

**Town of Rotterdam
Planning Commission
March 4, 2025**

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

1. **Stewarts Shops Inc. – 647 Mariaville Road.** The applicant requests a Waiver of Site Plan review for the sale of liquor in existing tenant space, ±2,500 square foot, on a ±2.91-acre parcel.
2. **Salvatore DePasquale (Sally D's) – 1045 Community Road.** The applicant requests a Waiver of Site Plan review for the operation of a pizzeria/bakery in an existing ±2,400 square foot building (former Nikki P's) located on a ±0.44-acre parcel.
3. **Pallet Treasures LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to sell pallets of items along with single purchasing of items in tenant space G-104, ±2,716 square feet, from March 1, 2025 to April 30, 2026 in ViaPort Rotterdam.
4. **Leggins USA – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for the retail sale of items in tenant space G-112, former Lids, 1,250 square feet, from February 10, 2025 to February 9, 2026 in ViaPort Rotterdam.
5. **Preserving Yesterday – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for antique sales in tenant space D-114, former Deb Shop, ±3,658 square feet, from March 1, 2025 to April 1, 2026 in ViaPort Rotterdam.

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

Approval of the Summary of Minutes February 18, 2025

1. **MAN Properties, LLC – Mariaville Road & Old Mariaville Road.** Sketch Site Plan/Special Use Permit Consolidated Subdivision review for the construction of a ±6,000 square foot warehouse building for two (2) or more tenant spaces on a ±2.07-acre parcel. Engineer: ABD Engineers, LLC.

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

1. **Stewarts Shops Inc. – 647 Mariaville Road.** The applicant requests a Waiver of Site Plan review for the sale of wine and liquor in an existing ±2,500 square foot tenant space, on a ±2.91-acre parcel.
2. **Salvatore DePasquale (Sally D's) – 1045 Community Road.** The applicant requests a Waiver of Site Plan review for the operation of a pizzeria/bakery in an existing ±2,400 square foot building (former Nikki P's) located on a ±0.44-acre parcel.
3. **Pallet Treasures LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to sell pallets of items along with single purchasing of items in tenant space G-104, ±2,716 square feet, from March 1, 2025 to April 30, 2026 in ViaPort Rotterdam.
4. **Leggins USA – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for the retail sale of items in tenant space G-112, former Lids, ±1,250 square feet, from February 10, 2025 to February 9, 2026 in ViaPort Rotterdam.
5. **Preserving Yesterday – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review for antique sales in tenant space D-114, former Deb Shop, ±3,658 square feet, from March 1, 2025 to April 1, 2026 in ViaPort Rotterdam.

WAIVER OF SITE PLAN REVIEW

Date: March 4, 2025

PC2025-W10

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: Stewarts Shops Inc.

ADDRESS: 2907 Route 9
Ballston Spa, NY 12020

PROJECT ADDRESS: 647 Mariaville Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the sale of liquor in existing tenant space, ±2,500 square foot, on a ±2.91 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 must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
5. Owner/applicant shall receive necessary approvals from the NYS Liquor Authority.
6. All water usage shall be metered. A water meter shall be installed that reads in gallons with an outside reader that does not require a wand to read.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 4, 2025 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

FEB 20 2015

TOWN OF ROTTERDAM

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): Stewarts Shops Inc

APPLICANT(S)/LESSEE: Stewarts Shops Inc

MAILING ADDRESS: 2907 Rt 9 Ballston Spa, NY 12020

CITY: Ballston Spa STATE: NY ZIP: 12020

DAYTIME TELEPHONE: 315 527 3048 EMAIL ADDRESS SSCAPARO@stewartsshops.com

PROJECT ADDRESS: 647 Maraville Rd

APPLICANT IDENTIFIED AS: Owner Lessee ___ Contract Vendee ___

REQUEST: _____

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 Steph Squero DATE 2-13-25

* 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.

