

**Town of Rotterdam Planning Commission
Minutes of January 23, 2024 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, January 23, 2024, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

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

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

Waivers:

- 1. Mohawk Valley Carpets LLC – 1742 Chrisler Avenue.** The applicant requests a Waiver of Site Plan to allow a rug showroom ancillary to existing rug warehouse in existing tenant space #2 containing ±4,090 square feet on a ±0.44-acre parcel.

Motion was made by Mr. Miglucci and Mr. Calder seconded the motion to **TABLE** this Waiver to the February 6, 2024 meeting and the vote resulted in unanimous approval of the motion.

- 2. Nitza & Daughter's Boutique, LLC – 2654 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a retail men and women boutique in existing tenant space on a ±0.62-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Property is in Sewer District #7 and has been connected to sewer.

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

- 3. A+ Nails Art & Spa – 3049 Broadway.** The applicant requests a Waiver of Site Plan review to operate a nail salon in an existing ±1,475 square foot building on a ±0.42-acre parcel.

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.

2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
5. Reciprocal easements for parking, access, and maintenance have been executed with the adjoining property owners as part of the Aldi redevelopment project.
6. Owner/applicant shall install a water meter. Please check with DPW for specifications.
7. Applicant shall obtain Schenectady County Health Department approval and/or New York State Department of State licensing if required.
8. Prior to Certificate of Occupancy, applicant shall provide a copy of the duly executed Ventilation System Certification to DPW.

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

The Pledge of Allegiance to the Flag was recited.

Ms. Scannell: The first matter on the agenda is the approval of the Summary Minutes from the January 9, 2024 meeting. Is there any discussion? Is there any discussion? I will entertain a motion to approve the minutes.

Mr. Collins: I make the motion, Madam Chairman.

Ms. Scannell: Is there a second?

Mr. Calder: I second the motion.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Abstain.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Mr. Calder needs to abstain.

Ms. Heinel: You were not here for the last meeting. When the roll is called and you were not at the meeting, you need to abstain.

Ms. Scannell: Motion passes.

1. **Jeffrey Klein – 661 River Road. Final Site Plan review for the installation of an 18.225 kW small scale ground mounted photovoltaic array on ±10 acres to supply power to the Hungry Chicken Country Store. Engineer: Kasslman Solar.**

Ms. Scannell: Hi, how are you?

Mr. Martin: I'm good. How are you?

Ms. Scannell: I'm well, thanks.

Mr. Martin: Good evening, Board, as introduced, well first off, my name is Alex Martin from Kasslman Solar representing Mr. Jeffrey Klein.

We are proposing a 18.225 kW ground mounted solar array for the use of on-site consumption for The Hungry Chicken. We just got back from the Town Board Watershed review and the array is going to be set away from any public view from the street and the park down below. The EAF form for the environmental assessment had sensitivity for, let me back up, the flood zone, I'm sorry that is what I mean to say that showed up in the environmental assessment form is far away from the installation zone. On the site map you see it just included because the river bends into the property. I don't believe there are any other questionable factors that have been brought up other than we will avoid on site fueling of the installation equipment that we will be installing the ground screws. If the board has any other questions, I would be more than happy to answer them.

Ms. Scannell: Starting the discussion, Mr. D'Alessandro, do you have any comments or questions?

Mr. D'Alessandro: No, I don't have any questions. I'm just curious how many panels is 18 kW?

Mr. Martin: It has 45 panels of 405-watt panels.

Mr. D'Alessandro: That is all that I have. I'm fine with the project.

Ms. Scannell: Mr. Calder?

Mr. Calder: The only thing that I'm just wondering about is how would you even track the refueling portion of this where there is a concern of what maybe drips or maybe spills. How would you even do that? Everything else turned out fine but how would you even do that if you were going to do it? Have someone monitor the site while you're working?

Mr. Martin: The only equipment that would need to be refueled would be the loader that carries the drilling equipment and since there is only, I believe, four (4) ground screws so the amount of work that would need to be done wouldn't even constitute refueling of that machine. For four (4) "Inaudible" piles we will not need to refuel with that front loader. That would be our only exposure and vulnerability to any environmental policies.

Mr. Calder: I was just curious. I don't see it being an issue but I was wondering if it was an issue, how they can track it anyway. That is all that I have. Thank you.

Ms. Scannell: Mr. Collins?

Mr. Collins: I think it's a good project. Anything that can help you defray costs so you can keep making egg sandwiches, I'm happy and good with it.

Ms. Scannell: Mrs. Flansburg?

Mrs. Flansburg: Similar but different. I think it's a good project being able to have onsite consumption of this might help him defray costs elsewhere and seems supportive of his business and a good use. Thank you.

Ms. Scannell: Mr. Signore?

Mr. Signore: I'm good.

Ms. Scannell: Mr. Miglucci, you're a neighbor, right?

Mr. Miglucci: I was just going to say that if I stood on my back deck and fire my sling shot, I would probably hit the roof of the Hungry Chicken. That is all that I got. Thank you for your service to the community. I know a lot of people from the park that come over for ice cream and the people in the neighborhood love it. Thank you.

