

**Town of Rotterdam  
Planning Commission  
May 17, 2022**

**Workshop (7:00pm):**

1. **Tesla - Stewart's Shops Corp (Owner) – 647 Mariaville Road.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (November 4, 2021) to allow for the installation of seven (7) EV charging stations and 1 (one) ADA EV charging station.
2. **Stewart's Shops Corp – 647 Mariaville Road.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (November 4, 2021) to allow for the removal of a portion of the eastern sidewalk which will allow for existing trees to remain as buffer for an adjoining residence. Engineer: Stewart's Shops.
3. **Brandon Caster – 2957 Hamburg Street.** The applicant requests a Waiver of Site Plan review to allow for a two-family residence located in the Retail Business (B-1) Zoning District on a ±1.21-acre parcel.

**Agenda (7:30pm):**

*Approval of the Summary of Minutes April 19, 2022*

1. **DFSC, Inc. – 500 Burdeck Street.** Modification to conditional approval granted on April 19, 2022 on a Final Two (2) Lot Minor Subdivision of an existing ±1.21-acre parcel: Proposed Lot #1 = ±0.48 acres (existing 3 Bay Car Wash), Proposed Lot #2 = ±0.73 acres (Vacant). Engineer: ABD Engineers and Surveyors.
2. **Rotterdam Development II, LLC – 1703 Altamont Avenue.** Sketch Site Plan/Special Use Permit review for the construction of a ±3,480 square foot bank with drive-thru on a ±0.95-acre parcel.

**DPW Comments**

**May 17, 2022**

**Workshop (7:00pm):**

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2. **Stewart's Shops Corp – 647 Mariaville Road.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (November 4, 2021) to allow for the removal of a portion of the eastern sidewalk which will allow for existing trees to remain as buffer for an adjoining residence. Engineer: Stewart's Shops.
3. **Brandon Caster – 2957 Hamburg Street.** The applicant requests a Waiver of Site Plan review to allow for a two-family residence located in the Retail Business (B-1) Zoning District on a ±1.21-acre parcel.

## WAIVER OF SITE PLAN REVIEW

**Date:** May 17, 2022

**PC2022-W22**

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:** Tesla Inc.  
**Attn :** Scott Austin  
**ADDRESS:** 56 Homewood Drive  
North Haven, CT 06473

**PROJECT ADDRESS:** 647 Mariaville Road

**APPLICANT IDENTIFIED AS:** Owner       Lessee      Contract Vendee

**REQUEST:** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (November 4, 2021) to allow for the installation of seven (7) EV charging stations and 1 (one) ADA EV charging station.

### **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 Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Site is currently under construction. Applicant shall incorporate changes into the project, coordinate engineering with the Stewarts Corporation, and shall provide the Town of Rotterdam as-builts of the charging facility prior to operation.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 17, 2022 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.

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**Peter J. Comenzo**  
Senior Planner

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**Thomas P. Yuille, Chairman**  
Planning Commission



Town of Rotterdam  
Waiver of Site Plan Review Application

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:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Stewarts Shops Inc

APPLICANT(S): Tesla Inc (Attn: Scott Austin)

MAILING ADDRESS: 56 Homewood Drive

CITY: North Haven STATE: CT ZIP: 06473

DAYTIME TELEPHONE: 6083328724 (FAX) \_\_\_\_\_

PROJECT ADDRESS: 647 Mariaville Rd, Rotterdam, NY 12306

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: Modify approved site plan to include 8-stall Tesla Supercharger site.

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 

Digitally signed by Scott Austin  
Date: 2022.05.11 15:37:00 -04'00'

DATE 11 May 2022

\* 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.

## Project Narrative

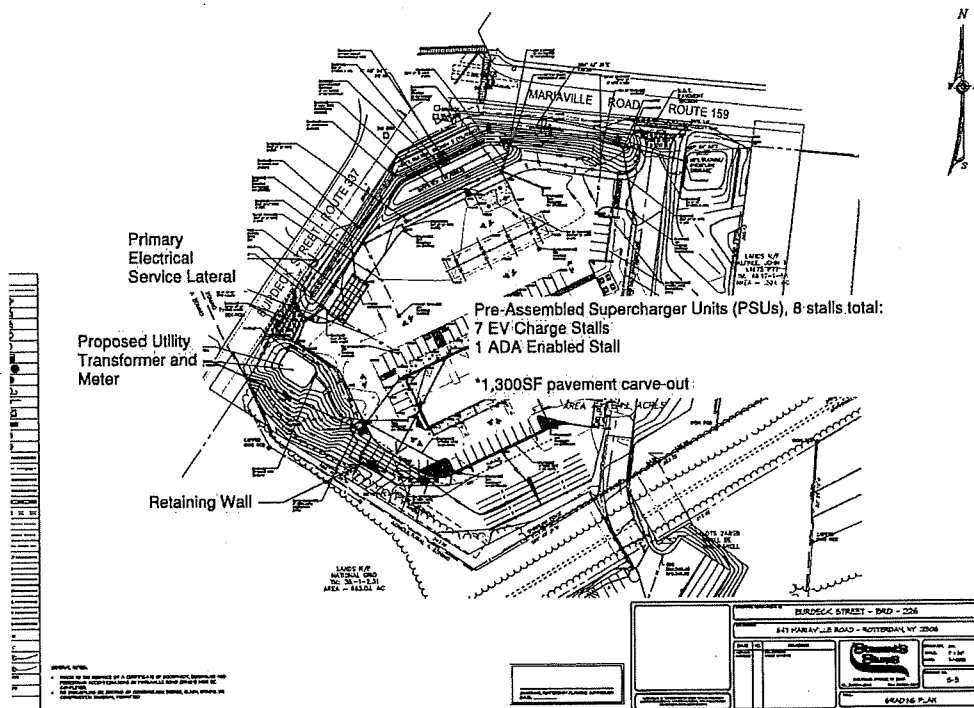
Additional foot and vehicular traffic as a result of Tesla Charging: Tesla estimates an increase of 1500-2000 persons a month as a result of the 8-stall Supercharger Station.