The proposed use at 647 Mariaville Road unit 1, Rotterdam, NY will be a liquor store with the sale of liquor and wine. The hours of operation will be 9:00am to 12:00am Monday through Saturday and Sunday 10:00am to 10:00pm. This store will have 2 employees.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: March 4, 2025

PC2025-W13

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: Salvatore DePasquale (Sally D's)

ADDRESS: 524 Sanders Avenue
Schenectady, NY 12302

PROJECT LOCATION: 1045 Community Road

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the operation of a pizzeria/bakery in an existing ±2,400 square-foot building (former Nikki P's) located on a ±0.44-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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read. Please check with DPW for retailers.
6. Applicant shall obtain Schenectady County Health Department approval.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 4, 2025 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

FEB 26 2025

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 X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Michael Gadowski / Nikki P Realty, LLC

APPLICANT(S)/LESSEE: SALVATORE DE PASQUALE

MAILING ADDRESS: 524 Sanders Avenue

CITY: Scotia STATE: N.Y. ZIP: 12302

DAYTIME TELEPHONE: 518-894-3284 EMAIL ADDRESS settleshilltreefarm@yahoo.com

PROJECT ADDRESS: 1045 Community Road Schenectady, N.Y. 12303

APPLICANT IDENTIFIED AS: Owner X Lessee ___ Contract Vendee ___

REQUEST: See attached

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 Sal DePasquale DATE 2/26/25

* 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.

