

**Town of Rotterdam
Planning Commission
January 18, 2022**

Workshop (7:00pm):

1. **Crafters and Artisans for Rescued Animals Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a non-profit organization to benefit animal rescues by selling handcrafted items in tenant space B-114, former Fix Master, LLC, 471 square feet, from January 1, 2022 to January 31, 2023 in Via Port Rotterdam.

Agenda (7:30pm):

Approval of the Summary of Minutes January 4, 2022

1. **Ultimate Roofing (Contract Vendee) – 2323 Second Avenue.** The applicant requests a Waiver of Site Plan review to operate a roofing company in an existing ±6,400 square foot building on a ±0.65-acre parcel.
2. **John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) - 301 Von Roll Drive.** Sketch Site Plan/Two (2) Lot Minor Subdivision: Lot A = ±3.5 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.48 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.

DPW Comments
January 18, 2022

Workshop (7:00pm):

1. **Crafters and Artisans for Rescued Animals Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a non-profit organization to benefit animal rescues by selling handcrafted items in tenant space B-114, former Fix Master, LLC, 471 square feet, from January 1, 2022 to January 31, 2023 in Via Port Rotterdam.

WAIVER OF SITE PLAN REVIEW

Date: **January 18, 2022**

PC2022-W2

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: **Crafters and Artisans for Rescued Animals Inc.**

Bridget Bauer

ADDRESS: **205 Jay Street**
Scotia, NY 12302

PROJECT ADDRESS: **93 W. Campbell Road**

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

REQUEST: The applicant requests a Waiver of Site Plan review to operate a non-profit organization to benefit animal rescues by selling handcrafted items in tenant space B-114, former Fix Master, LLC, 471 square feet, from January 1, 2022 to January 31, 2023 in Via Port 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 Town of Rotterdam Building Safety Inspector and/or 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 January 18, 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.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



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

JAN 04 2022

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. \$75.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Crafters and Artisans for Rescued Animals Inc

ADDRESS: 93 W Campbell Rd B114

DAYTIME TELEPHONE: 838 202 8064 (FAX) _____

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

REQUEST: Nonprofit organization that assists animal rescues w/ handcrafted items. Shop will be executive offices + fundraising boutique

LICENSE AGREEMENT DATE: _____ AREA: _____

TERM: FROM 2/1/22 TO 11/31/23 KIOSK OR TENANT SPACE #: B114

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 1/4/22

* 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.
10.12.18

TOWN OF ROTTERDAM FIRE INSPECTION PERMIT APPLICATION

The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all inspectors to enter the premises for the required inspections.

| OFFICE USE ONLY | |
|-----------------|---------|
| Application ID | _____ |
| Permit Fee | \$35.00 |
| INITIALS | _____ |

| | |
|--|---|
| Property Address | 93 W Campbell Rd |
| | Rotterdam NY 12306 |
| Name of Property Owner | Via poet |
| Property Owner Address | 93 W Campbell Rd |
| | Rotterdam NY 12306 |
| Property Owner Phone # | |
| Name of Applicant (If same as property owner put same) | Crafters and Artisans for Rescued Animals inc |
| Applicant Phone # | 838 202 8064 |
| Property Use (e.g. Day Care / Apt. building / Retail store / Diner or Restaurant) | Executive offices + fundraising Boutique |
| Total Number of Units / Dwelling spaces | 1 |

Applicant's Signature: 

Date: 1/4/22

VIA PORT NEW YORK LLC

SPECIALTY LEASE AGREEMENT

This Specialty Lease Agreement ("Agreement") is made as of this 17 day of December 2021 by and between ViaPort New York LLC, a New York Limited Liability Company (the "Landlord") and Crafters and Artisans for Rescued Animals Inc., a New York Corporation (the "Tenant"). Landlord and Tenant shall sometimes be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

WHEREAS, Landlord is the owner of certain real property, commonly known as ViaPort Rotterdam, which is located at 93 W. Campbell Road, Schenectady, NY 12306 (the "Center"); and

WHEREAS, Tenant desires to lease certain premises at the Center for the Permitted Use.

NOW, THEREFORE, In consideration of the promises and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the Parties agree as follows.