Ms. Scannell: I think this is a wonderful project. I was not up here the last time that you were presenting, but I was sitting in the audience and I would just like to mention that I thought it was wonderful that you had looked at our Comprehensive Plan and had mentioned that the last time I saw you speak so, thank you for doing that. It wasn't something I was used to hearing. I do thank you. I think it's a great project.

So, Rotterdam Planning Commission has declared lead agency on December 5th and the Town Board is scheduled to take action on the location in the Aquifer Overlay District tomorrow night and I will entertain a motion to adopt the SEQR draft negative declaration as prepared by the Town Planner.

Mr. Collins: I will make that motion, Madam Chairman.

Mr. Miglucci: I second the motion.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion is passed and approved.

I will entertain a motion to approve final site plan with conditions.

Mr. Miglucci: I make a motion.

Mrs. Flansburg: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

There you go.

Mr. Martin: Excellent, thank you very much.

Ms. Scannell: Thank you very much.



Town of Rotterdam
Office of the Planning Commission

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Peter J. Comezno, Senior Planner

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Resolution Number PC 4-2024

Moved by Mr. Miglucci, Seconded by Mrs. Flansburg
Applicant: Jeffrey Klein

Applicant: Jeffrey Klein

Project Location: 661 River Road
Rotterdam, New York

Tax Number or Numbers: 28.00-3-4

Proposed Project: Final Site Plan review for the installation of an 18.225 kW small scale ground mounted photovoltaic array on ±10 acres to supply power to the Hungry Chicken Country Store.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on December 5, 2022 and a public hearing on January 23, 2024, to consider the above referenced Site Plan and,

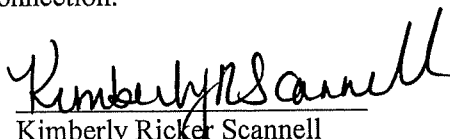
WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

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

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

1. Approval is contingent on receiving Town Board approvals for the location of this project in the Aquifer Overlay Zoning District.
2. Add note to plan: "During the construction activities contractors should be aware of potential contaminant sources during the construction phase of the project. Specifically, construction equipment and support vehicles must not be re-fueled on-site. Should a spill occur during the construction activities, measures should be immediately taken to mitigate the spill."
3. Applicant shall obtain building permits and be issued a certificate of compliance by the Rotterdam Building Inspector prior to the connection.


Peter J. Comezno
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman



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

Date: January 23, 2024

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: Jeffery Klein
661 River Road
Schenectady, NY 12306

Location: 661 River Road
Schenectady, NY 12306

Tax Map Number(s): 28.00-3-4

Zoning: Agriculture (A-1) Zoning District.

Action: Site Plan to allow for the installation of an 18.225kW ground mounted small-scale solar array on a ±10 acre parcel for use by the Hungry Chicken Country Store.

Other Involved Agencies: Rotterdam Town Board

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on December 6, 2023. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested approval for the installation of an 18.225kW ground mounted small-scale solar array on a ±10-acre parcel for use by the Hungry Chicken Country Store.

The proposed solar array will be constructed on a 10-acre parcel located in Aquifer Protection Zone III (General Aquifer Recharge Area). Zone III generally corresponds to the boundaries of the aquifer system and is defined as the area where runoff and precipitation flow directly and rapidly into the ground. The parcel is located approximately one-half mile from the Town of Glenville well field and is positioned on the opposite side of the Mohawk River as the Glenville well field.

The project was reviewed by Jason Pelton, Groundwater Management Planner for the Watershed Board and the proposed land use does not represent a threat to the aquifer system. The construction of a 18.225kW ground mounted small-scale solar array will occur on approximately 0.02 acres of the 10-acre parcel and does not violate the overall purpose or intent of the Schenectady County Intermunicipal Watershed Rules and Regulations (§142.2 of the New York State Public Health Law). The solar modules will be installed on ground-mounted frames and helical piles will be used for structural support. Although this use as a solar array is unlikely to have an adverse impact on the quality of the Great Flats Aquifer, Kasselmann Solar, Inc. and their contractors should recognize potential contaminant sources during the construction phase of the project. Construction equipment should not be re-fueled near open excavations and measures should be taken to report and mitigate potential spills during construction activities.

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

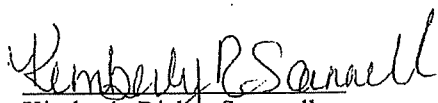
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public meeting held on January 23, 2024 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mr. Collins, seconded by Mr. Miglucci, and approved by the Rotterdam Planning Commission.


Kimberly Ricker Scannell
Planning Commission Chairman

2. Primax Properties, LLC (Contract Vendee) – 2945 Hamburg Street. Sketch Site Plan review to construct a ±10,640 square foot retail store on a ±2.24-acre parcel. Engineer: Bohler Engineering.

Ms. Scannell: We have Caryn Mlodzianowski. Am I saying that properly?

Ms. Mlodzianowski: Perfect.