Town of Rotterdam Waiver of Site Plan Review Application: Sally D's

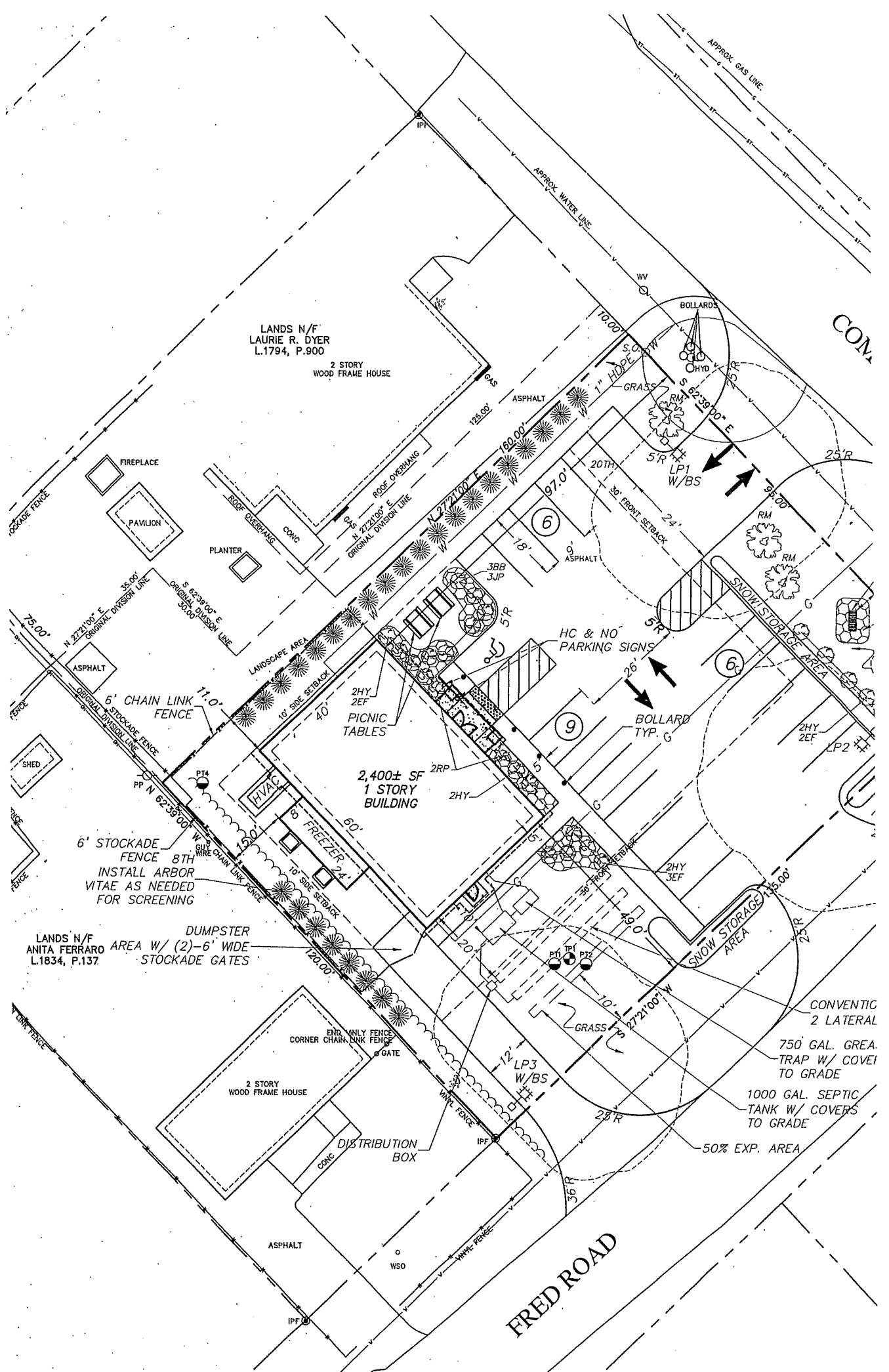
To whom it may concern,

The property and facility is located on 1045 Community Road Schenectady, N.Y. 12303 will continue to be operated as a pizzeria-bakery, as previously used. The business will sell gourmet pizzas, sandwiches, salads, wings, calzones as well as a variety of baked goods. The business will employ between 10-15 employees and will eventually grow as the delivery department is introduced to business operations. The business intends to be open to customers six days a week, Monday-Saturday 11am to 9pm, with Sundays being closed. The business expects to do roughly 150 customers daily ranging from work-day crews, businesses, and families.

RECEIVED

FEB 26 2025

TOWN OF ROTTERDAM
PUBLIC WORKS



LANDS N/F
LAURIE R. DYER
L.1794, P.900

2 STORY
WOOD FRAME HOUSE

LANDS N/F
ANITA FERRARO
L.1834, P.137

DUMPSTER
AREA W/ (2)-6' WIDE
STOCKADE GATES

2,400± SF
1 STORY
BUILDING

2 STORY
WOOD FRAME HOUSE

FRED ROAD

CONVENTIC
2 LATERAL

750 GAL. GREA.
TRAP W/ COVER
TO GRADE

1000 GAL. SEPTIC
TANK W/ COVERS
TO GRADE

50% EXP. AREA

FIREPLACE

PAVILION

PLANTER

6' CHAIN LINK
FENCE

6' STOCKADE
FENCE 8TH
INSTALL ARBOR
VITAE AS NEEDED
FOR SCREENING

END ONLY FENCE
CORNER CHAIN LINK FENCE
GATE

DISTRIBUTION
BOX

HC & NO
PARKING SIGNS

BOLLARD
TYP. G

SNOW STORAGE
AREA

SNOW STORAGE
AREA

CONVENTIC
2 LATERAL

750 GAL. GREA.
TRAP W/ COVER
TO GRADE

1000 GAL. SEPTIC
TANK W/ COVERS
TO GRADE

50% EXP. AREA

FIREPLACE

PAVILION

PLANTER

6' CHAIN LINK
FENCE

6' STOCKADE
FENCE 8TH
INSTALL ARBOR
VITAE AS NEEDED
FOR SCREENING

END ONLY FENCE
CORNER CHAIN LINK FENCE
GATE

DISTRIBUTION
BOX

HC & NO
PARKING SIGNS

BOLLARD
TYP. G

SNOW STORAGE
AREA

SNOW STORAGE
AREA

CONVENTIC
2 LATERAL

750 GAL. GREA.
TRAP W/ COVER
TO GRADE

1000 GAL. SEPTIC
TANK W/ COVERS
TO GRADE

50% EXP. AREA

WAIVER OF SITE PLAN REVIEW

Date: March 4, 2025

PC2025-W09

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: Josh Foley

d/b/a Pallet Treasures LLC

ADDRESS: 106 Sylvia Lane
Schenectady, NY 12306

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to sell pallets of items along with single purchasing of items in tenant space G-104, ±2,716 square feet, from March 1, 2025 to April 30, 2026 in ViaPort Rotterdam.