Project Scope: Tesla proposes to install an 8-stall, level-3 DCFC Supercharger station in partnership with Stewarts Shops Inc at the store currently under construction at the following address: 647 Mariaville Rd, Rotterdam NY 12306.

The space for the stalls and associated equipment will be carved from greenspace west to the new Stewart's Store pavement. The following site improvements are necessary to build the charge site:

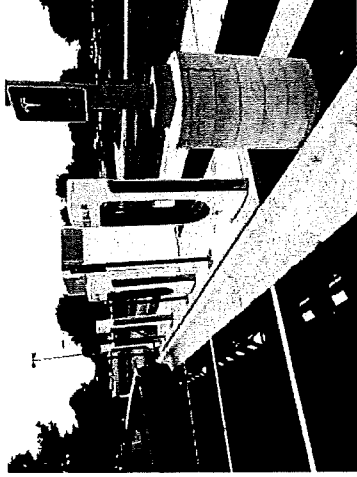
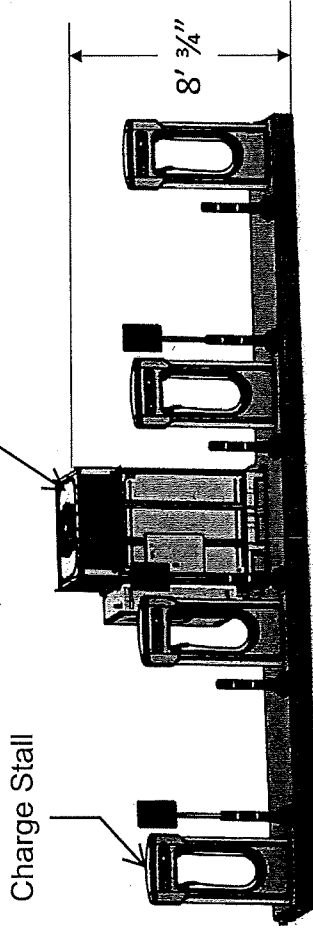
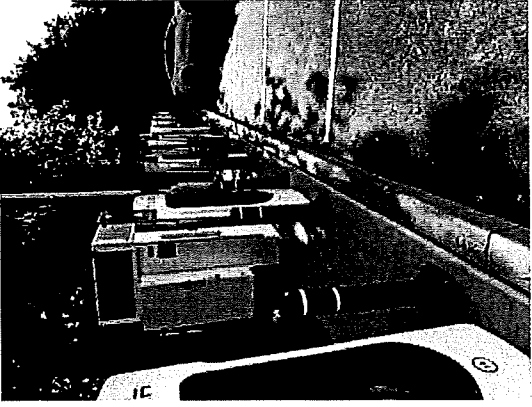
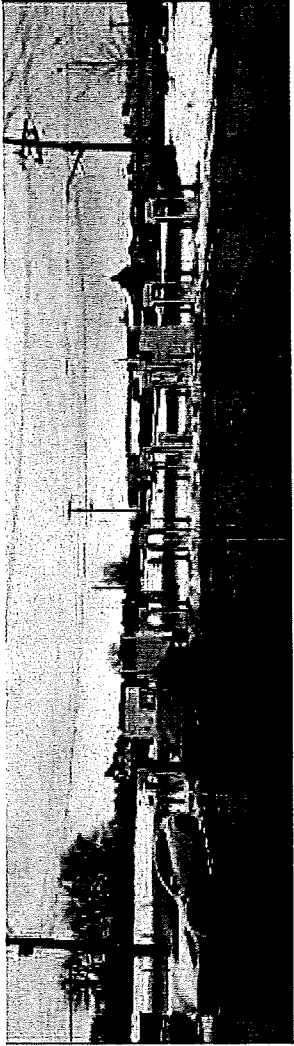
- Site grading within the project area identified on the site layout. This area is approximately 2,400 square feet. This area will be level to the approved pavement area to allow for parking pavement and charging equipment foundations.
- Retaining wall approximately 175 linear feet and 4 ft in height as identified on the site layout. This wall will be made from CMU block.
- Parking pavement approximately 1,300 square feet to allow for 8 parking stalls and 8ft width ADA access aisle. Parking stalls will be 9ft wide x 18ft long.
- Curbing is included as to present a natural turn-in to the charge stall area.
- Parking stall striping and ADA striping as to identify the new parking stalls.
- Lot Lighting will be included to illuminate the new stall area.

## Site Layout:





TESLA - PRE-ASSEMBLED SUPERCHARGER UNIT (PSU)



**WAIVER OF SITE PLAN REVIEW**

**Date:** May 17, 2022

**PC2022-W21**

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:** Stewart's Shops Corp  
Attn : Marcus Andrews  
**ADDRESS:** PO Box 435  
Saratoga Springs, NY 12866

**PROJECT ADDRESS:** 647 Mariaville Road

**APPLICANT IDENTIFIED AS:**  Owner       Lessee       Contract Vendee

**REQUEST:** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (November 4, 2021) to allow for the removal of a portion of the eastern sidewalk which will allow for existing trees to remain as buffer for an adjoining residence. Engineer: Stewart's Shops.