Ms. Scannell: From Bohler Engineering to present. Welcome.

Ms. Mlodzianowski: Thank you. Good evening, Caryn Mlodzianowski, Bohler Engineering on behalf of Primax Properties, LLC here this evening to introduce the proposed retail store at 2945 Hamburg Street here in the Town.

The property is currently vacant and it is outlined on the map as you can see here across from St. Adalbert Cemetery. We do have some existing commercial buildings on either side of the property. As mentioned, it is about 2.2 acres in size and we are proposing a 10,640 square foot retail store.

The property is within the B-1 zoning district with the option to apply the core overlay as well. We did share an initial site plan with Peter, thank you for meeting with us to take a look at that. We did have some parking and asphalt between the building and the road at that time. So, we did go back to the drawing board and took a look at the core standards as well which seems to be the direction that the Town is heading between the overlay and the Comprehensive Plan and the intent a mix of both walkable, pedestrian friendly site as well as vehicle accommodations. So, in taking a look at that, we brought the building closer to the road so it's between the outlined front setback of 25 minimum to a 100-foot maximum. So, we are at about 45' setback in the front with greenspace in-between the building and sidewalk.

If you are familiar with the site, today, it does have two (2) curb cuts. We looked at keeping both of those. Who doesn't want multiple driveways but it didn't really prove to be beneficial. The store can function with one so we are proposing to close the southernmost curb cut which is approximately in this area that is here. We will be keeping the northern most curb cut and that street frontage has been improved recently so it does have the sidewalk and pavers which is nice. We will have a sidewalk connection but we are just at sketch level here. So, looking for a "Inaudible" general site plan layout. As you can see it's a pretty small development for this lot. Lots of greenspace can be retained. I did want to note that per code, we would be required for this building to have about 54 parking spaces. We only need 33, which is what we are showing. It would be our intent to request a waiver for the parking to have less asphalt and more green space as far as that is concerned.

It looks like we have all the utilities here, water, sewer, so we are excited to present this project at sketch plan level tonight.

Ms. Scannell: I'm not sure if you were here for our workshop portion and what, if anything, you may have heard us talking about. Thank you for referencing our Comprehensive Plan. It is something that we are looking towards for guidance. I understand that this is just a sketch plan and hopefully you will be open to hearing the feedback of what esthetically we were interested in seeing in that corridor. It would be one of the newer buildings and it's an opportunity for Dollar General to shine and in a really positive way. There is a lot of residential neighborhoods surrounding the property, but like you said, there is also a lot of businesses. So, Peter and I have been looking online and I can't believe how many different Dollar General's there are style wise. Really, really impressive and hopefully you guys are willing to work with us on that. Is that something that you would entertain?

Ms. Mlodzianowski: Yes, first we want to make sure the layout is accepted. This would be a corner entry if you are familiar with Rotterdam Junction and that building and it would be similar to that with the corner entry. If you're not, I did bring a picture of the built store as far as that goes with architecture as well.

Ms. Scannell: That corridor is completely different than this corridor. Are you suggesting that it would be a similar building?

Ms. Mlodzianowski: We haven't proposed or submitted architecture.

Ms. Scannell: Gotcha.

Ms. Mlodzianowski: I know that is in the town and we did that recently.

Ms. Heinel: She meant the corner entrance is proposed to be the same.

Ms. Mlodzianowski: The corner entrance is not typical so it would be similar in that regard. This building is slightly bigger but we did make enhancements on that building and that is why I referenced it.

Ms. Scannell: And have you had an opportunity to see the comments from DPW?

Ms. Mlodzianowski: Yes.

Ms. Scannell: Mr. Miglucci, comments, questions, concerns?

Mr. Miglucci: It's just the initial plan. I mean as long as there is enough parking and everything seems like it falls in line. Like I said, the façade of the building will probably make a bigger impact for that area. It's empty space and it's across from the cemetery and there is nothing going on there. You are bringing another business into Rotterdam is okay with me.

Ms. Scannell: Mr. Signore?

Mr. Signore: I'm fine with it as long as they change façade so that it is somewhat with the character of the area there.

Ms. Mlodzianowski: When you say change it, we haven't submitted anything yet. Change it from...

Mr. Signore: I mean in your thoughts that is all that I'm thinking. I just don't want to see a big square building painted bright yellow. Something that kinds of goes a little more with the character of the neighborhood here.

Ms. Mlodzianowski: Okay.

Mr. Signore: I understand that you can't get the façade out until you have the plan but I just want you to maybe...

Ms. Mlodzianowski: We appreciate that, thank you.

Ms. Scannell: Thank you. Mrs. Flansburg?

Mrs. Flansburg: Yes, I think it would be an amazing addition to the Hamburg Street corridor we have and it can only continue to improve. Like the Chairperson said, it's the first potential new business not just a retro fit of another business. It's an opportunity for something unique but exciting for both sides. Site plan wise, I looked into a few other places to see the parking. The one out in Schoharie is one that I happen to be familiar with so I just goggle earth real quick and they had 29 so, 33 seems good. There is one in Adirondacks doesn't seem to have 54. I didn't know if we would be able to waive or I know that some businesses in the past have banked parking in case that it is ever needed and it looks like there is plenty of room to add it, should you need it, if that becomes a good problem to have where your parking lot is so full. At least it is something "Inaudible."