- 1. Premises.** The "Premises" are located within the portion of the Center known as B 114 containing approximately 471 square feet, which location is depicted on Exhibit "A" attached hereto and made part of this Agreement by this reference. Tenant may use the Premises to display and sell its services and merchandise in accordance with the Permitted Use set forth in Paragraph 3 of this Agreement. No other portion of the Center may be used by Tenant except that Tenant shall have a non-exclusive easement to use all Common Areas (hereafter defined) within the Center, for vehicular parking and vehicular and pedestrian ingress and egress to and from the Premises, except for those parking facilities located in front of the New York State Office of Tax and Finance, including, but not limited to, those spots marked as being for the exclusive use of the New York State Office of Tax and Finance. As used herein, the term "**Common Areas**" shall mean all realty improvements in or at the Center now or hereafter made available by Landlord for the general use, convenience and benefit of Tenant and other tenants upon the Center.
- 2. Term.** The "Term" of this Agreement shall commence on January, 01 2022 (the "**Commencement Date**") and will expire on December , 31 2022 unless sooner terminated as provided herein. Tenant will operate its business upon the Premises throughout the Term. Landlord shall have the right, to terminate this Agreement upon thirty (30) day's written notice in the event Tenant is in violation of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written it is understood that all terms and conditions of this lease are confidential.

Landlord:

Tenant:

ViaPort New York, LLC

Crafters and Artisans for Rescued

Animals Inc.

a New York Limited Liability Company

a New York Corporation

By: Terri Emond

By: Bridget Bauer

Name: Terri Emond

Name: Bridget Bauer

Title: GM

Title: President and CEO

Address:

Address:

93 W. Campbell Road

205 Jay Street

Schenectady, NY 12306

Scotia, NY 12302

Phone: 518-374-3713

Phone: 518.496.5985

Fax: 518-374-3722

Fax: _____

Email: terri@viaportrotterdam.com

Email: info@craftersforrescuedanimals.com

Date: 12/17/2021

Date: 12/17/2021

****SSN or Federal Employer
Identification Number

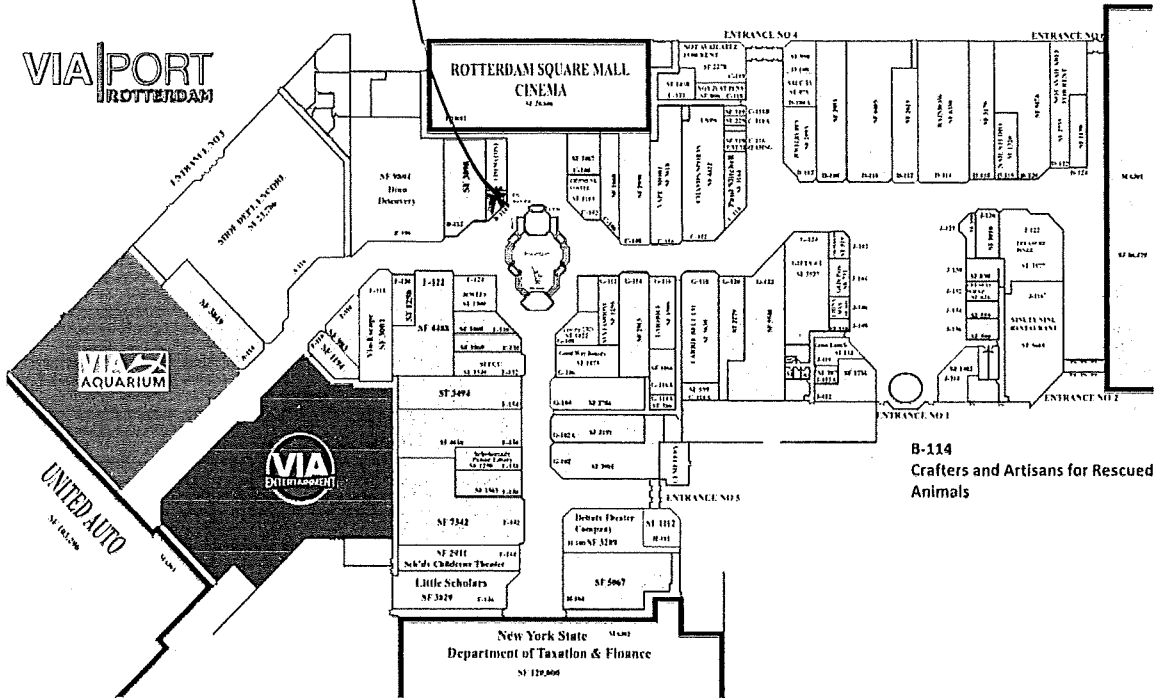
**** [REDACTED]