**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 shall comply with all previous conditions of approval as stipulated in Resolution PC51-2021 & PC52-2021.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 17, 2022 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.

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**Peter J. Comenzo**  
Senior Planner

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**Thomas P. Yuille, Chairman**  
Planning Commission



Town of Rotterdam  
Waiver of Site Plan Review Application

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:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): STEWART'S SHOPS CORP.

APPLICANT(S): STEWART'S SHOPS CORP.

MAILING ADDRESS: P.O. BOX 435

CITY: SARATOGA SPRINGS STATE: NY ZIP: 12866

DAYTIME TELEPHONE: 518-581-1201 (FAX) 518-581-1209

PROJECT ADDRESS: 643 MARIAVILLE ROAD

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: Modification of approved site plan to remove proposed sidewalk along adjacent parcel as shown on attached plans.

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  DATE 5-10-2022

\* 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.

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Town of Rotterdam  
Office of the Planning Commission  
1100 Sunrise Blvd  
Rotterdam, NY 12306

Tuesday, May 10, 2022

RE: Stewart's Shop – 226  
643 Mariaville Road  
Rotterdam, NY 12306

Mr. Comenzo –

Stewart's is looking for a site plan modification of our previously approved site plan for the above referenced project.

The original Fazzone approval for the project included sidewalks along Mariaville Road. When Stewart's received took over the project and got re-approved by the Town, the proposed sidewalks remained on the approved plans.

Now that we are deep into construction, it came to our attention that a portion of the sidewalks to the east of the proposed Mariaville entrance the are no longer part of the Stewart's project frontage.

Stewart's is requesting a modification to the approved site plan to remove this section of sidewalk. This will also allow us to keep (3) existing trees that currently act as a buffer for the neighboring house.

Thank you for your help with this project and let me know if you need anything else.

Marcus Andrews  
Stewart's Shops Corp.  
P.O. Box 435  
Saratoga Springs, NY 12866  
518-581-1201 x4240  
[marcusa@stewartsshops.com](mailto:marcusa@stewartsshops.com)

Stewart's Shops Corp. P.O. Box 435 Saratoga Springs, New York 12866



## WAIVER OF SITE PLAN REVIEW

**Date:** May 17, 2022

**PC2022-W20**

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:** Brandon Caster

**ADDRESS:** 1725 Tower Street Ste 16  
Schenectady, NY 12303

**PROJECT ADDRESS:** 2957 Hamburg Street

**APPLICANT IDENTIFIED AS:**  Owner       Lessee       Contract Vendee

**REQUEST:** The applicant requests a Waiver of Site Plan review to allow for a two-family residence located in the Retail Business (B-1) Zoning District on a ±1.21-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 Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 17, 2022 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.

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**Peter J. Comenzo**  
Senior Planner

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**Thomas P. Yuille, Chairman**  
Planning Commission



Town of Rotterdam  
Waiver of Site Plan Review Application

MAY 10 2022

TOWN OF ROTTERDAM  
PLANNING DEPARTMENT

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:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Hamburg Street Assoc. LLC

APPLICANT(S): Brandon Caster

MAILING ADDRESS: 1725 Tower Street Ste. 16

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 941-549-3996 (FAX) \_\_\_\_\_

PROJECT ADDRESS: 2957 Hamburg Street Schenectady NY, 12303

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: I would to have the property legally switched to a 2 family house.

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 *Brandon Caster* DATE 5/9/22

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Hamburg Street Assoc. LLC  
2957 Hamburg Street  
Schenectady NY, 12303

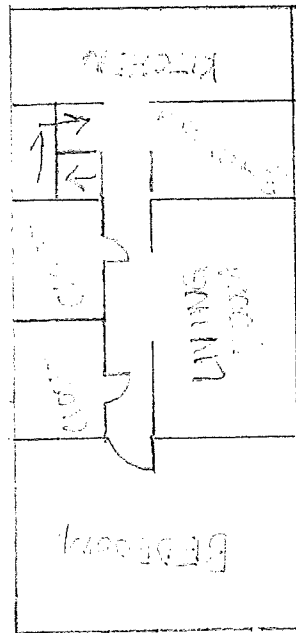
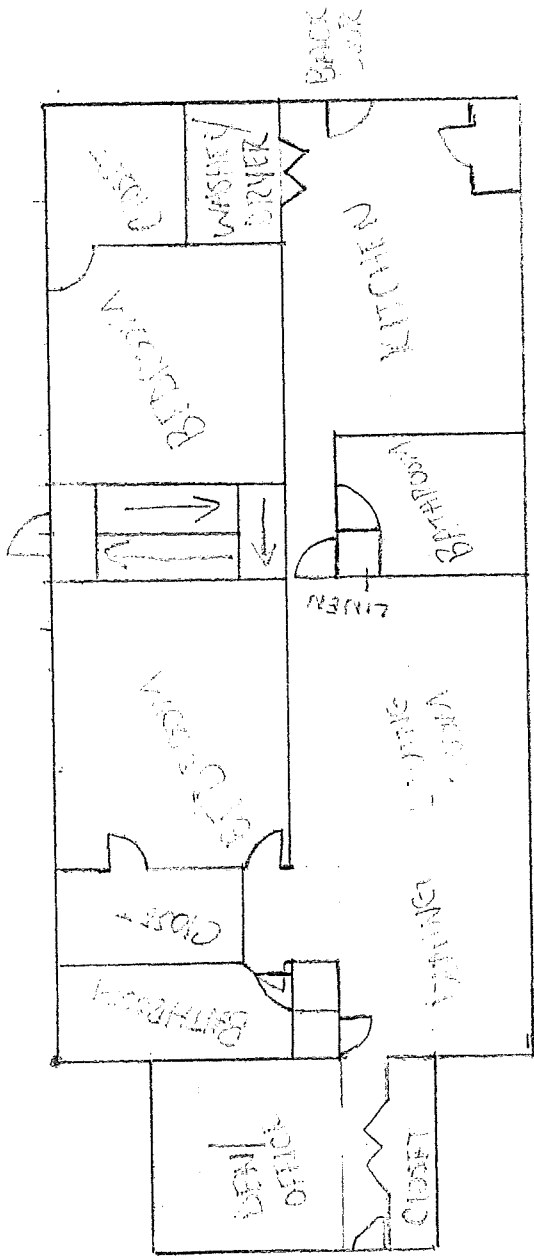
5/9/22