As a first glance for a sketch plan, I think, the very basics of it obviously going to the one entrance/exit is probably more reasonable than what is there now. I think the project would be coming in after all of the corridor improvements have been made on Hamburg Street, which is a benefit to the business before it is even started. I am in favor of the project and we will just work on some of the technical stuff as we go along with lighting and nearby neighbors and things like that.

Thank you.

Ms. Scannell: Mr. Collins?

Mr. Collins: I think it's a great project. So, you are going to use that back strip as probably snow storage, is that what your intent is for that?

Ms. Mlodzianowski: Yes.

Mr. Collins: I got one other question and maybe you can answer and maybe not. These drywells are they going to be deadheads for stormwater.

Ms. Mlodzianowski: Those are existing. They are right here on the map.

Mr. Collins: And there is a couple up front, right?

Ms. Mlodzianowski: Yes. We anticipate good soils here and we move forward with Geotech investigations. I mean, even in the right-of-way, there are drywells that are there.

Mr. Collins: I don't know why they are there.

Ms. Mlodzianowski: Well...

Mr. Collins: I was just curious if you were going to use them like stormwater deadhead or so forth if there is water runoff.

Ms. Mlodzianowski: That's right, it is for stormwater. What I gather from walking the site is these drywells that are existing here, the adjacent business actually has "Inaudible" downspouts and it appears that they drain into those on the property. We will just avoid them and let them be.

Mr. Comenzo: I suspect they were probably part of the Rolling Greens when the building was there, which was twenty something years ago.

Mr. Collins: The only suggestion that I had but if you plan on doing and I don't know if the one in the junction came back and decided to sell propane.

Mr. Miglucci: The one in the junction sells propane.

Mr. Collins: If you put bollards around that if you do but we will get into that later. I think it's a great plan and I'm looking forward to it. That is all that I have.

Ms. Scannell: Mr. Calder?

Mr. Calder: I would agree with Mr. Collins and it's a good plan and it will be well utilized over there. That property has been empty for probably 20 years or better. It is good to add something to the tax base in that area. I'm for this project. Thank you.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: I think it's a great project for the area. That's a huge lot and that is going to fill in most of it. This is what we have been planning for when we put the sewers in to draw business in so this is nice to see that this is what has come out of it. I think this would be a real good project there. Thank you.

Ms. Scannell: I agree with everyone on the Planning Commission and I especially love how much green space that you are leaving. Aesthetically it's a really nice addition to that corridor. I took a drive down the street at the far end of the parcel and people thought I was a stalker or something but just to kind of see what they would be seeing and there seems to be a row of trees that you are planning on leaving that there at the end as a buffer.

Ms. Mlodzianowski: Yes.

Ms. Scannell: I think it's great. I'm just curious and I don't even know if you would know this but is this Dollar General going to be one that sells produce at it because I know some of them are starting to?

Ms. Mlodzianowski: Not that I'm aware of but I can ask.

Ms. Scannell: I was just curious.

At this time, I would like to entertain a motion that the Rotterdam Planning Commission declare lead agency for this project.

Mrs. Flansburg: I'll make that motion.

Mr. Signore: I second the motion.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried. I will also entertain a motion to authorize myself, the chairman, to enter into an agreement to hire a Town Designated Engineer to assist in the review of this property.

Mr. Collins: I'll make that motion.

Mr. Signore: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Ms. Mlodzianowski: Site layout is okay.

Ms. Scannell: Yes, and it looks great and we really look forward to working with you and Peter has some great ideas, we all have some great ideas so, we look forward to talking with you moving forward to how we can really achieve the best for everybody.

Ms. Mlodzianowski: I'm looking forward to it as well. Thank you.

Mr. Comenzo: Were you okay with the DPW comments? This is still a sketch but there were some thoughts about landscaping and putting a pedestrian crossing in where already closing off that curb cut to get across the street. In the vicinity there to put some type of midblock crossing.

Ms. Mlodzianowski: Okay, I will have to look at that.

Ms. Heinel: Obviously, it's a State street so that would be subject to any DOT approvals or concerns that they would have related to it.

Ms. Mlodzianowski: We can consider all these.

Mr. Comenzo: Great.



Town of Rotterdam
Office of the Planning Commission

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

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Resolution Number PC 5-2024

Moved by Mrs. Flansburg seconded by Mr. Signore
Applicant: Primax properties, LLC (Contract Vendee)

Applicant: Primax Properties, LLC (Contract Vendee)

Project Location: 2945 Hamburg Street
Rotterdam, NY

Tax Number or Numbers: 59.19-1-7.1

Proposed Project: Site Plan review to construct a ±10,640 square foot retail store on a ±2.24-acre parcel.

WHEREAS, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

WHEREAS, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, January 23, 2024, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environmental Quality Review).

