

**Town of Rotterdam Planning Commission
Minutes of April 15, 2025 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, April 15, 2025, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell, Chairman	Excused: Clark Collins
	Lynn Flansburg, Vice Chairman	Joseph Miglucchi
	Wayne Calder	
	Joseph Signore	
	Danielle Ciampino	
	Peter Comenzo, Town Planner	
	Courtney Heinel, Attorney	
	Lisa Gallo for Marlo Urowsky, Secretary	

Chairman Scannell called the workshop to order at 7:00 p.m.

Waivers:

1. **Gillette Shows, Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from May 15, 2025 – May 26, 2025 in parking lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Compliance with all applicable state and county laws and regulations, including as applicable, Department of Labor safety inspection/approval requirements and Department of Health inspection/approval requirements.
3. 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.
4. Applicant shall be in compliance with Chapter 98 of the Town Code and receive a carnival permit from the Rotterdam Town Clerk prior to operation.
5. Applicant shall obtain a Mass Gathering Permit, prior to operation, if the expected customers to the site will exceed 1000 people in a 12-hour period.
6. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
7. Applicant and vendors to comply with all applicable state and county permitting/licensing requirements relating to food service, food truck operation, alcohol sales.
8. ViaPort Rotterdam Mall shall provide security for this venue.
9. Town staff shall notify the Rotterdam Police Department and Schenectady County Sherriff's office.

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

2. **The Littles Play & Café – 1400-1428 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a child play center and café in existing tenant space, ±6,600 square feet, former portion of Crunch Fitness and Fashion Bug, on a ±21.2-acre parcel known as Hannaford Plaza.

Motion was made by Mr. Signore 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. 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, if required.

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

3. **Ella Grace LLC – Randy Carnery Member – 1570 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to operate a three (3) chair hair salon in existing ±900 square foot building, former Pace Analytical, on a ±14,864 square foot parcel.

Motion was made by Mr. Signore 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 shall install Knox box for emergency personnel. Please contact Fire District #2 for specifications.
5. Owner 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 approval and/or New York State Department of State licensing.

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

Agenda:

Attendance was taken and a determined there is a quorum.

Ms. Scannell: We need a motion to approve the summary minutes of April 1, 2025. Are there any questions or concerns or comments about that? If not, I would entertain a motion.

Mr. Calder: I will make that motion.

Mrs. Flansburg: I second the motion.

Ms. Scannell: Thank you, Mr. Calder and thank you Mrs. Flansburg. Lisa, please call the vote.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

1. **Peek Burdeck Street, LLC – 32 Opus Boulevard. Final Site Plan/Special Use Permit Public Hearing to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel. Engineer: ABD Engineers LLC.**

Ms. Scannell: Alright, first up on the All About Luigi show, we've got Peek Burdeck Street, LLC. Alright, good evening.

Mr. Palleschi: Luigi Palleschi with ABD Engineers and Surveyors. We're here for this project known as 32 Opus Boulevard. We were before this board a couple months ago, and what he'd like to do is store vehicles on the property in addition to the existing lease that's on the property for AmeriGas.

A couple comments that we have addressed to date is we kind of reconfigured the parking storage areas. We've added the concrete barriers to protect and separate the car storage area with the propane tanks. We talked about the easement that's already in place to allow access to this property.

I sort of highlighted the green areas. I know at one point, you know, once the veterinarian shop redoes their area, a lot of that pavement will be removed and this entryway to 32 Opus Boulevard will be more pronounced. We show the drainage. There is an existing drywell that's on the site. It does not go anywhere. And what we're doing with our reconfiguration of the car storage area is we double stacked back in this area here to try to keep it away from Opus Boulevard.

The fencing along Opus Boulevard, we had talked about putting that black mesh screening, which I know I saw as one of the comments, and you know, we have agreed to do that. And I think the last thing really was the gate is to be updated. So, one of the comments on the DPW was what type of gate. It's going to be exactly the same gate, but just newer. So same style. I think at the last meeting we talked about whether a Knox Box was needed and Mr. Peek had conversations with the fire department and one would not be needed.