To the planning commission,

The property that I present to you is 2957 Hamburg Street, currently this home is being used as a two-family house. There's a one-bedroom, one-bath apartment upstairs, a two-bedroom, and two-bathroom apartment downstairs. The house sits in a B2 zone which allows me to have a two family without changing the zoning. Currently the town of Rotterdam has this house listed as a single-family apartment upstairs and commercial space on the first floor. I would like to have this property legally/approved as a two-family house.

I hope I can have some guidance with this.

Thank you,  
Brandon



11/1/77

11/1/77

SITE

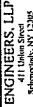
SITE LOCATION

- NOTES:
- BASE MAPING TAKEN FROM TOWNHIP AND OS
  - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES LOCATED ON THE SITE. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED.

PARKING REQUIREMENTS:	REQUIREMENT
MULTI-FAMILY	12 SPACES / 18' x 24' SPACES REQUIRED
TWO-FAMILY	2 SPACES / 12' x 24' SPACES REQUIRED
	4 SPACES PROVIDED

SETBACKS:	REQUIREMENT	REQUIREMENT
FRONT	10' MIN.	10' MIN.
REAR	10' MIN.	10' MIN.
SIDE	5' MIN.	5' MIN.

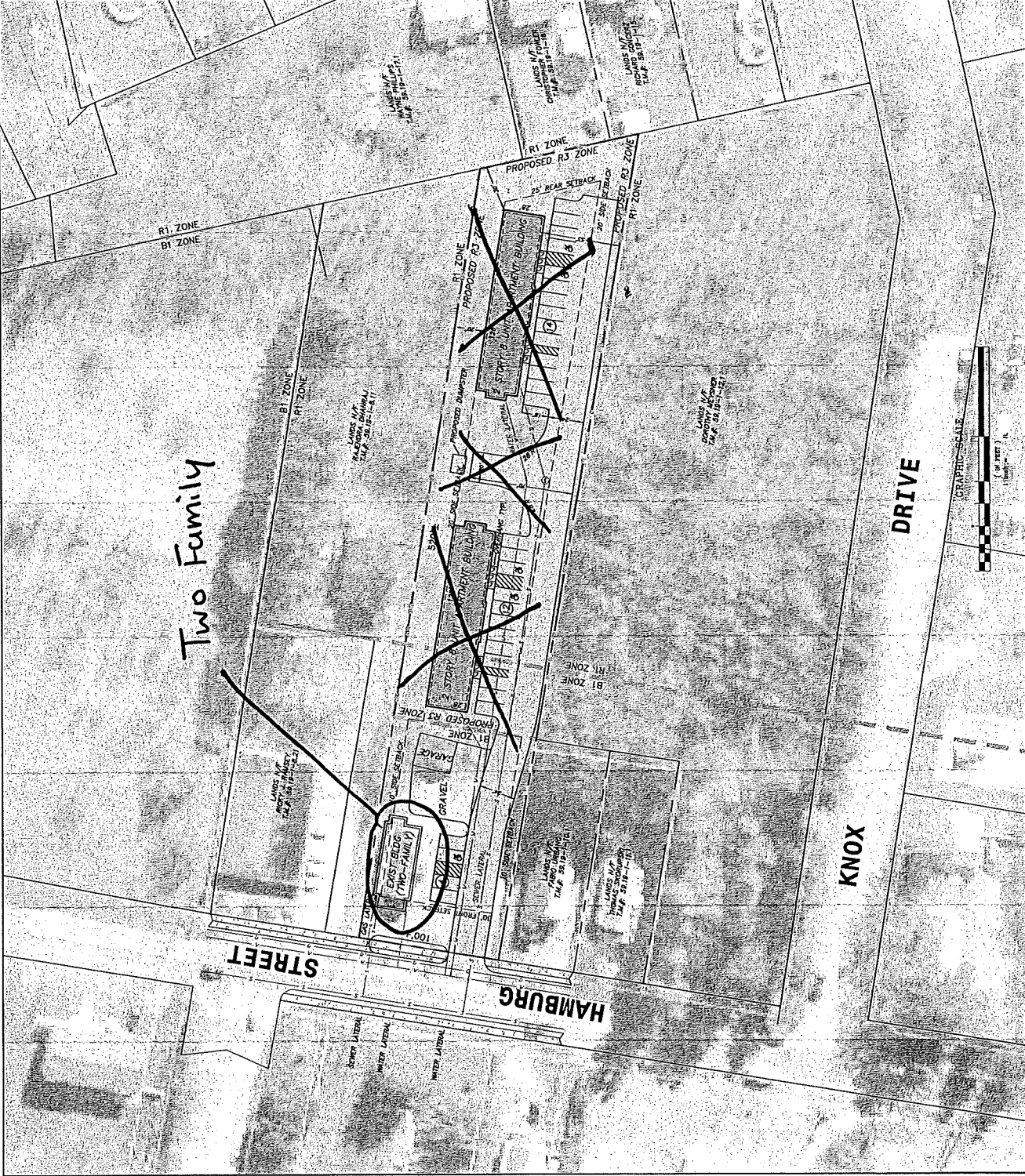
PROPOSED REZONE SKETCH PLAN  
2957 HAMBURG STREET

TOWN OF HAMBURG	STATE OF NEW YORK	COUNTY OF SHERIDAN
 A ENGINEERS, LLP 411 Main Street Hamburg, NY 14241 516.377.8131 Fax: 516.377.8179 www.aengineers.com		
DATE: MARCH 21, 2020	SCALE: 1" = 30'	SHEET: 1 OF 1