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC 6-2024

Moved by Mr. Collins seconded by Mr. Signore
Applicant: Primax Properties, LLC (Contract Vendee)

Applicant: Primax Properties, LLC (Contract Vendee)

Project Location: 2945 Hamburg Street
Rotterdam, NY

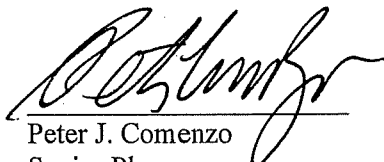
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WHEREAS, the Town of Rotterdam does not employ an Engineer for the review of plans; and,

WHEREAS, the Rotterdam Town Board approved a list of Town Designated Engineers to be utilized for such plan review at its January 1, 2024 organizational meeting; **NOW:**

IT IS HEREBY RESOLVED THAT on this day, Tuesday, January 23, 2024, the Rotterdam Planning Commission hereby authorizes the Planning Commission Chairman to execute a contract with a Town Designated Engineer (TDE) to assist in Site Plan review for the above referenced project.


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman

3. Michael Demers – 595 Currybush Road. Sketch Two (2) Lot Subdivision: Lot 1 = ±2.68 acres with existing single-family residence, Remaining Lands = ±95.61 acres. Engineer: Ingalls & Associates, LLP.

Ms. Scannell: This is Chad Pagan?

Mr. Pagan: Yes, from Ingalls and Associates. It's good to see most of you. I see some new faces. Happy New Year everybody.

Ms. Scannell: Happy New Year.

Mr. Pagan: As you stated, it's an A-1 zone we are doing a two (2) lot subdivision of a ±99-acre parcel. It is for two (2) parcels. One to be 2.68 acres which contains the existing home, septic and well and so forth and then the remainder is 95.61 acres which at this time will remain undeveloped.

Ms. Scannell: Did you have an opportunity to look at the DPW comments?

Mr. Pagan: Yes, I did. I saw them last night.

Adding the note about the, I guess we have to reword how we have it on there and then the well comment is not a big deal and simple.

Ms. Scannell: How about the third comment?

Mr. Pagan: From what I am told that issue with the building department is resolved?

Mr. Demers: Michael Demers, owner. We had one of the city inspectors come down and look at the property to tell us what we needed to change. Unfortunately, the contractor that "Inaudible..." (*Board members shuffling papers near the microphone*). We have done all that and we have given all that they needed, we gave them sketches basically, there are two (2) porches that we put on the outside of the house and that is what did not get permits. Everything else was fine. We sat with "Inaudible" to tell us what we need to adjust and we are in the process of doing that now. He will come out and give us the final thumbs up once everything is completed which should be by the end of this week.

Ms. Scannell: When did you sit down with him?

Mr. Demers: This was last Wednesday.

Ms. Scannell: Last Thursday I had a DPW meeting and my understanding is that there had not been compliance.

Mr. Comenzo: I think they were waiting, in terms of the notes that I had gotten, there were some updated drawings that were supposed to be submitted. The contractor submitted drawings but they were not acceptable he hadn't submitted those yet. I don't know what the timeline is for getting those back into...

Mr. Demers: Tomorrow.

Ms. Scannell: So, unfortunately this matter is going to be tabled until the next meeting as long as everything can be in order at that time, we can move forward with this.

Mr. Demers: Thank you.

Mr. Collins: I will make a motion to table this.

Mrs. Flansburg: I second the motion.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion is carried.

"A Nice Place to Live"

"A Nice Place to Do Business"



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number Planning Commission 7-2024

Moved by Mr. Collins seconded by Mrs. Flansburg

Applicant: Michael Demers

TABLED

Applicant: Micheal Demers

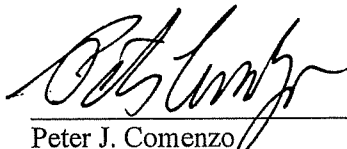
Project Location: 595 Currybush Road
Rotterdam, NY

Tax Number or Numbers: 47.-47-8

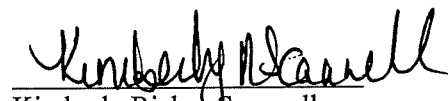
Proposed Project: Two (2) Lot Subdivision: Lot 1 = ±2.68 acres with existing single-family residence, Remaining Lands = ±95.61 acres.

WHEREAS, the Rotterdam Planning Commission made a motion to table this project to their next meeting scheduled for February 6, 2024; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, January 23, 2024, the Rotterdam Planning Commission hereby **TABLED** this project until any outstanding code issues with the Rotterdam Building Department are resolved.



Peter J. Comenzo
Senior Planner



Kimberly Ricker Scannell
Planning Commission Chairman

4. **R and R Brothers Property Management LLC – 190 Garden Street. Sketch Two (2) Lot Subdivision: Lot 1 = ±15,000 square feet with proposed single-family residence, Lot 2 = ±44,208 square feet with proposed single-family residence. Engineer: ABD Engineers, LLC.**

Ms. Scannell: We have Luigi Palleschi from ABD Engineers to present.