(Note: Must be supplied or Landlord
will not enter into this agreement)

B-114

EXHIBIT A

Site Map



**DPW Comments
January 18, 2022**

Agenda (7:30pm):

1. **Ultimate Roofing (Contract Vendee) – 2323 Second Avenue.** The applicant requests a Waiver of Site Plan review to operate a roofing company in an existing ±6,400 square foot building on a ±0.65-acre parcel.
 1. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
 2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 3. A water meter must be installed. Check with DPW for specifications on meter prior to installation.
 4. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.
 5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
 6. Chain link fencing and gates should be repaired and/or replaced no later than June 30, 2022.
 7. Paved parking/loading area shall be patched, striped, and seal coated no later than June 30, 2022.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

WAIVER OF SITE PLAN REVIEW

Date: January 18, 2022

PC2022-W3

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: Ultimate Roofing
Attn : Sarah Sherwin
ADDRESS: 207 E. Campbell Road
Schenectady, NY 12303

PROJECT ADDRESS: 2323 Second Avenue

APPLICANT IDENTIFIED AS: Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate their roofing company in an existing ±6,400 square foot building on a ±0.65-acre parcel.

Action Taken by Commission:

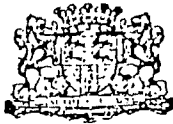
In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. A water meter must be installed. Check with DPW for specifications on meter prior to installation.
4. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
6. Chain link fencing and gates should be repaired and/or replaced no later than June 30, 2022.
7. Paved parking/loading area shall be patched, striped, and seal coated no later than June 30, 2022.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 18, 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.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

JAN 11 2022

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:
 - 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.
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): _____

APPLICANT(S): Sarah Sherwin- Ultimate Roofing

MAILING ADDRESS: 207 E Campbell Rd

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-588-8461 (E MAIL and/or FAX)

PROJECT ADDRESS: 2323 second Ave Schenectady NY 12303

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

REQUEST: Operate Ultimate Roofing at this location

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 1/11/2022

* 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.



STANDARD FORM CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE
THIS IS A LEGALLY-BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE CONTRACT CONSULT AN ATTORNEY BEFORE SIGNING.

1. IDENTIFICATION OF PARTIES TO THE CONTRACT

A. SELLER - The Seller is

Hoy Real Estate

(the word "Seller" refers to each and all parties who have an ownership interest in the Property).

B. PURCHASER - The Purchaser is

Sarah Sherwin, LLC - TBD

(the word "Purchaser" refers to each and all of those who sign below as Purchaser).

2. PROPERTY TO BE SOLD

The Property and improvements which the Seller is agreeing to sell and which the Purchaser is agreeing to purchase is known as

2323 Second Ave

located in the city, village or town of Rotterdam in Schenectady County.

(This Property includes all the Seller's rights and privileges, if any, to all land, water, streets and roads annexed to, and on all sides of the property.) The lot size of the Property is described as approximately

Per Deed

3. ITEMS INCLUDED IN SALE

The items, if now in or on said Property are represented to be owned by the Seller, free from all liens and encumbrances, and are included in the sale "as is", on the date of this offer, together with the following items

Personal property stored on-site not included

4. PURCHASE PRICE

The purchase price is (\$ [REDACTED]) [REDACTED] DOLLARS

The Purchaser shall pay the purchase price as follows:

- \$ [REDACTED] deposit with this contract.
- \$ [REDACTED] additional deposit on _____
- \$ [REDACTED] in cash or certified check at closing.
- \$ _____ by PURCHASER assuming and agreeing to pay a mortgage, now a recorded lien on the premises upon which there is unpaid estimated principal amount.
- \$ _____ Purchase money mortgage to Seller (see attached addendum for terms)
- \$ [REDACTED] **TOTAL PRICE**