PROGRESS PRINT  
8/21/2020

URS & PARTNER, P.C.  
1000 GARDEN CITY PLAZA  
GARDEN CITY, NY 11530

THESE PLANS ARE THE PROPERTY OF URS & PARTNER, P.C. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF URS & PARTNER, P.C.



**DPW Comments**  
**May 17, 2022**

**Agenda (7:30pm):**

1. **DFSC, Inc. – 500 Burdeck Street.** Modification to conditional approval granted on April 19, 2022 on a Final Two (2) Lot Minor Subdivision of an existing ±1.21-acre parcel: Proposed Lot #1 = ±0.48 acres (existing 3 Bay Car Wash), Proposed Lot #2 = ±0.73 acres (Vacant). Engineer: ABD Engineers and Surveyors.

1. Condition #2 for the subdivision and contained on Resolution PC20-2022 reads the follow:

*“Existing stormwater retention basin on Proposed Lot #2 is not operating as it was designed. It needs to be evaluated by the design engineer and must be repaired/reestablished and demonstrated to be functional to the satisfaction of the Rotterdam Stormwater Manager prior to Chairman’s Signature on the subdivision.”*

it proposed to be modified as follow:

~~XX~~

***DPW Comments from April 19, 2022***

1. See attached minutes from March 15, 2022 meeting.
2. Pin and cap all lot corners prior to Chairman’s Signature.
3. Existing stormwater retention basin on Proposed Lot #2 is not operating as it was designed. It needs to be evaluated by the design engineer and must be repaired/reestablished and demonstrated to be functional to the satisfaction of the Rotterdam Stormwater Manager prior to Chairman’s Signature on the subdivision.
4. Prior to Chairman’s Signature on the Subdivision, the Stormwater Maintenance Agreement and stormwater access shall be reviewed and approved as to form by the project engineer, Rotterdam Stormwater Manager, and Attorney for the Town and proof of filing with Schenectady County provided.
5. Prior to Chairman’s Signature, the access easements and maintenance agreement for the roadway and off-site dumpster location on Lot #2 shall be reviewed and approved as to form by the Attorney for the Town and proof of filing with Schenectady County provided.
6. Add note to Subdivision: “Access to Lot #2 is limited to easements only, site distances are deficient. There shall be no additional curb cuts for Lot #2 from West Campbell Road.”
7. Add note to Subdivision: “The existing right in, right out onto Burdeck Street limits access to Lot #2 and may warrant additional work on Burdeck Street to prevent illegal turns into the site and/or preclude approval of certain types of commercial developments in the future. Any site plan review of a development proposal for Lot #2 will require consideration of the adequacy and limitations of access to the site.”

***DPW Comments from March 15, 2022***

1. Concept plan was originally reviewed by the Planning Commission October 19, 2021. See attached minutes.

**DPW Comments**  
**May 17, 2022**

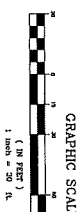
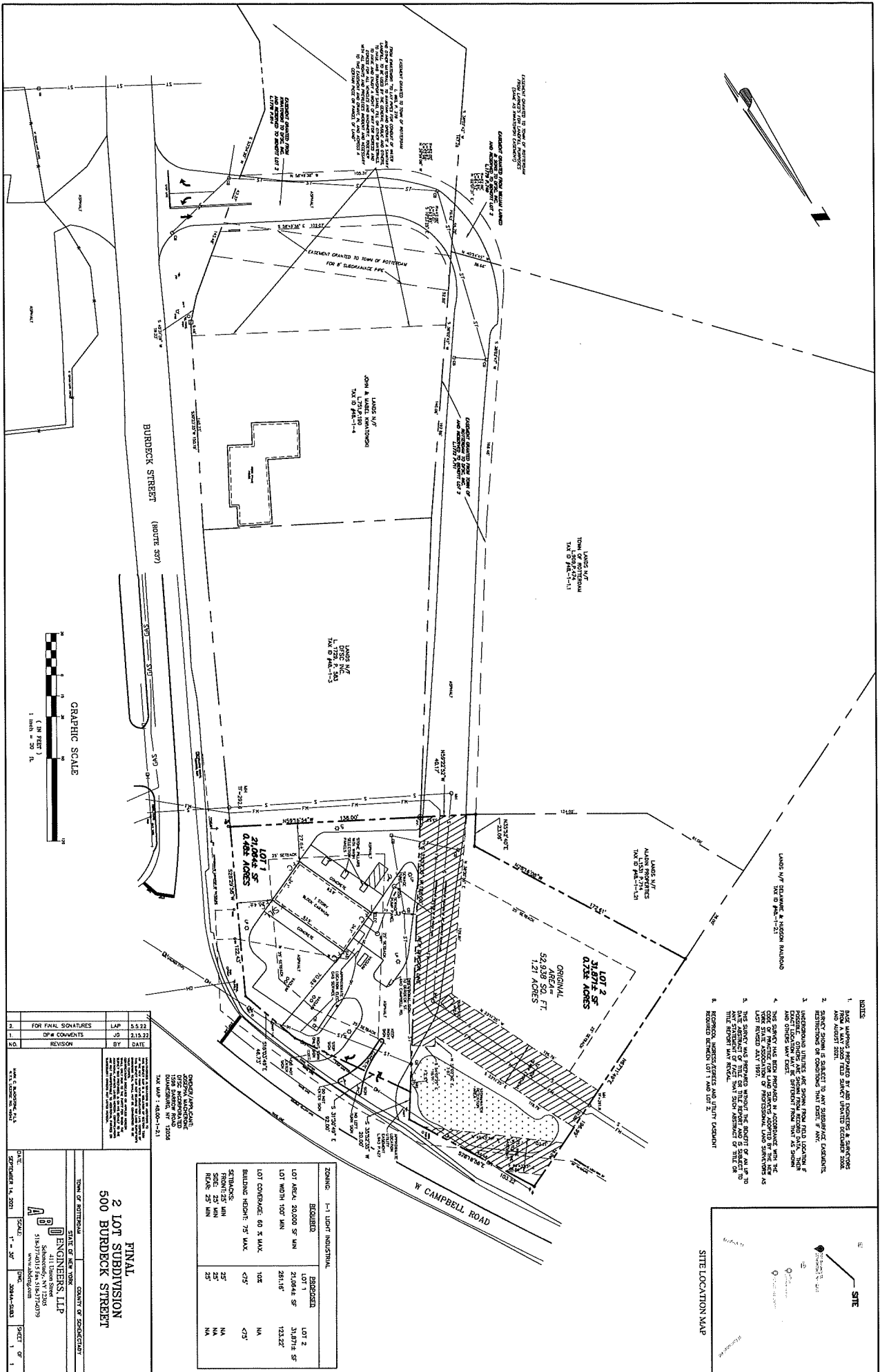
***DPW Comments from October 19, 2021***