Mr. Palleschi: Good evening and thank you. As you mentioned we are here to discuss the two (2) lot subdivision for 190 Garden Street. It sits at the terminus of Garden Street dead end. It's not that long of a dead-end street but it does end with the driveway coming off of the end for the neighboring property here. Two (2) lots are proposed. Lot #1 as mentioned meets the minimum lot requirements here of 15,000 square feet. Lot #2 is 44,208 square feet. There is public water and a hydrant right at the end of this terminus street.

There is an easement that we believe is at the end of Garden Street to allow for this water main that the Town owns. We would propose two (2) water laterals off of that watermain. Septic systems are proposed. They will most likely be a shallow trench system. There is some high groundwater there. Back in November, we did a preliminary test pit and walked the land to see where we could position these homes and the groundwater is about three feet (3'). In talking with the Raucci brothers, the type of homes that they are planning to build here would be a raised ranch and no full basement because of the groundwater in the area.

After walking the property and seeing the DPW comments, there is some wet area in the southwest portion of the property itself. At this point, we were not aware that there was a wetland delineation done back in 2008 so, we will have to revisit that and get a wetland biologist on board to do a walk and determine if they are jurisdictional number 1. I know that is a big thing now with a lot of these properties that have been around for a long time. We feel that positioning these buildings were best fit meeting the zoning and also helping the town improve the end of this terminus street. As I mentioned earlier, it's a dead end where emergency vehicles and even plow trucks would likely back up, plow the snow back up the entire way where we can provide a T turn around that meets the fire code and providing land back to the Town of Rotterdam for that T turn around situation and allow the Town watermain to be within the town right-of-way as well.

We are hoping we can work with the town. I think, again, from looking at these comments from DPW and I know this is just sketch plan and things could be massaged a little bit here. Maybe this isn't the best layout for the homes and we will certainly look at that after we get the wetland study done.

So that covers the first two (2) comments here on the DPW. The third is the perc tests which I had mentioned. We did a preliminary. We know we have to do additional test pits and perc tests with the County and the Town but again, being it is just sketch plan, we kind of want to get your feedback from the project here and we will certainly do additional testing that is needed.

Number 4 states the property sits lower than surrounding Garden Street properties and then again referring back to the 2008. It does sit low but the low point is in this back corner so, depending on if there are jurisdictional wetlands, we will look at that. That will be determined.

Number 5 as far as the turnaround and the water service, like I said earlier, we are happy to work with the town and try to provide something that is safe for both the town and the residents here at the end of the dead-end street here.

Overall, it is a one and half (1.5) acre parcel that sits at the end these two (2) homes would be comparable to the homes that have been built on the street as well. With that said, if there are any questions from the Planning Commission, I would be happy to answer them.

Ms. Scannell: I think before we entertain questions, I'm going to have Courtney weigh with regard to wetlands and what will be required.

Ms. Heinel: Just like with the other property that you came in with for, that yes, a wetland biologist is great but in order for the Planning Commission really without legally getting themselves in trouble potentially in the future we are still going to require that letter from Army Corps or otherwise that they do not consider this a jurisdictional wetland. The damage that could incur on the town in terms of fine and everything else as well as you guys, if we just say go ahead based off of a biologist say so, that is not going to cover us. So, I would start, we all know how Army Corps can be about responding to these things. I get it. I don't think the wetland biologist is a bad idea and maybe that will help support your position when you ask Army Corps about it but we are going to require a letter from Army Corps or something from Army Corps just stating they do not consider it jurisdictional, if that is what you end up finding with it. And we will just need an additional say so from them related to that before we allow any infringement on a delineated wetland of theirs.

That would be the only sticking point for that is that we do need that additional say so from them.

Mr. Palleschi: Okay.

Ms. Scannell: Peter, could you please weigh in on this and give us the background for those of us that were not on previously.

Mr. Comenzo: We went through quite an extensive review back in 2008 and 2009. I have a thick file. The septic was designed. The property that is outlined in green there Luigi, was that ever transferred to the Town?

Mr. Palleschi: No, it's my understanding that it's an easement and it was never lands to be dedicated. Now what we are proposing in green is to be proposed to be dedicated to the Town.

Mr. Comenzo: And that would then create the frontage that you're talking about. Right now, there is no frontage, just part of Garden Street.

Mr. Palleschi: It would be 63' and change for the frontage.

Mr. Comenzo: That whole discussion that we had with the former highway superintendent; you'll probably have to have with the new highway superintendent in terms of trying to work that out. Obviously, it's kind of unique but not really unique. It's a dead-end street and there is no turnaround or anything on it. What the town would do in terms of improvements or what the developer would be required to do; that will be a discussion with the engineer and developer and the town.

Ms. Heinel: Correct me if I'm wrong, we're still unsure whether the easement was actually transferred to the Town as well, correct?

Mr. Comenzo: It's not shown. I'm not positive. Everything was all set to construct a single-family residence and then Zadroney's, I think were the folks were involved in this, they just never built the house. So, that was back in 2008 and it's 14 years later here.