11. DEED

The Seller shall convey the Property to the Purchaser by Warranty Deed in proper form for recording, which deed shall include the covenant required by Subdivision "5" of Section 13 of the Lien Law. If the Seller conveys in any trust capacity, the usual deed given in such cases shall be accepted. The said deed shall be prepared, duly signed by the Seller, signature(s) acknowledged, all at the Seller's expense, so as to convey to the Purchaser the fee simple of said premises free and clear of all liens and encumbrances, except as herein stated. At Closing, Seller will pay any and all state, county and local transfer and recording fees pursuant to New York State Department of Taxation and Finance Combined Real Estate Transfer Tax Return (TP-584), plus any other transfer related tax or fee. All other costs and expenses attendant to settlement, including title company charges, shall be at the cost of the party that incurred same, at or prior to Closing.

12. TAX AND OTHER ADJUSTMENTS

The following, if any, shall be apportioned so that the Purchaser and Seller are assuming the expenses of the property and income from the property as of the date of transfer of title:

- A. Rents and security deposits. Seller shall assign to Purchaser all written leases and security deposits affecting the premises.
- B. Taxes, sewer, water, rents and condominium or association fees.
- C. Municipal assessment yearly installments except as set forth in item 9.
- D. Fuel, based upon fair market value at time of closing as confirmed by a certificate provided by Seller's supplier.

13. RIGHT OF INSPECTION AND ACCESS

Purchaser and/or a representative shall be given access to the Property for any tests or inspections. The PURCHASER agrees to hold Seller harmless against any and all liabilities that may arise from said tests and inspections. In the event the Purchaser does not purchase the Property, the Purchaser agrees to restore the Property to its original condition. This Contract is contingent upon a written determination(s), at Purchaser's expense, by a licensed architect or licensed engineer or by an agreed third party that the Property is free from structural, mechanical, and/or environmental defects exceeding a combined value of _____ . This contingency shall be deemed waived unless Purchaser shall notify _____ , in writing, by certified or registered mail, return receipt requested, post-marked no later than _____ or by personal service by such date, of such defects(s), and furthermore supplied a written copy of the inspection report. If the Purchaser so notifies, then this Contract shall be deemed cancelled, null and void and all deposits made hereunder shall be returned to Purchaser or, at Purchaser's option, said cancellation may be deferred for a period of ten (10) days in order to provide the parties an opportunity to otherwise agree in writing.

14. TRANSFER OF TITLE

Transfer of title is to be completed at 12:00 noon on or about January 21, 2022 at the office of SELLER'S ATTORNEY.

15. DEPOSITS

It is agreed that any deposits by the Purchaser are to be deposited with the Listing Broker as part of the purchase price. If the Seller does not accept the Purchaser's offer, all deposits shall be returned to Purchaser. If the offer is accepted by the Seller, all deposits will be held in escrow by the listing Broker until the contingencies and terms have been met. The Purchaser will receive credit on the total amount of the deposit toward the purchase price. Broker shall apply the total deposit to the brokerage fee. Any excess of deposit over and above the fee earned will go to the Seller. If the contingencies and terms contained herein cannot be resolved, or in the event of default by the Seller or the Purchaser, the deposits will be held by the Broker pending a resolution of the disposition of the deposits.

16. REAL ESTATE BROKER

The Purchaser and Seller agree that CRONIN REAL ESTATE, NY and _____ brought about the sale, and Seller agrees to pay the Brokers' commission to CRONIN REAL ESTATE, NY as agreed to per separate agreement.

17. ADDENDA

The following attached addenda are part of this Contract:

- a. NYS HADD
- b. Addendum A - Furniture Included
- c. _____
- d. _____
- e. _____

18. ATTORNEYS APPROVAL CLAUSE

This Contract is contingent upon Purchaser and Seller obtaining approval of this Contract by their attorney as to all matters contained therein. This contingency shall be deemed waived unless Purchaser's or Seller's attorney on behalf of their client notifies ATTORNEYS AND AGENT in writing, as called for in paragraph 19, of their disapproval of the Contract no later than January 14, 2022. If Purchaser's or Seller's attorney so notifies, then this Contract shall be deemed cancelled, null and void, and all deposits shall be returned to the Purchaser.

19. NOTICES

All notices contemplated by this Contract shall be in writing, delivered by certified or registered mail, return receipt requested, postmarked no later than the required date, or by personal service by such date.