So yeah, so this is an updated plan. We believe we addressed a lot of the comments to date. I'll just run quickly through the April 15th DPW comments.

So, number one (1), final fees due, not a problem.

Two (2), detailed proposed replacement gate on the final plans. Again, I don't know how I'm going to detail that. I think maybe just explaining how the gate will be replaced in kind, but it will be newer and functional than what you see there today.

Number three (3), show demarcation of area to be utilized for proposed storage area and add note to plan "no vehicles shall be stored south of the proposed concrete barrier." And in a lot of these comments, I did have a chance to go through them with Mr. Peek and we're in agreement with all these comments.

So, we can certainly add those notes on the plan.

Again, number four (4), motor vehicle sales and/or repairs are prohibited at this facility. He is under that understanding and we'll add the note to the plan.

Number five (5), final grading will need to be established and the stormwater catch basin shall be located upgraded from the vehicle storage. So, we can certainly add that note to the plan, but I think by a reconfiguration of where we're storing the majority of the cars are going to be as far away from that existing drainage structure as possible.

That leads us to number six (6), during towing activities and prior to storage, the operators shall take all steps necessary to prevent fluids from leaking from vehicles and must be made aware of the potential contaminant sources. So, we'll add that note to the plan and I'll touch on that because at the last meeting, that was one of the concerns and when I followed up with Tim Peek and his tenant, they have to follow certain New York State protocols.

Ms. Heinel: I was going to ask, do you have a spill response plan or do they have a spill response plan for anything like that relative to stormwater?

Mr. Palleschi: So that's comment number eight (8). We'll certainly add a note to the plan, but what they do and this Interstate is very familiar with this process if there are any damaged vehicles, they're aware that they have to put some sort of liner or tarp the whole thing, but in conversation, Interstate has another facility and they said if the vehicle is really that damaged, they're going to take it to the other facility and not even have it here.

So, it was good to know that we've got our notes covered on the plan and there's provisions if they do need to bring it to here.

Number seven (7), should a spill occur during towing and or storage activity measures should be immediately taken to mitigate any spill. So, we'll add that note to the plan and again that goes with if there was any spill, then yes, the Town of Rotterdam and DEC would have to be contacted. And that was note number eight (8), adding the note in reference to that.

And then lastly, the fence screening shall be in place prior to operation and that's the black fabric liner that would be attached to the fence itself, the existing fence. So yeah, so other than that, you know, we're in general agreement here and we're hoping for final approval tonight.

We'll get these plans updated and over to the town for signatures so that he can proceed.

Ms. Scannell: Great. Well, we really appreciate both you and your client listening and addressing our concerns. Just to bring everyone's attention there in the agenda, Luigi, you probably saw it, we did receive an email from DEC saying that they have no concerns with us assuming lead agency and they don't have any concerns about the impact of the project. So, I'm happy to hang my hat on what the DEC likes to say about that. Mrs. Ciampino, questions, comments, concerns?

Ms. Ciampino: No, I'm good.

Ms. Scannell: Mr. Calder?

Mr. Calder: No, we all know the work that Mr. Peek does and of course yourself. I like the way the drawing came out this time, the sketch, not the sketch, but the plans. The way you noted everything on their pretty much covers what we talked about in comments. So, we can just look at this and look at that space and make it that way.

Mr. Palleschi: Thank you.

Mr. Calder: That's a nice setup. Anyway, I have no questions. Thank you.

Ms. Scannell: Thank you. Mrs. Flansburg?

Mrs. Flansburg: No questions, just the comment to say we appreciate you and your client working with us and going through the various stages of comments that we had and I think you've integrated everything that we've asked for. I appreciate it. I think it's going to look like a great project and help sort of continue the momentum that's in that area with other projects.