Ms. Heinel: We're not sure whether an easement was filed.

Mr. Comenzo: I don't know how much they continued with that process. I know all they did was they sold the property two (2) years ago to the Raucci's.

Mr. Palleschi: All I can say is when I received the DPW comments, I saw kind of a history from 2008 that I wasn't aware of and that is where I saw the potential of the easement. We did the survey for this property with our deed research and what we found on the ground, there was no evidence of that easement otherwise we would have shown it if it came across us.

Ms. Heinel: I don't think they ever followed through.

Mr. Palleschi: They may not. We have not had an opportunity for a title search or anything like that which may show up. We can certainly look into that. What we are trying to improve this situation that we have here in providing something would be better for the Town as well. I think the wetlands seems like it may be the bigger issue right now and having a wetland biologist come out here and walk it depending on who's jurisdiction it is or not, knowing where that line could be may allow us to maneuver these lots a little differently. It will give us that opportunity to look at that. Maybe this lot ends up over on the side or something.

Ms. Heinel: Obviously, the bigger sticking point is going to be the wetlands delineation. I was just saying that I don't know if that easement, there is a record of that being required but I don't think at this point that it shows it has been filed or it was ever followed through on. Obviously, there is town infrastructure there and you see the fire hydrant there. If the easement was never filed and we didn't go through a transfer, we would still need an easement in place somehow so we can maintain and access.

Mr. Palleschi: Understood. The one thing that struck me was this guy driveway is...

Ms. Heinel: Yes, is half in their property. I'm assuming they just have an access by right easement of some way or another.

Mr. Palleschi: I thought it was a good opportunity to clean it up for everyone.

Ms. Heinel: Cleaning it up for the project is definitely a good thing.

Ms. Scannell: Do you think a conventional septic system is going to fly here?

Mr. Palleschi: So, a shallow trench is considered conventional. We will have to bring in some sand. Like I said, back in November we did an initial test pit and groundwater was down about three feet (3').

Mr. Signore: What time of year did you do it?

Mr. Palleschi: November. I don't think it matters with this year that we've had.

Ms. Scannell: Mr. Collins, questions, comments, concerns?

Mr. Collins: I live on a dead end and I don't have a T turn but I have a 20' gate opening so the town truck can pull in there but when you have a situation like this when a plow comes up, he's going to bury these two (2) driveways and I'm fortunate that I have a plow and I tell them, push that snow on the property but don't come through the dead end and then I go clean it up. What I'm afraid of is this is all well and good and someone buys these houses in the spring and come the first snow we have two feet (2') of snow and it ends up in their driveway and they complain to the town. Somehow you have to make it so the plow can come up and at least push to the right, you know what I'm saying even if it's a little "Inaudible" or something with asphalt off so when the plow comes up he knows he's supposed to push that way and then he can back up and that way he doesn't dump all that snow in that driveway and that way he can pull in there and like they do at my house, then he backs all the way up to my front lawn and plows out because if not, you need something because they will get buried down there and the first people they are going to complain to is the Town. The Town is going to say what do want me to do with the snow. I had a couple of plow drivers when I worked with the town, I got on their bad side and they buried me a couple of times. It's not a fun thing to wake up in the morning and see 5' of snow behind your cars. I would think about trying to give them a way to plow to the right and that way they can talk to the plow drivers and push that way and that way they can clean out the end of their driveways and then back up and plow out.

Ms. Scannell: Maybe we can have the highway department provide some input regarding snow removal and maybe include some locations where snow can be stored. Possibly consider maybe another 10' of right-of-way to be provided for snow storage if we need it.

Mr. Collins: Something because if not they will get buried.

Ms. Heinel: At least as it is currently configured. If you come up with a different configuration...

Mr. Collins: I just want to bring that to your attention.

Mr. Palleschi: To your point, I did look at that and that is why I try to put the driveways on the sides so that the plow guy could pull straight ahead and push the snow and their driveways would be off to the sides but I see you want to set up maybe pushing the snow to the right.

Mr. Collins: Just enough so they can go pass their driveways. The one guy will get buried and the other guys are laughing at him.

Mr. Palleschi: I'll look at that.

Mr. Collins: I've lived it. I live on the right-hand side of the road and I get buried.

Mr. Palleschi: I live on a cul-de-sac but I won't mention to what happens to me because I don't want the same thing to happen to you.

Mr. Collins: That is all that I have.

Mr. Signore: Luigi, I live on a cul-de-sac and I live next door to Clark.

Ms. Scannell: Mr. Calder, questions, comments, concerns?

Mr. Calder: Not too much to comment about. It's early. I think you got your work ahead of you with the wetlands. I have nothing else.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: I agree. I like the layout but until you do the perc tests and I wouldn't bring them there or whoever it is in the next couple of days with all of the rain we are going to get. I agree with Clark. I've plowed before for the County and I can see some issues with that coming down the street and burying one of the driveways. That is probably something that has to be looked at. That is all that I have.

Ms. Scannell: Mr. Miglucci?

Mr. Miglucci: The business down below is that the pool place on Guilderland Avenue.

