

**Town of Rotterdam
Planning Commission
Summary of May 19, 2026, Meeting**

Workshop

1. **Bachata Restaurant LLC – 1222 Duaneburg Road.** The applicant requests a Waiver of Site Plan review to operate The Agave Cantina (formerly Caffarelli Pizza) in an ±1164 square foot tenant space on a ±25,049 square foot parcel.
 - Motion to approve the Waiver of Site Plan was made by Mr. Miglucci and seconded by Mrs. Ricker-Scannell and the vote resulted in unanimous approval of the motion.

2. **Anna Marie Prestipino & Robert and Tina Pierone – 46 & 57 Ester Street.** The applicants request a Waiver of Subdivision to Boundary Line Adjust ±9,020 square feet of property from 46 Esther Street (Tax Map No. 59.05-8-14.142) to 57 Esther Street (Tax Map No. 59.05-9-18). Surveyor: Blackstone Land Surveyors.
 - Motion to approve the Waiver of Site Plan was made by Mr. Signore and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.

3. **The Club Hospitality, LLC – 2200 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to operate The Club Restaurant in a ±3,500 square foot tenant space located at the existing clubhouse on a ±19.21-acre parcel for the Whispering Pines Senior Living District community.
 - Motion to approve the Waiver of Site Plan was made by Mr. Collins and seconded by Mr. Signore and the vote resulted in 6-1 approval of the motion.

TOWN CLERKS OFFICE
MAY 22 '26 PM 12:54

Agenda

- 1. Primax Properties, LLC – 774-778 Duanesburg Road.** Special Use Permit Public Hearing for the sale of motorized vehicles, including mini-bikes, dirt bikes, go-karts, scooters, tractors, utility vehicles, and all-terrain vehicles associated with the proposed ±21,930 square foot retail Tractor Supply store on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.
 - A motion that the Planning Commission approve the Special Use Permit for the sale of motorized vehicles for Primax Properties, LLC at 774-778 Duanesburg Road, subject to all DPW comments and conditions on record was made by Mr. Miglucci and seconded by Mr. Signore and the vote resulted in unanimous approval of the motion.

- 2. 170 Caldicott Road, LLC – 2403 First Avenue.** Final Two (2) Lot Minor Subdivision Public Hearing: Lot #1 – Proposed Single Family Residence on First Avenue. Lot area =±8,906 square feet. Lot #2 – Existing Single-Family Residence at 2403 First Avenue with frontage on Third Street. Lot area =±6,053 square feet. Surveyor: Gilbert VanGuilder Land Surveyor, PLLC.
 - A motion that the Planning Commission adopt the Draft Negative Declaration for the 170 Caldicott Road, LLC project as prepared by the Town Planner was made Mrs. Ricker-Scannell and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.

 - A motion that the Planning Commission approve the final two (2) lot minor subdivision for 170 Caldicott Road, LLC at 2403 First Avenue, subject to all DPW comments and conditions stated on the record was made by Mr. Signore and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

3. **R & B Rental, LLC – 1110 Mitchell Road.** Special Use Permit /Waiver of Site Plan Public Hearing to modify an existing Special Use Permit to allow for up to three (3) tenant spaces on a ±1.63-acre parcel. Tenant Space #1 Nino’s Equipment ±13,500 square feet, Tenant Space #2 Office Use ±3,000 square feet, Tenant #3 parking facility for trucks and trailers on eastern portion of property.
 - A motion that the Planning Commission table this Special Use Permit/Waiver of Site Plan application until more information can be obtained regarding potential improvements and associated costs to the eastern entrance to the facility was made by Mr. Collins. This motion was seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

4. **David & Darla Bills – 1390 Main Street.** Two (2) Lot Minor Subdivision: Lot #1 – Proposed Single Family Residence Lot area =±1.40 acres. Remaining Lands – Existing Single-Family Residence and Barn located at 1390 Main Street = ±43.66 acres. Surveyor: Azimuth Surveying & Cartography, PLLC.
 - A motion that the Planning Commission declares itself Lead Agency for this Unlisted Action under 6 NYCRR Part 617 SEQR for the David & Darla Bills two (2) lot minor subdivision at 1390 Main Street was made by Mr. Collins and seconded by Mrs. Ricker-Scannell and the vote resulted in unanimous approval of the motion.

5. **B & M Legacy, LLC (Lessee) – 2544 Guilderland Avenue.** The applicants request a Waiver of Site Plan review to operate a tavern and restaurant in an existing ±2,634 square foot building on a combined ±0.33-acre parcel.
 - A motion that the Planning Commission grant a waiver of site plan review for B & M Legacy, LLC at 2544 Guilderland Avenue, subject to the conditions stated on the record was made by Mrs. Ricker-Scannell and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.