Mr. Palleschi: Agreed.

Ms. Scannell: Thank you. Mr. Signore?

Mr. Signore: I'm good with the project.

Ms. Scannell: Great. Peter, do you have anything to add?

Mr. Comenzo: No comments.

Ms. Scannell: Thank you. Attorney Heinel.

Ms. Heinel: No. I'm good.

Ms. Scannell: All right, fantastic. Before we move on, I'm going to open the special use permit public hearing.

So, all you folks out there that are here tonight, come on up. Okay. If there's anyone here that would like to speak for the special use permit public hearing, please come forth. All right, since there's no one in attendance, I'm going to close the special use permit public hearing. Moving right along to SEQR, the Rotterdam Planning Commission declared lead agency on March 18th, 2025. I would entertain a motion to accept the neg declaration.

Ms. Ciampino: I'll move.

Ms. Scannell: Thank you, Mrs. Ciampino. Do I have a second?

Mrs. Flansburg: I'll second.

Ms. Scannell: Thank you Mrs. Ciampino. Thank you, Mrs. Flansburg. Lisa, could you please call the roll?

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

I would also entertain a motion for final site plan with all the conditions that Luigi put on the record tonight that are also in the DPW comments.

Mr. Signore: I'll move.

Ms. Scannell: Thank you, Mr. Signore.

Mrs. Flansburg: I will second that motion.

Ms. Scannell: Thank you, Mrs. Flansburg. Lisa, could you please call the roll?

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Finally, I would entertain a motion for special use permit.

Mrs. Ciampino: I'll move.

Ms. Scannell: Thank you, Mrs. Ciampino.

Mr. Calder: I'll second.

Ms. Scannell: Thank you, Mr. Calder. Lisa, could you please call the roll?

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

You're all set.

Mr. Palleschi: Thank you.

Ms. Scannell: Thank you. Looking forward to it. It's really looking very nice over there.



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 PC18-2025

Moved by Mrs. Ciampino seconded by Mr. Signore
Applicant: Peek Burdeck Street, LLC

Applicant: Peek Burdeck Street, LLC

Project Location: 32 Opus Boulevard
Rotterdam, New York

Tax Number or Numbers: 47.-8-2.5

Proposed Project: Special Use Permit Public Hearing to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on March 18, 2025 and a public hearing held on April 15, 2025 to consider the above referenced Special Use Permit and,

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

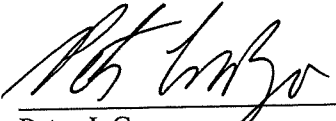
WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**


IT IS HEREBY RESOLVED THAT this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

1. Final Fees Due	Site Plan	\$350.00
	Final Site Plan	\$350.00
	<u>Advertising</u>	<u>\$ 41.80</u>
	Total	\$741.80

2. Detailed proposed replacement gate on final plans
3. Show demarcation of area to be utilized for proposed storage area and add note to plan: "No vehicles shall be stored south of the proposed concrete barrier."
4. Add note to plan: "Motor vehicle sales and/or repairs are prohibited at this facility."
5. Add note to plan: "Final grading will need to be established and the stormwater catch basin shall be located upgradient of the vehicle storage areas."
6. Add note to plan: "During towing activities and prior to storage, the operators shall take all steps necessary to prevent fluids from leaking from vehicles and must be made aware of potential contaminant sources."

7. Add note to plan: "Should a spill occur during towing and/or storage activities, measures should be immediately taken to mitigate any spill."
8. Add note to plan: "In order to immediately address potential spills, all operators shall have appropriate spill response supplies and emergency contact information for the Town of Rotterdam and the NYSDEC Spills Hotline (1-800-457-7362).
9. Fence screening shall be in place prior to operations.