1. Road frontage for proposed Lot #2 is unusable for access as it is adjacent to the elevated railroad bridge abutment and currently utilized as a stormwater detention area.
2. Property located to the west appears to be owned by Aladin Properties not the Town of Rotterdam.
3. Access to this proposed lot will in all likelihood be limited to the existing right in and right-out curb cut on West Campbell. Applicant needs to provide existing and proposed easements to the Town for review prior to moving forward with proposed subdivision to create an additional lot. Proposed location of Lot #2 is not ideal, contours should be shown on subdivision map of existing elevations of the lot and adjoining properties.
4. Customers accessing the car wash are currently making illegal left turns from West Campbell Road. This condition could be further exacerbated with the addition of commercial establishment that can only be seen from West Campbell Road. Additional studies/mitigation may be warranted.
5. Customers utilizing the car wash during peak periods are backed up off of the property and into the easement. Utilization of this easement for additional commercial development on proposed Lot#2 could be problematic.

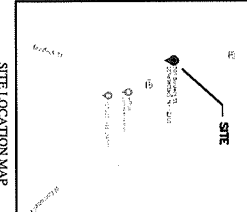
**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on October 19, 2021. Planning Commission adopted a Negative Deceleration on May 17, 2022.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning  
Schenectady County Department of Health  
New York State Department of Environmental Conservation – Region #4  
New York State Department of Transportation  
Rotterdam Police Department  
Fire District #6



- NOTES**
1. SHOWN PLANNING PROVIDED BY APPLICANT AND ENGINEER'S SUPERVISION AND ADMINISTRATION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  2. SETBACKS SHOWN ARE SUBJECT TO ANY SUBORDINATE ORDINANCES, REGULATIONS OR ORDINANCES THAT MAY BE IN EFFECT AT THE TIME OF CONSTRUCTION.
  3. UNDERSTANDING THAT THE LOTS SHOWN FROM THIS PLAN AND LOCATION OF LOT 2 ARE SUBJECT TO ANY CHANGES THAT MAY BE MADE BY THE APPLICANT OR THE ENGINEER'S SUPERVISION AND ADMINISTRATION.
  4. THIS SHOWN HAS BEEN PROVIDED IN ACCORDANCE WITH THE CODE OF REGULATIONS FOR LAND DEVELOPMENT AND CONSTRUCTION AS APPLICABLE TO THE JURISDICTION OF THE APPLICANT AND ENGINEER'S SUPERVISION AND ADMINISTRATION.
  5. THIS SHOWN HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY TO ANY EXTENT OF PART THAT MAY BE NECESSARY TO OBTAIN TITLE FROM THE APPLICANT AND ENGINEER'S SUPERVISION AND ADMINISTRATION.
  6. RECORD DRAWING SET 1 AND SET 2.



