

**Town of Rotterdam
Planning Commission
Summary of May 5, 2026, Meeting**

Workshop

1. **Carrols Corporation, LLC – 98 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to remodel the existing Burger King Restaurant including: ADA compliance and pedestrian accessibility, parking lot resurfacing and restriping with 50 spaces and two (2) ADA complaint spaces, repairing dumpster enclosure, redesigning landscaping replace signage, updates to drive-thru, and exterior façade remodel to current corporate standards on a ±1.08-acre parcel.
 - Motion to approve the Waiver of Site Plan was made by Mrs. Ciampino and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

Agenda

1. **Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Final Site Plan/Special Use Permit/Consolidated Subdivision Public Hearing for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±48,344 square foot consolidated parcel. Engineer: Bohler Engineering.
 - A motion that the Planning Commission adopt the Draft Negative Declaration for the Ridgeback Hospitality project as prepared by the Town Planner was made by Mr. Miglucci and seconded by Mr. Signore and the vote resulted in unanimous approval of the motion.
 - A motion that the Planning Commission approve the Special Use Permits for multiple tenants on one (1) parcel, the Chipotle drive-thru, and the 7 Brew drive-thru for the Ridgeback Hospitality project, subject to all the DPW and TDE comments and conditions stated on the record was made by Mr. Collins and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.
 - A motion that the Planning Commission grant final site plan approval and approve the consolidated subdivision for Ridgeback Hospitality LLC, subject to all DPW and TDE comments and conditions stated on record was made by Vicechair Ricker-Scannell and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

2. **JGFP, LLC (Lessee) – 2544 Guilderland Avenue.** The applicants request a Waiver of Site Plan review to operate a tavern and restaurant in an existing $\pm 2,634$ square foot building on a combined ± 0.33 -acre parcel.
 - No action was taken. The applicant was requested to return to the May 19, 2026 Planning Commission meeting with additional information.

3. **Bulldog Auto, LLC (Lessee) – 1105 Mitchell Road.** Revocation of Site Plan & Special Use Permit approvals from May 6, 2025, due to non-compliance. Surveyor: Christopher J. Meyer.
 - A motion that the Planning Commission revokes the Site Plan and Special Use Permit approvals for Bulldog Auto, LLC at 1105 Mitchell Road based on non-compliance with the approved site plan and conditions of approval with an effective date of June 30, 2026. Should the applicant cure all conditions stated on the record prior to such date, as determined by Code Enforcement, then the revocation will be deemed null and void. This motion was made by Mr. Collins and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.

4. **Town of Rotterdam** – Report and Recommendation to the Town Board for a proposed amendment to Section 270-214.1 of the Rotterdam Town Code (Battery Energy Storage Systems) – GE Vernova Campus Exception.
 - A motion that the Planning Commission forwards its positive report and recommendation to the Town Board regarding the proposed amendment to Section 270-214.1 of the Rotterdam Town Code concerning Battery Energy Storage Systems was made by Mr. Miglucchi and seconded by Mr. Zink and the vote resulted in unanimous approval of the motion.