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

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Resolution Number PC19-2025

Moved by Mr. Signore seconded by Mrs. Flansburg
Applicant: Peek Burdeck Street, LLC

Applicant: Peek Burdeck Street, LLC

Project Location: 32 Opus Boulevard
Rotterdam, New York

Tax Number or Numbers: 47.-8-2.5

Proposed Project: Final Site Plan to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on March 18, 2025 and a public hearing on April 15, 2025 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**

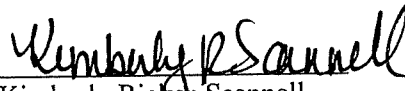
IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|-------------------|--------------------|-----------------|
| 1. Final Fees Due | Site Plan | \$350.00 |
| | Final Site Plan | \$350.00 |
| | <u>Advertising</u> | <u>\$ 41.80</u> |
| | Total | \$741.80 |
2. Detailed proposed replacement gate on final plans
 3. Show demarcation of area to be utilized for proposed storage area and add note to plan: "No vehicles shall be stored south of the proposed concrete barrier."
 4. Add note to plan: "Motor vehicle sales and/or repairs are prohibited at this facility."
 5. Add note to plan: "Final grading will need to be established and the stormwater catch basin shall be located upgradient of the vehicle storage areas."
 6. Add note to plan: "During towing activities and prior to storage, the operators shall take all steps necessary to prevent fluids from leading from vehicles and must be made aware of potential contaminant sources."

7. Add note to plan: "Should a spill occur during towing and/or storage activities, measures should be immediately taken to mitigate any spill."
8. Add note to plan: "In order to immediately address potential spills, all operators shall have appropriate spill response supplies and emergency contact information for the Town of Rotterdam and the NYSDEC Spills Hotline (1-800-457-7362).
9. Fence screening shall be in place prior to operations.



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



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Office of the Planning Commission

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

Date: April 15, 2025

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: Peek Burdeck Street, LLC
2710 Curry Road
Schenectady, NY 12303

Location: 32 Opus Boulevard
Schenectady, NY 12306

Tax Map Number(s): 47.-8-2.5

Zoning: Light Industrial (I-1) Zoning District.

Action: Special Use Permit and Site Plan to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. 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 Special Use Permit and Site Plan to allow for vehicle storage for Interstate Towing Company in addition to the existing propane storage/distribution facility for AmeriGas on a ±71,736 square foot parcel.

This is in an existing industrial zoning district and the storage motor vehicles will have minimal impacts to the environment.

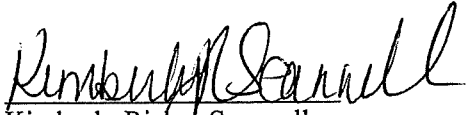
The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (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 Hearing held on April 15, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mrs. Ciampino, seconded by Mrs. Flansburg, and approved by the Rotterdam Planning Commission.


Kimberly Ricker Scannell
Planning Commission Chairman

2. **RMB Mechanical Inc. – 1442 Fern Avenue. Sketch Site Plan review to construct ±9,600 square foot addition onto an existing ±7,280 square foot commercial building located on a ±4.65-acre parcel. Engineer: ABD Engineers LLC.**

Ms. Scannell: All right, RMB Mechanical, I'm sorry, 1442 Fern Avenue.

Mr. Palleschi: Yeah, good evening, Luigi Palleschi, for the record. We've presented this project before the Board a few years back, I believe. This project's at 1442 Fern Ave. It's the new home of RMB Mechanical. There's an existing building here that they had purchased a few years back where they operate their business. And then a couple years back, they needed some storage space, so we were here for this proposed storage building. It's 7,280 feet, as I showed in yellow. I was part of that discussion with this Board, and if you recall, that building had overhead doors on either ends of the building.

They've outgrown that space. Their business keeps growing, which is great. I always like to be here excited about success stories. So, we're here tonight for a new storage building. That's this outline in orange. It's a 9,600-square-foot building. They are proposing a breezeway connector to the building just so that they can navigate from one building to the other. But again, this building is strictly for storage. All their fabrication will be done in the existing, bigger building.