ZONING	REQUIRED	PROPOSED	LOT 1	LOT 2
1-1 LIGHT INDUSTRIAL				
LOT AREA:	20,000 SF MIN	21,084 SF	21,084 SF	31,874 SF
LOT WIDTH:	100' MIN	281'6"	281'6"	123'22"
LOT COVERAGE:	60% MAX	102%	102%	<75%
BUILDING HEIGHT:	75' MAX	<75'	<75'	<75'
SETBACKS:	MIN	25'	25'	25'
SIDE:	20' MIN	25'	25'	25'
REAR:	25' MIN	25'	25'	25'

DATE: SEPTEMBER 14, 2020		SCALE: 1" = 20'		SHEET: 1 OF 1	
FOR FINAL SIGNATURES		LAP	5.5.22		
REVISION		BY	DATE		
1			2.15.22		
2					

**FINAL**  
**2 LOT SUBDIVISION**  
**500 BURDICK STREET**

ENGINEER/ARCHITECT  
 JOHN A. WOODRUFF  
 JOHN A. WOODRUFF ARCHITECTS  
 1000 BURDICK STREET, SUITE 200  
 NORTHPORT, CA 94931  
 TEL: 415-468-1241

TOWN OF NORTHPORT  
 STATE OF CALIFORNIA  
 COUNTY OF SONOMA

**EA**  
**ENGINEERS, LLP**  
 411 Union Street  
 San Francisco, CA 94102  
 510-377-0115 / 510-377-0179  
 www.eaengineers.com



Town of Rotterdam  
Office of the Planning Commission

Thomas P. Yuille, Chairman  
Peter J. Comenzo, Senior Planner

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

**Resolution Number PC20-2022**  
Moved by Mr. Denny seconded by Mr. Calder  
Applicant: DFSC, Inc.

**Applicant:** DFSC, Inc.

**Project Location:** 500 Burdeck Street  
Rotterdam, New York



**Tax Number or Numbers:** 48.00-1-2.1

**Proposed Project:** Final Two (2) Lot Minor Subdivision Public Hearing of an existing ±1.21-acre parcel: Proposed Lot #1 = ±0.48 acres (existing 3 bay car wash), Proposed Lot #2 = ±0.73 acres (Vacant).

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on October 19, 2021, March 15, 2022, and a public hearing on April 19, 2022 to consider the above referenced Two (2) Lot Minor Subdivision; and,

**WHEREAS**, this matter was discussed and approved, as meeting the standards for Subdivision as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND; 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 TWO (2) LOT MINOR SUBDIVISION; NOW**

**IT IS HEREBY RESOLVED THAT** this Final Two (2) Lot Subdivision is approved with the following conditions as stipulated by the Planning Commission:

1. Pin and cap all lot corners prior to Chairman's signature.
2. Existing stormwater retention basin on Proposed Lot #2 is not operating as it was designed. It needs to be evaluated by the design engineer and must be repaired/reestablished and demonstrated to be functional to the satisfaction of the Rotterdam Stormwater Manager prior to Chairman's signature on the subdivision.
3. Prior to Chairman's signature on the Subdivision, the Stormwater Maintenance Agreement and stormwater access shall be reviewed and approved as to form by the project engineer, Rotterdam Stormwater Manager, and Attorney for the Town and proof of filing with Schenectady County provided.

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COPY

Resolution Number PC#20-2022

Page 2

4. Prior to Chairman's signature, the access easements and maintenance agreement for the roadway and off-site dumpster location on Lot #2 shall be reviewed and approved as to form by the Attorney for the Town and proof of filing with Schenectady County provided.
5. Add note to Subdivision: "Access to Lot #2 is limited to easements only, site distances are deficient. There shall be no additional curb cuts for Lot #2 from West Campbell Road."
6. Add note to Subdivision: "The existing right in, right out onto W. Campbell Road limits access to Lot #2 and may warrant additional work on W. Campbell Road to prevent illegal turns into the site and/or preclude approval of certain types of commercial developments in the future. Any site plan review of the development proposal for Lot #2 will require consideration of the adequacy and limitations of access to the site."

Peter J. Comenzo  
Senior Planner

Thomas P. Yuille  
Planning Commission Chairman

**DPW Comments**  
**May 17, 2022**

2. **Rotterdam Development II, LLC – 1703 Altamont Avenue.** Sketch Site Plan/Special Use Permit review for the construction of a ±3,480 square foot bank with drive-thru on a ±0.95-acre parcel. Architect/Engineer: Hengst, Streff, Bajko
  1. Sketch site plan is very well developed and detailed. Applicant should immediately begin coordination with NYSDOT to determine if the proposed curb cuts would be acceptable. Traffic impact analysis may be needed.
  2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this application.
  3. Property currently consists of four (4) lots and a consolidation subdivision must be submitted.
  4. Project should try and preserve as many trees as possible along the rear of the property to provide a buffer for the residences on Theodora Avenue. Proposed supplemental Douglas Fir should assist in enhancing the buffer.
  5. Planning Commission may wish to consider having the applicant scale back the proposed landscaping at the rear of the building and around the dumpster enclosure to something more maintenance friendly.
  6. Add note to landscaping plans (LA100): “Landscaped areas located around the building shall contain an irrigation system which is maintained and operational.”
  7. Add note to landscaping plans (LA100): “All dead/dying landscaping materials shall be replaced in kind and maintained in perpetuity.”
  8. Curbing and sidewalk along Altamont Avenue should be replaced the entire length of the property and connect to existing sidewalks. Curb configuration still exists for prior buildings that have been demolished.
  9. Snow storage in rear needs to be relocated. Add split rail fencing (update detail sheet) along rear parking spaces to separate the stormwater basin from the parking lot.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning  
Schenectady County Department of Health  
New York State Department of Environmental Conservation – Region #4  
New York State Department of Transportation  
Rotterdam Highway Department  
Rotterdam Police Department  
Fire District #2

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**

RECEIVED

MAY 05 2022

TOWN OF ROTTERDAM  
PUBLIC WORKS

Legal Owner's Name: Thomas Burke, Rotterdam Development II, LLC

Mailing Address: 509 State Route 67

City: Malta State: NY Zip: 12020

Daytime Phone: 518-439-0906 Fax: -

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: Ben Gingrich - HSB Architects

Mailing Address: 1250 Old River Rd #201

City: Cleveland State: OH Zip: 44113

Daytime Phone: 216-325-1351 Fax: bgingrich@hsbarch.com

Project/Proposal Site Area (Acres or sq. ft.): 0939 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.5-12-15.1

Adjacent Area Owned or Controlled (Acres or sq. ft.): \_\_\_\_\_  
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: \_\_\_\_\_

Street Address of Proposed Site (if any):

1703 Altamont Ave

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

Existing site is vacant.