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 must 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. 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 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 4, 2025 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
93 W. Campbell Road**

FFR 17 2025

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

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Josh Foley

ADDRESS: 106 Sylvia Lane Schenectady, NY 12306

DAYTIME TELEPHONE: 518-542-2227 (FAX) _____

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: See Attached

LICENSE AGREEMENT DATE: _____ AREA: 2716

TERM: FROM 3/1/25 TO 4/30/26 KIOSK OR TENANT SPACE #: 6104

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 Josh Foley DATE 2/14/25

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee 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.

Pallet Treasures LLC

Pallet Treasures LLC is a store front that sells liquidated merchandise by the pallet and singular items as well. Currently and for the foreseeable future Pallet Treasures LLC will be solely operated by its owner, Josh Foley and will not have any employees. The hours of operation are as follows.

Monday: Closed

Tuesday: Closed

Wednesday: 11:00am to 5:00pm

Thursday: 11:00am to 5:00pm

Friday: 11:00am to 5:00pm

Saturday: 11:00am to 3:00pm

Sunday: Closed

WAIVER OF SITE PLAN REVIEW

Date: March 4, 2025 PC2025-W11

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: Newruts LLC d/b/a Leggins USA

ADDRESS: 1 Tyler Court
Guilderland, NY 12084

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the retail sale of items in tenant space G-112, former Lids, ±1,250 square feet, from February 10, 2025 to February 9, 2026 in ViaPort Rotterdam.

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 must 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. 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 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 4, 2025 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
93 W. Campbell Road

FEB 20 2025

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

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Newruts llc. (legion USA)

ADDRESS: 1 Tyler ct Guilderd NY 12084

DAYTIME TELEPHONE: 518 902 8691 (FAX) —

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: _____

LICENSE AGREEMENT DATE: _____ AREA: 1250SF

TERM: FROM 2/10/2025 TO 2/9/2026 KIOSK OR TENANT SPACE #: TENANT G112

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 [Signature] DATE 2/20/2025

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** 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.
6-16-23

This is a women's clothing store.

