A photo illumination plan will be reviewed by both the Town Designated Engineer and the Planning Commission during site plan review. Lighting will be minimized to the greatest extent practicable at the fueling canopy, structures, and site lighting will be shielded and oriented downward to reduce lighting impacts. There are proposed significant buffers included in project design and through appropriate lighting design.

There are either none or small impacts to noise, odor, or light expected as a result of the project.

Impact on Human Health

The proposed Site Development is not expected to have any adverse impacts on Human Health as the project will not create opportunities for exposure to new or existing source of contamination.

There are either none or small impacts to human health expected as a result of the project.

Consistency with Community Plans

The proposed Site Development is generally in alignment with Town, County and State land use plans for the project vicinity, including but not limited zoning which authorizes commercial and residential uses, the inclusion of areas of open space, and development which is sensitive to surrounding land uses.

The Applicant submitted evidence to the Town Board that the Project as proposed is consistent with and supports the goals and objectives of the Town's Comprehensive Plan as adopted in 2022. The Comprehensive Plan for the Town of Rotterdam says its objectives are to encourage and promote quality development and utilize existing infrastructure and Town services. The stated goals also include the following:

- "Promote investment and reinvestment to attract and retain local businesses and employment opportunities.
- Ensure that commercial growth occurs in a manner that maintains the character of the community while expanding the Town's tax base and the availability of services to members of the community.
- Support and promote existing commercial and industrial areas." Page II-2 2022 Comprehensive Plan

While the property remains zoned Agricultural, it is no longer considered a suitable zoning for the site as it is surrounded by other Commercial uses and is located at the major intersection of Duanesburg Road (NYS Route 7) and NYS Interstate-88. The Project Proposal is consistent with the Corridor Mixed Use areas and recommended actions as defined and described in the Comprehensive Plan. (2022 Comprehensive Plan III-7).

Some of the existing infrastructure and Town services the project will benefit from are as follows:

- Located immediately adjacent to the intersection for the entrance to Interstate 88, characterized as a Key Regional Access point. Locating the proposed Project at this intersection ensures that the Project will have minimal impacts on the overall transportation system
- Located in the Schalmont School District which will benefit from the increased tax revenues.
- There is an existing water main on Duanesburg Road and an analysis of the water infrastructure indicates that there is sufficient quantity and pressure to service the project.

- The proposed use is compatible with surrounding uses and ensures that a significant retail resource to the Town of Rotterdam and the surrounding communities.

There are no feasible alternatives to the action given the existing agriculture zoning of the property and the proximity to Route 7 (Duanesburg Road), the commercial corridor for the town. There are no irreversible and irretrievable commitments of important resources which would be involved in the proposed action if it is implemented, as the lands involved are not actively used for any current purpose permitted under the existing zoning, the soils are not especially valuable for agriculture use, and most adjacent properties are zoned for and/or committed to commercial uses.

The Town Board has concluded that this project is consistent with community plans.

Consistency with Community Character

The proposed Site Development is not expected to result in adverse impacts to the Community Character. The project is designed in accordance with general zoning and land use objectives of the Town and County as discussed above. The Project models the Town's vision for development practices and meets the objectives discussed through their Comprehensive Land Use Plan and other planning documents. The vacant parcels located along Route 7 of the Town of Rotterdam are surrounded by parcels already developed for commercial and residential uses. The Project is surrounded by predominantly commercial uses and a major highway interchange for I-88. The existing land is vegetated with light brush with groupings of moderate woods and mixed areas of open meadow. The proposed design works to maintain the community characteristics enjoyed in the Town. Since the Project is expected to replace the existing BJ's operation in the Town, there is no new need for community services as a result of the Project.

Existing environmentally sensitive areas such as wetlands and stream courses are protected by the establishment of buffers and avoiding to the fullest extent possible the areas from potential impacts. The Project will allow for preservation of character, protect natural resources, and avoid additional demands to the infrastructure.

The Town Board has concluded that this project is consistent with community character.

The Town Board has also reviewed the potential development thresholds of this non-project action on the property for all potential uses of this property under the General Business Zoning Classification. Any use of this property will require Rotterdam Planning Commission site plan approval.

This rezoning will not result in any impacts to utilities and all coordination and expenses related to on-site utility infrastructure improvements will be handled by the project sponsor.

After a review of the application materials, the Long Environmental Assessment Form (Parts 1 and 2), and comments received on this proposal, the Town Board of the Town of Rotterdam has determined that this proposal will not have a significant adverse impact on the environment.

The Town Board has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

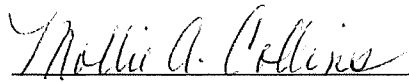
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction 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 Town Board 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

At a regularly scheduled public meeting of the Town Board of the Town of Rotterdam, held at the John F. Kirvin Government Center, Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY on the 11th day of December, 2024 hereby adopted this NEGATIVE DECLARATION pursuant to 6NYCRR PART 617, State Environmental Quality Review.



Mollie Collins
Town Supervisor

For further information contact: Peter J. Comenzo
Town of Rotterdam Senior Planner
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 x-338

For Type 1 Actions a copy of this Notice sent to:
Town Supervisor
Other Involved Agencies
Applicant
Environmental Notice Bulletin <http://www.dec.ny.gov/enb/enb.html>