Their fabrication is all their ductwork and everything for air conditioning and so forth where they fabricate it inside that building, and then they need to store it in these buildings in order to go out to the job sites. This building design doesn't have any overhead doors on the backside facing the residence. It's proposed two (2) 14-by-14 overhead doors, and we have a couple of man doors on the side and next to the 14-by-14 overhead doors.

This area in front or the back of the building would be paved. Right now, it's a lawn area. The soils on site are all sandy soils, so we'll plan on putting in a couple drywalls to take on the rooftop and the new pavement areas. They also need additional parking spaces, so right now there's only a small existing parking row along the industrial park here, so we would increase the parking spaces by 22 spaces. The trees as you come in, this is their main entrance off Fern Ave. It's in a one-way direction, and I sort of outlined everything beyond what you see is still going to be green. We still have quite a bit of green space on the site. The trees that we're trying to preserve in the corners and next to the existing buildings that you come in just to give it that same feel and look when you come in and enter their facility. There are light poles that are situated throughout the parcel. They bought it that way with the lighting as is. Three (3) of the lights, though, have to be removed, and those three (3) are on the backside of this building. So, those three (3) pole lights that need to be removed will be replaced by three (3) building-mounted lights. And again, those building-mounted lights are away from the residents.

So, everything that we're doing here, the intent is directing everything away from the residents because when we were involved in this project, they could see inside that overhead door, and we had agreed to installing, I think, six (6) evergreen trees to kind of block the viewshed of that overhead door. But in this case, everything being on this side of the building, you're only going to see the same look of the building. It's a metal building, gray in color, but nothing more than that. Just the building, the pavement will stay the same, and there are two (2) existing light poles that light up this small section of driveway, and that's there today, and that will remain as well. So, no real changes are going to happen from the lighting or the drainage.

Ms. Scannell: I'm going to stop you for just a quick second. They're under the impression that they're taking the light poles down.

Mr. Palleschi: These three (3) are going to come down.

Ms. Scannell: And the ones on the other side are not coming down?

Mr. Palleschi: I don't believe so. That was not the intent. But that's something, after we hear some more comments, concerns from this Board, I'll discuss this with Mr. Brown and make sure that that is the intent or not and we can update it accordingly.

So as far as the drainage, we're putting a stone drip edge to take just half of this rooftop into that stone drip edge, which will handle the stormwater runoff from the roof. And then again, the stormwater runoff will be handled from a couple of drywalls that meet in this area.

So, I received all of the DPW comments April 15th, and number one (1), the proposed building being 65 feet from the residential property line should be insulated to reduce noise. So, I talked to Ryan Brown about that, and he wasn't intending to insulate this because it is going to be just storage only. They're not going to be banging in there and distracting with fabrication. All that is being done in the existing building. So, we don't see the need to provide the insulation within that cold storage building.

Number two (2), explain the use of the building and provide elevations. I don't have elevations tonight, but what we did discuss is that it's going to be a metal building pre-manufactured same color as the existing building that's there. So, if any of you have gone to the site, it's that gray color, and it'll all blend in nice with the existing buildings that are there. No manufacturing, as I mentioned, or fabrication in that building, just storage.

Number three (3), adding note to the plan, "gutters shall be installed on the west side of the building," which we can certainly add.

Provide a legend, which I can certainly add.

Number five (5), landscaping needs to be extended and installed along the eastern fence line. So that's where I was kind of going with what we're proposing here and how we kind of came up with this layout is keeping all the activity on this side of the property, which is closer to the industrial part. You know, there is an existing fence line here. There are some trees that are sporadic, and if I recall, the reason why we added these is because there was a gap in vegetation in that area for that resident that may be able to see in there. So, I don't think it's needed. They're looking at this now, and this will actually help buffer any of the activity on this side of the site. But that was what we had discussed.