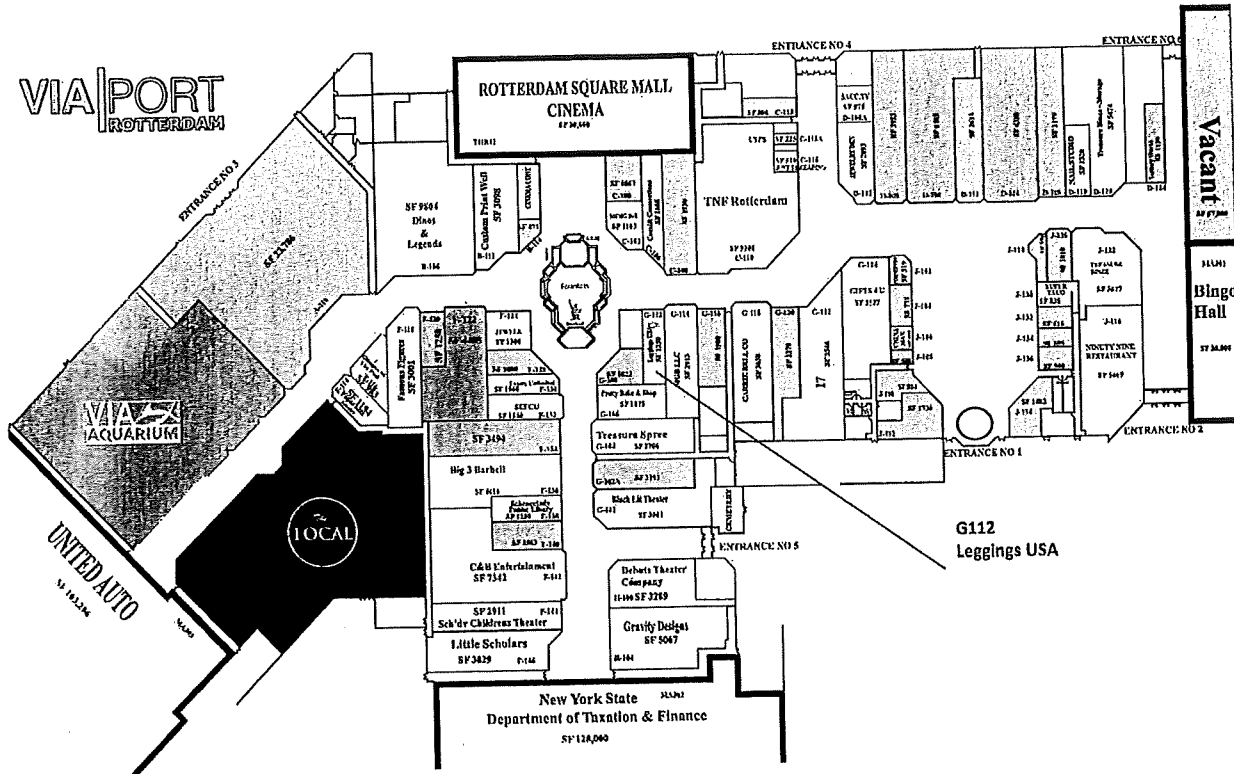
we sell leggings, dresses, perfumes
and accessories.

Monday to Saturday 11:00 AM - 5:00 PM.

1 employee

EXHIBIT A

Site Map



WAIVER OF SITE PLAN REVIEW

Date: March 4, 2025 PC2025-W12

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: Preserving Yesterday LLC

ADDRESS: 302 Hunt Road
Westerlo, NY 12193

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for antique sales in tenant space D-114, former Deb Shop, ±3,658 square feet, from March 1, 2025 to April 1, 2026 in ViaPort Rotterdam.

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 must 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. 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 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 4, 2025 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



FEB 21 2025

Town of Rotterdam
Waiver of Site Plan Review Application
93 W. Campbell Road

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

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Preserving Yesterday LLC

ADDRESS: 302 Hart rd, Westerlo NY, 12193

DAYTIME TELEPHONE: 518-819-1046 (FAX) _____

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: Antiques center.