Existing Zoning Classification: B-2 General Business District

School District: Mohonasen

Fire District: Rotterdam FD2

Water Supply Rotterdam Dist #5

**LEGAL INFORMATION**

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

North side of Altamon Ave, approximately 286' east of Wedgewood Heights.

Name of public road (s) providing access: Altamont Avenue

Width of property fronting on public road: 119.87 Feet

- I have attached a legal description of the proposed site:  yes  no
- I have attached a deed of the proposed site:  yes  no
- I have attached a lease agreement of the proposed site (if applicable):  yes  no

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

KeyBank proposes a new freestanding bank branch with drive through ATM and Auto Teller lanes to serve our customers. The bank lobby is open during normal business hours and the drive through ATM is open 24 hours.

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

This is a permanent use.

## 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 endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

No, this serves our community and customers by providing access to banking.

- (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 the use complies with all setbacks and is not detrimental to our neighbors.

- (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, we are improving an existing vacant property and will provide a well maintained bank branch.

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

Yes, we have employed a civil engineer to ensure proper infrastructure at the property.

- (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:

Our new curb cuts will provide safe ingress and egress of vehicles to the site, we also include a bypass lane around the drive through.

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

PART IV

\*\*\*\*\*

**SURVEYOR/ARCHITECT/ENGINEER VERIFICATION**

\*\*\*\*\*

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: Michael Ritchie Date: 4-26-2022

Address: Cestich Engineering, 217 Lake Ave., Rochester, N.Y. 14608

Phone: (585)458-3020

FAX: (585)458-2731

License Number: 096184

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

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, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Rotterdam Development II, LLC Date: 4-24-2022

Address: 509 State Route 67, Malta NY

Zip: 12020 Phone: 518-858-2637

*Judy J* Authorized Representative  
Signature of Applicant or Representative

4-24-2022  
Date

Notary  
(For Part IV Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 24<sup>th</sup> day of April, 2022

NOTARY SEAL

*[Signature]*  
Notary Signature

AUSTIN TAYLOR  
Notary Public, State of New York  
No. 01TA6216129  
Qualified in Albany County  
Commission Expires January 11, 2026

Notary Public in and for the State of New York  
My appointment expires: 1/11/2026

PART V  
(To be completed by the Public Works Department)

Date Submitted: \_\_\_\_\_ Staff: \_\_\_\_\_  
Total Fees: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
File #: \_\_\_\_\_ Complete Application: \_\_\_\_\_

# KeyBank

## SITE DEVELOPMENT PLANS

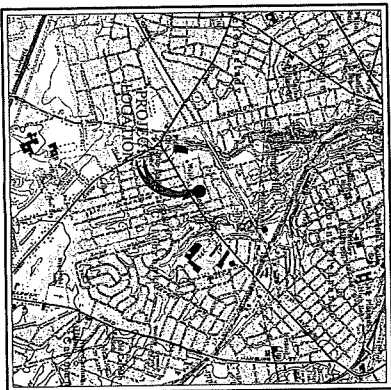
TOWN OF ROTTERDAM  
 COUNTY OF SCHENECTADY  
 STATE OF NEW YORK

DISTRIBUTION  
 BUILDING DEPT. ENGINEERING DEPT.  
 ASSESSOR PLANNING  
 PROJECT  
 SITE PLAN OR SUB DIVISION: MINOR MAJOR  
 SKETCH HEARING HELD  
 PUBLIC HEARING SCHEDULED  
 PUBLIC HEARING HELD  
 PUBLIC HEARING HELD  
 PUBLIC HEARING HELD

RECEIVED  
 MAY 03 2022  
 TOWN OF ROTTERDAM  
 ENGINEERING DEPARTMENT

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
GA001	COVER SHEET (SHEET 1 OF 11)
GA002	GENERAL NOTES AND LEGEND SHEET (SHEET 2 OF 11)
CA100	EXISTING FEATURES / DEMOLITION PLAN (SHEET 3 OF 11)
CA110	SITE AND PAVEMENT MARKING PLAN (SHEET 4 OF 11)
CA120	UTILITY PLAN (SHEET 5 OF 11)
CA130	GRADING AND EROSION CONTROL PLAN (SHEET 6 OF 11)
LA100	LANDSCAPE PLAN (SHEET 7 OF 11)
EA100	LIGHTING PLAN (SHEET 8 OF 11)
CA500	DETAIL SHEET (SHEET 9 OF 11)
CA501	DETAIL SHEET (SHEET 10 OF 11)
CA502	DETAIL SHEET (SHEET 11 OF 11)



LOCATION SKETCH

APPROVALS

PREPARED FOR:  
 HENKST STEFF BAIKO  
 ARCHITECTS AND ENGINEERS  
 1250 OLD RIVER ROAD - SUITE 201  
 CLEVELAND, OHIO 44113-1243

COSTICH ENGINEERING  
 317 Lee Avenue  
 Schenectady, NY 12305  
 (518) 386-1100  
 www.costich-engineering.com

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

DATE: APRIL 26, 2022



KeyBank

TOWN OF ROTTERDAM  
 COUNTY OF SCHENECTADY  
 STATE OF NEW YORK

APPROVAL PLANS  
 PROJECT NO. 8277  
 SHEET NO. GA001

