Number six (6), detail lighting, which we can certainly add details of the lights, but these are the three (3) down-mounted lights that will be on this side of the building. We typically design down-type lighting LEDs, and they won't shine straight out. But again, that lighting will be in the opposite direction of the neighbors. So, we don't think that it would affect any of the neighbors.

And then lastly, number seven (7), detailed grading and drainage and provide infiltration data in the vicinity of the proposed stormwater structures. So yeah, so we'll provide an updated plan on the next round. We figure this is a sketch plan, kind of get your thoughts, and then update the final plan with grading. In the next week or two (2), we'll probably get out there and do a test pit or two (2) for where the drywells are going to be, so we can determine where groundwater is. But I don't see it as an issue, but yeah, we'll definitely go through that process. So, with that said, I'll turn it over to the Planning Commission for any questions.

Ms. Scannell: Well, thank you, Luigi. I had never been that far back on Fern Avenue, and I was excited that I got to meet Ryan last night, so I got a little tour. I think it's great that businesses like this and businesses over on Opus Boulevard and other things we've had up here are just really thriving, and that they need to build more buildings to accommodate their thriving businesses. So, congratulations to Ryan and congratulations to RMB Mechanical. I understand what you're saying with the DPW comments. I mean, the only thing I'm going to mention is the trees, the landscaping that DPW is asking you to consider. I did take a look at the trees that are there. They're not really mature trees. They're not really hiding anything. I understand what you're saying about having the doors on the other side and all the access.

The far end neighbors have a privacy fence. They have their own slats of privacy. And then there's, I don't know, maybe 30 feet, 25 feet, that there's a gap, and then you've got these six (6) little trees. Possibly it would just look better if your client wanted it to look nice. I understand where you're coming from. This is an industrial use. So that's my thoughts that they might want to consider just doing that, not so much to block out the building, but just to kind of provide a little green space. The only other question that I had are they changing the traffic pattern here?

Mr. Palleschi: I don't believe so. The way we know it is everybody comes in here and heads right to park here and then goes in and then out they go that way.

Ms. Scannell: Because when I was pulling out there was a sign that said, like, warning two-way traffic. But I'm not sure. Now, look, I didn't even really think about it until I was looking at this where I'm seeing the one way.

Mr. Palleschi: I can verify that. I know when I visited the site a couple times, I think I went this way, down one way. But there's not a ton of traffic where you're going to create any concern.

Ms. Scannell: No, they seem very alert to people that don't belong there. They came right out when I got there.

Mr. Palleschi: We can certainly clarify and maybe update the signage if we need to.

Ms. Scannell: Right. Mr. Signore, questions, comments, concerns?

Mr. Signore: My biggest concern would be the lighting in the back there. Is that going to impact any of the other way?

Mr. Palleschi: So, there's two (2) existing light poles? Those would remain. However, these neighbors are seeing the lighting in that direction.

Mr. Signore: That's not going to change?

Mr. Palleschi: That's not going to change. The way I really see this is those two (2) light poles would stay and they're going to see those like they do today. But if this building, like today this building's not there and there's three (3) more lights that they can potentially see the two (2) plus the three (3), right? So once this building goes up it's actually providing more of a buffer to the lighting and the industrial part from that.

Mr. Signore: Noise reduction. He said that he's just going to park vehicles in there now or equipment in there now.

Mr. Palleschi: Yeah.

Mr. Signore: Is that subject to change someday down the road? He fabricates something in there. You know what I mean?

Mr. Palleschi: Yeah, I don't know if fabrication would be because then it would be limited to seasonal, right? The way the building is designed there's no insulation, no heating, no plumbing. If he were to change his mind in the future, which is always possible, we would have to come back before this Board. He would probably try to go to the Building Department but the Building Department would say go see the Planning Board first because we're sort of changing the use of that building. I think it's always possible in the future but right now he really needs storage space to keep a lot of the equipment out of the weather.

Mr. Signore: As businesses grow, things change. So, I got this building over here maybe I can do this in there. Okay.