LICENSE AGREEMENT DATE: _____ AREA: D-114 ✓ 6358SF
Feb

TERM: FROM 3-1-25 TO 4-1-26 KIOSK OR TENANT SPACE #: _____

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 [Signature] DATE 2-21-25

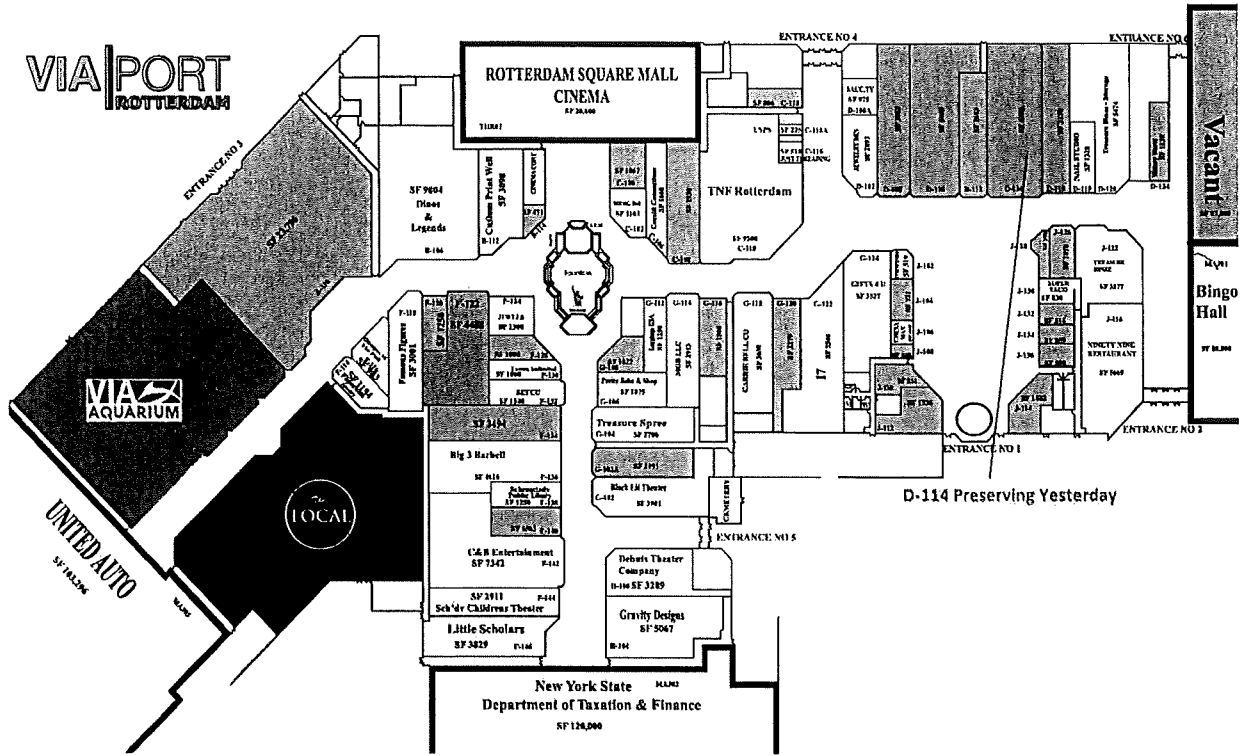
* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** 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.
6-16-23

selling
Antiques and Collectibles
NO Employees Family run
Wed's thru Sunday 11^{AM} to 7^{PM}

EXHIBIT A

Site Map



DPW Comments
March 4, 2025

1. **MAN Properties, LLC – Mariaville Road & Old Mariaville Road.** Sketch Site Plan/Special Use Permit Consolidated Subdivision review for the construction of a ±6,000 square foot warehouse building for two (2) or more tenant spaces on a ±2.07-acre parcel. Engineer: ABD Engineers, LLC.
 1. The Town Board approved a Change of Zone from Agricultural (A-1) to General Business (B-2) for this property on January 22, 2025.
 2. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this project. Slopes, floodplain, distance to regulated waterbody, and soils will need to be evaluated and reviewed.
 3. Well will need to be developed to determine adequacy of available water prior to final approvals.
 4. Perc tests need to be performed on both the proposed septic system and stormwater area.
 5. Poentic Kill and associated floodplain traverses the property and proposed building distances may be problematic.
 6. Pretreatment of stormwater should be addressed. Elevations in proposed stormwater basin need to be adjusted.
 7. Proposed curb cut is in excess of 140 feet and needs to be substantially reduced. Vehicle maneuverability should be performed on-site and not in roadway.
 8. Address landscaping and lighting. Property is located in a rural residential area and should be developed to blend in with the surroundings.
 9. Address snow storage.
 10. Is a dumpster proposed, show location and enclosure.
 11. Provide building elevations, some architectural features should be added to the building given the rural residential nature of the surrounding properties.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on January 22, 2025.