Ms. Scannell: Yes.

Mr. Miglucci: Did they ever have a problem with wetlands on their portion of the land or anything?

Mr. Palleschi: I don't know that.

Ms. Heinel: They are higher in elevation, they might not.

Mr. Miglucchi: It's just a wetlands concern. Once we get through that, it looks good.

Mr. Palleschi: I think because of the low point the water doesn't go anywhere and it pools in this corner.

Ms. Scannell: Mr. Signore?

Mr. Signore: I'm all okay. The other members pretty much covered everything.

Ms. Scannell: Mrs. Flansburg?

Mrs. Flansburg: Similar, I think everyone else has covered it. Obviously, I would work on the wetland side of it. You may have to reconfigure the driveways anyways. We will just wait to hear on that.

Ms. Heinel: I would state if there isn't a memorialized agreement with that property owner's driveway or something and that doesn't get factor in or whatever happens with that property, at that point I might say I'd like to see something just to clean it up so that is taken into account. Now, if that does get dedicated to the Town in some way or another, it becomes a little bit of a moot point but if for some reason that doesn't happen or it works out differently or something like that, I would at least like there to be something to just show that they have an easement or something like that for that property. We are considering something else right now but if that doesn't happen then that would be all that I would say.

Ms. Scannell: I pretty much agree with everyone else. You've got your work cut out for you with the wetlands. Maybe for future project plan, a little consideration could be shown for screening purposes to the existing neighbors or neighborhood. I'm not sure what your plan is for that.

Ms. Heinel: Screening in what way?

Ms. Scannell: The home at 181 Garden Street I think would be most impacted by these projects.

Mr. Palleschi: This guy right here?

Ms. Scannell: Yes.

Mr. Palleschi: He was actually happy when he saw us there. He said finally.

Ms. Scannell: I think that we are going to likely need a Town Designated Engineer to help us navigate through these, sorry for the pun, murky waters. So, I would entertain a motion to enter into an agreement to hire a TDE to assist in the review of this project.

Mr. Calder: I'll make that motion.

Ms. Scannell: Do I have a second?

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

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried. I also need a motion that the Rotterdam Planning Commission declare lead agency for this project.

Mr. Signore: I make the motion.

Mr. Flansburg: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Palleschi: Thank you for the feedback and we look forward to seeing you soon.

Ms. Heinel: Thank you, Luigi.

Mrs. Flansburg: Thank you for highlighting all of that.

Mr. Collins: I'll make a motion to adjourn the meeting.

Mrs. Flansburg: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Meeting adjourned at 8:17 p.m.

Next meeting scheduled for February 6, 2024

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC 8-2024

Moved by Mr. Calder seconded by Mr. D'Alessandro
Applicant: R and R Brothers Property Management LLC

Applicant: R and R Brothers Property Management LLC

Project Location: 190 Garden Street
Rotterdam, NY

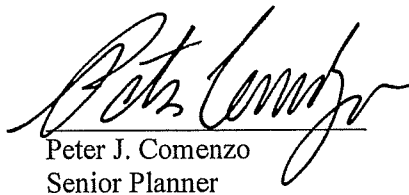
Tax Number or Numbers: 58.15-7-5.1

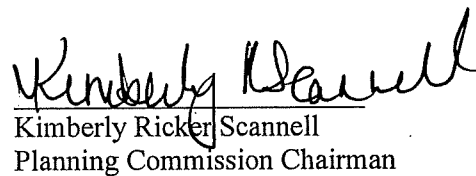
Proposed Project: Two (2) Lot Subdivision: Lot 1 = ±15,000 square feet with proposed single-family residence, Lot 2 = ±44,208 square feet with proposed single-family residence.

WHEREAS, the Town of Rotterdam does not employ an Engineer for the review of plans; and,

WHEREAS, the Rotterdam Town Board approved a list of Town Designated Engineers to be utilized for such plan review at its January 1, 2024 organizational meeting; **NOW:**

IT IS HEREBY RESOLVED THAT on this day, Tuesday, January 23, 2024, the Rotterdam Planning Commission hereby authorizes the Planning Commission Chairman to execute a contract with a Town Designated Engineer (TDE) to assist in Site Plan review for the above referenced project.


Peter J. Comenzo
Senior Planner


Kimberly Ricker Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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

Telephone (518) 355-7575
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Resolution Number PC 9-2024

Moved by Mr. Signore seconded by Mrs. Flansburg
Applicant: R and R Brothers Property Management LLC

Applicant: R and R Brothers Property Management LLC

Project Location: 190 Garden Street
Rotterdam, NY

Tax Number or Numbers: 58.15-7-5.1

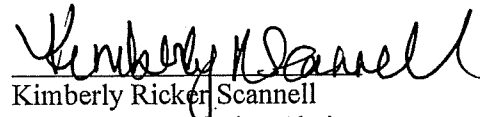
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WHEREAS, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

WHEREAS, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, January 23, 2024, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environmental Quality Review).


Peter J. Comenzo
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Kimberly Ricker Scannell
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