Mr. Palleschi: Yeah, and if that does change maybe that's when they have to consider the insulation and meeting the New York State building codes for all the plumbing and heating and all that.

Mr. Signore: I'm good.

Ms. Scannell: Thank you. Mrs. Ciampino?

Mrs. Ciampino: I agree with the Chairwoman. If I owned one (1) of those properties back there I would want the trees to continue other than that, that's it.

Ms. Scannell: Thank you. Mr. Calder?

Mr. Calder: I was going to hit the same thing. This eastern section that faces the backyards of people on Fern Avenue, I mean I know the front's going to look nice. You've got a lot of trees on the side coming in but that's facing the industrial park so who cares about that? I mean really it doesn't affect the neighbors because this property is like half residential and half commercial. I mean it's right next to commercial property. It adjoins it but you're also have backyards into residential so I really think that quite a bit more has to be done with that fence line back there. I don't know if you can convince them to do that or not but I think that's important.

Mr. Palleschi: I'll certainly pass it along and see what we can come up with.

Mr. Calder: Yeah, they shouldn't be able not that we're trying to hide the building so much but maybe we are, I mean, truthfully. So that's all I have. Thank you.

Ms. Scannell: Thank you Mr. Calder. Mrs. Flansburg?

Mrs. Flansburg: The original, not the big building the original yellow, is that one (1) insulated?

Mr. Palleschi: I don't believe so.

Mrs. Flansburg: So, they're going to be just more of the same use?

Mr. Palleschi: Yes, just more storage space.

Mrs. Flansburg: Why not build on to the same one?

Mr. Palleschi: I think more circulation. The way the roof's gabled it's just easier to build a separate building. These buildings come pre-engineered. If it was a masonry structure then yeah, you can kind of create a wing off of it, but I think with the style buildings that they're using this is more efficient for the site.

Ms. Heinel: Are they EPDM walls and stuff like that?

Mr. Palleschi: Say that again?

Ms. Heinel: Are they the EPDM walls and everything like that with it?

Ms. Scannell: What does EPDM mean?

Ms. Heinel: It's a type of wall. But it's like the it's common in the pre-manufactured buildings that I've seen like that which would explain why you can't just tack on a masonry structure you could.

Mr. Palleschi: Yeah, so the way I see these walls is you'll have your steel columns and then the metal, you'll be able to see the metal from inside the building. Depending on the thickness of the studs whether they can put insulation there in the future or not, I don't know but we can get more detail. I know one of the comments was providing a building elevation so we'll get that to you on the next round.

Mrs. Flansburg: Right, that was going to be the next question. I know it's a little bit larger in size, the proposed one to the original add-on and you're saying the same color, I was just looking more for elevation, like is it literally a twin of it just longer or something height-wise.

Mr. Palleschi: That's correct.

Mrs. Flansburg: Okay, that's all I have. Thank you.

Ms. Scannell: Thank you. Yeah, it looks like they had a bunch of stuff outside their existing storage facility. I mean, they've got pylons, it's all very, very neat but Ryan had indicated, yeah, we just don't have enough room. So again, that's great that business is booming.

You know, hopefully the takeaway with this is that those neighbors they are losing their view of nothing, right? When they looked out before they were kind of looking at a field and now they're going to they're going to lose, just like you indicated, they're going to lose some of the artificial lighting so maybe when they go to bed at night they'll like that but they're also going to lose some, maybe sunlight at parts of the day with that building kind of blocking things. So, your client might want to consider dressing up that area along the fence line.

Attorney Heinel, anything else?

Ms. Heinel: Legal comments, no, but I do agree that for the benefit of those neighbors, just some like, again, you don't have to block the building but something that just makes it pleasant to look at when you see that building in front of you.

Mr. Palleschi: Yeah, no, understood.

Mr. Calder: Luigi, do you know if your client has talked to any of these neighbors? Anybody has spoken to them about what they have any ideas back there.