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: MAN Properties, LLC (Mark Nardini)

Mailing Address: 596 Scotch Ridge Road

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-857-0781 E-mail: marknardini@live.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): 3.07± acres

Assessor Tax Parcel No.(s) of Proposal Site: 47.00-4-8, 9, 10, & 11

Adjacent Area Owned or Controlled (Acres or sq. ft.): 1.55± acres

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 47.-4-6.1

Street Address of Proposed Site (if any): TBD

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Parcels are vacant

Existing Zoning Classification: B-2

School District: Schalmont

Fire District: South Schenectady

Water Supply Rotterdam

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

Parcels at intersection of Old Mariaville Road and Mariaville Road (NYS Route 159)

Name of public road (s) providing access: Old Mariaville Road

Width of property fronting on public road: 1,326± feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

Warehouse storage buildings with two or more tenants

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

Does any City 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.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

No, well water, septic, and drainage provided for.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

No, uses are similar to other on the road.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

No, adjacent properties are developed.

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

Yes, all as shown on proposed plans.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Yes, driveway provided with adequate parking and turning maneuvers.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: MAN Properties, LLC (Mark Nardini) Date: _____

Address: 596 Scotch Ridge Road Phone: _____

Schenectady, NY Zip: 12306

[Handwritten Signature]

*#1 Signature of Owner #1

2/21/25
Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 21st day of February, 20 25.

NOTARY SEAL Ryan N Brewer
Notary Public State of New York
Qualified in Montgomery County
01BR6383803
Commission Expires on 11/26/20 26

[Handwritten Signature]
Notary Signature

Notary Public in and for the State of New York
My appointment expires: 11/26/2026

Name: _____ Date: _____

Address: _____ Phone: _____

_____ Zip: _____

*#2 Signature of Owner #2

Date

Notary
(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, MAN Properties, LLC (Mark Nardini), being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed site plan and lot combination application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 47.00-4-8, 9, 10, & 11

I hereby grant ABD Engineers & Surveyors, LLP and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative):

Date:

2/21/25

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 21st day of February, 2025

NOTARY SEAL

Ryan N Brewer

Notary Public State of New York

Qualified in Montgomery County

01BR6383803

Commission Expires on 11/26/2026

Notary Signature

Notary Public in and for the State of New York

Residing at:

My appointment expires: 11/26/2026

FEB 25 2025

Project Narrative
Old Mariaville Road

MAN Properties, LLC (Mark Nardini) is the owner of four parcels on Old Mariaville Road (Tax Map 47.00-4-8, 9, 10, & 11). These parcels are proposed to be combined to form two parcels. Lot 1 will be 1.0 acres and Lot 2 will be 2.07 acres.

The parcels are located in a B-2 – business zone and are vacant.

A new 6,000 SF one-story warehouse with provisions for up to two or more tenants is proposed on Lot 2. It is expected that this warehouse will be rented to local contractors that need space for storage of their materials, equipment, and tools. Typically, they have 1 or 2 employees and are only at the site temporarily in the morning (6 – 8 am) and the afternoon (4 – 6 pm). Therefore, traffic will be about 4 trips entering and exiting in both the morning and evening, with occasional delivery vehicles during the day as needed. Water will be provided by a new well and a new septic system will be provided on site for up to 8 employees. Electric and communications are located on Old Mariaville Road. Drainage will be provided on site by a small detention basin.

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

FEB 25 2025

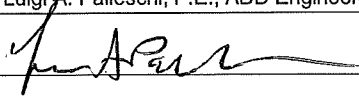
Instructions for Completing

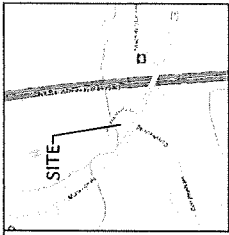
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Mariaville Road & Old Mariaville Road Lot Combination			
Project Location (describe, and attach a location map): Mariaville Road and Old Mariaville Road, Schenectady, NY 12306			
Brief Description of Proposed Action: Applicant is proposing to combine 4 lots into 2 lots and is proposing a warehouse storage building for two or more tenants.			
Name of Applicant or Sponsor: MAN Properties, LLC (Mark Nardinii)		Telephone: 518-857-0781 E-Mail: marknardini@live.com	
Address: 596 Scotch Ridge Road			
City/PO: Schenectady	State: NY	Zip Code: 12306	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Commission,		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.07 acres			
b. Total acreage to be physically disturbed? _____ 0.5 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.07 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ New well _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ New septic system _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Poentic Kill _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 21, 2025</u></p> <p>Signature: <u></u> Title: <u>Professional Engineer</u></p>		



SITE LOCATION

- NOTES:**
1. EXIST. UTILITIES SHOWN FROM AN EXISTING 2004 FIELD SURVEY.
 2. THE PLANS SHOW SOME EXISTING STRUCTURES, ABOVEGROUND STRUCTURES AND UTILITIES WHICH MAY BE FOUND IN THE LOCATED AREA AND THE LOCATION OF WHICH MAY BE FOUND IN THE LOCATED AREA AND THE LOCATION OF WHICH MAY BE FOUND IN THE LOCATED AREA.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE LOCATION OF THE ABOVEGROUND STRUCTURES AND UTILITIES WHICH MAY BE FOUND IN THE LOCATED AREA AND THE LOCATION OF WHICH MAY BE FOUND IN THE LOCATED AREA.
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE LOCATION OF THE ABOVEGROUND STRUCTURES AND UTILITIES WHICH MAY BE FOUND IN THE LOCATED AREA AND THE LOCATION OF WHICH MAY BE FOUND IN THE LOCATED AREA.
 5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE LOCATION OF THE ABOVEGROUND STRUCTURES AND UTILITIES WHICH MAY BE FOUND IN THE LOCATED AREA AND THE LOCATION OF WHICH MAY BE FOUND IN THE LOCATED AREA.

REQUIRED:		D-1. GENERAL BUSINESS	
LOT AREA	15,000 SQ. FT.	MINIMUM	10,000 SQ. FT.
BUILDING HEIGHT	35 FT.	MINIMUM	10 FT.
SETBACKS	10 FT. FRONT, 10 FT. SIDE, 10 FT. REAR	MINIMUM	5 FT. FRONT, 5 FT. SIDE, 5 FT. REAR
FRONT YARD SETBACK	10 FT.	MINIMUM	5 FT.
REAR YARD SETBACK	10 FT.	MINIMUM	5 FT.

GENERAL STATISTICS	
LOT AREA	6,000 SQ. FT.
BUILDING HEIGHT	35 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
TOTAL	10,000 SQ. FT. (2,27 ACRES)

PLANNING REQUIREMENTS:
 INDUSTRIAL AND MANUFACTURING USES
 2 FOR LIGHT INDUSTRIAL USES, 1 FOR
 3 FOR LIGHT MANUFACTURING USES, 1 FOR
 4 FOR LIGHT MANUFACTURING USES, 1 FOR
 5 FOR LIGHT MANUFACTURING USES, 1 FOR



LAYOUT, LIGHTING & LANDSCAPING PLAN
MARDINI STORAGE BUILDING
OLD MARIAVILLE ROAD

TOWN OF MARIAVILLE COUNTY OF SCHENECTADY
 STATE OF NEW YORK

ENGINEERS
SURVEYORS

DATE: JANUARY 20, 2022 SCALE: 1" = 30' DRAWN BY: J. B. SURVEYING INC. SHEET 05 OF 1

ALLOCATION OF THIS PLAN TO THE PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL PROFESSIONAL ENGINEERING BOARD OF THE STATE OF NEW YORK.

STATE OF NEW YORK
 COUNTY OF SCHENECTADY
 MARIAVILLE ROAD (N.Y.S. ROUTE 19)
 SO. CORNER OF MARIAVILLE CENTER ON ROUTE 19

DATE: JANUARY 20, 2022 SCALE: 1" = 30' DRAWN BY: J. B. SURVEYING INC. SHEET 05 OF 1