Mr. Palleschi: I don't think so. I don't recall any of the neighbors coming out at the other meeting. I think those trees were more agreed upon by the Planning Commission and maybe Mary Barrie at the time.

Mr. Calder: Sometimes you wonder how many people really know about, I mean we had Stewart's not that long ago in Highbridge and we had 20, 30 neighbors in here over trees, over bushes and we got nothing here. Just wondering if that might not be a bad idea.

Mr. Palleschi: You're talking about along this fence line?

Mr. Calder: I'm talking about the people that are yeah, there's like six (6) or seven (7) families here.

Mr. Palleschi: Yeah, no, I'll certainly pass this along to Ryan we'll have a discussion. I understand what the board is looking for and yeah, we'll see.

Mr. Calder: Chances are they won't know anything about it until it starts to be built.

Ms. Scannell: Right, and I honestly don't know how long ago these trees were planted. They're pretty small now so I'm thinking I mean they're very small now. Maybe considering things that are fast-growing, Mary Barrie's got some great ideas, Peter's got some I'm sure great ideas. Just maybe to tap into it. It's a nice nod to the neighbors that we respect their privacy not so much because a garage door is opening up and since we put it on the other side of the building, nobody can see in or see out. I'm not concerned about that. It just looks, it doesn't look as nice as the rest of it looks.

Mr. Palleschi: So yeah, you're looking for some continuity of what's there now. I understand.

Ms. Scannell: Peter, did you have something?

Mr. Comenzo: Yes, I think a lot of it is really architectural elements could add possibly like a vertical treatment. I mean if it's, if the sheet metal is horizontal, you add a couple vertical, maybe a different color or something like that instead of having a 160-foot-long wall of white or gray or whatever it is you know, can mix it up. That is typically a low-cost kind of thing you can do that when you look out there it's just not one giant thing of color. It has got some relief to it. I was going to say like eyebrow windows, but I do not think if it's just storage you probably want to keep it all enclosed.

Mr. Palleschi: Yeah, that's always the name of the game, right? It's like you need these racks or whatever to store along the walls and when you put windows you've got these racks.

Mr. Comenzo: For the type of use you might not go with something like that. I think like Marcella's we did something like that with the eyebrow windows. Those similar type of thing to kind of break up the facade of it. That's all I have.

Ms. Scannell: Alright, very good. At this point I would entertain a motion to declare a lead agency.

Mrs. Flansburg: I will make that motion that the Rotterdam Planning Commission declare lead agency for this project.

Mr. Signore: I'll second it.

Ms. Scannell: Thank you, Mrs. Flansburg. Thank you, Mr. Signore. Lisa, could you please call the roll?

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Palleschi: Thank you, we will see you soon.

Ms. Scannell: Yes, we certainly will. Thank you. I would entertain a motion to adjourn.

Mrs. Ciampino: I'll make that motion.

Ms. Scannell: Thank you, Mrs. Ciampino.

Mr. Calder: I'll second.

Ms. Scannell: Thank you, Mr. Calder. All in favor.

Planning Commission Members: I.

Meeting adjourned at 8:04 p.m.

Next meeting scheduled for May 6, 2025.

Respectfully Submitted,

Marlo L. Urowsky
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

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

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Resolution Number PC20-2025

Moved by Mrs. Flansburg seconded by Mr. Signore
Applicant: RMB Mechanical Inc.

Applicant: RMB Mechanical Inc.

Project Location: 1442 Fern Avenue
Rotterdam, NY

Tax Number or Numbers: 58.-1-6.1

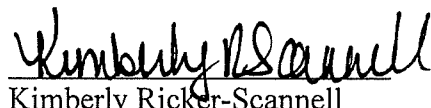
Proposed Project: Sketch Site Plan review to construct $\pm 9,600$ square foot addition onto an existing $\pm 7,280$ square foot commercial building located on a ± 4.65 -acre parcel.

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, April 15, 2025, 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