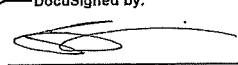
20. MISCELLANEOUS

- A. Originals. This Contract may be executed in counterparts, each of which will be an original, and a facsimile copy showing execution shall be given the same force and effect of an original.
- B. Section and Other Headings. The section and other headings are for reference purposes only and will not in any way affect the meaning or interpretation of the text of this Contract.
- C. Governing Law. This Contract will be construed and enforced in accordance with the laws of the State of New York without giving effect to any conflict of laws or choice of laws to the contrary.

21. ENTIRE AGREEMENT

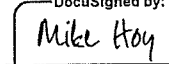
This Contract contains all agreements of the parties hereto. There are no promises, agreements, terms, conditions, warranties, representations or statements other than contained herein. This Contract shall apply to and bind the heirs, legal representatives, successors and assigns of the respective parties. It may not be changed orally.

THIS IS A LEGALLY-BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE CONTRACT CONSULT AN ATTORNEY BEFORE SIGNING.

Dated: 1/10/2022
 DocuSigned by:

 Purchaser Sarah Sherwin

Purchaser LLC - TBD

ACCEPTANCE

Dated: 1/11/2022
 DocuSigned by:

 Seller Mike Hoy Real Estate

Seller

DPW Comments
January 18, 2022

2. **John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) - 301 Von Roll Drive.** Sketch Site Plan/Two (2) Lot Minor Subdivision: Lot A = ±3.5 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.48 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.

1. Sidewalks will need to be continued along the entire length of Lot A to the terminus of the northern entryway on Lot B. Town will be connecting to the existing sidewalk and installing 5' wide concreted sidewalks along entire length of recently acquired property as part of the Highway Garage construction project.
2. DPW recommends that all stormwater improvements for Lot A be located on Lot A. Shared stormwater basins are problematic.
3. Existing utility poles are in poor shape, may not be stable, and appear to only be utilized for telephone and buried in a portion of the ROW. Engineer should coordinate with County and utility company to see if this utility can be buried or removed if it is no longer in use.
4. Provide parking/zoning table and interior floor plan. Is the warehouse going to be accessed by the public?
5. Provide elevations of the building.
6. It appears that the northerly curb cut is to be a shared access point for both lots which is preferable given the awkward geometry of the Burdeck/W. Campbell intersection. Based upon the proposed warehouse use, topography, and the industrial nature of the property, it may be preferable to widen this access point.
7. Substantial grading is proposed and the site appears to contain very sandy soils. Grading plan will need to be reviewed for slope stability.
8. DPW recommends a TDE to assist in the review of this project.

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
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Highway Department
Metroplex Development Authority
Fire District #6

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: John Marcella (under contract)

Mailing Address: 560 Broadway

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-381-1957 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: Luigi A. Palleschi, P.E., ABD Engineers, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 Fax: 518-377-0379

Project/Proposal Site Area (Acres or sq. ft.): 3.50± Acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.-2-8.4

Adjacent Area Owned or Controlled (Acres or sq. ft.): N/A

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:

Street Address of Proposed Site (if any):

One West Campbell Road

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

Vacant

Existing Zoning Classification: I-2 General Industrial

School District: Schalmont

Fire District: 6

Water Supply Public

LEGAL INFORMATION

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

Northwest of intersection of Burdeck Street and West Campbell Road

Name of public road (s) providing access: West Campbell Road

Width of property fronting on public road: 1,176.87 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):

Construct a 30,000± SF one story warehouse building with parking lot, landscaping, and utilities on Lot A. Two lot minor subdivision is also proposed.

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

Permanent

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.

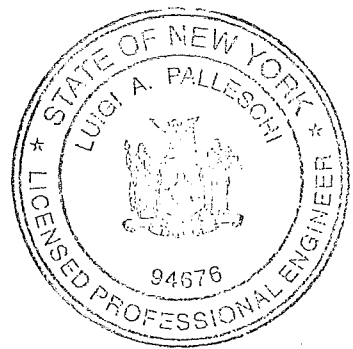
Signed: *Luigi A. Palleochi* Date: 1/6/2020

Address: 411 Union Street, Schenectady, NY 12305

Phone: 518-377-0315

FAX: 518-377-0379

License Number: 94676



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: (Bob Iovinella) Co. Ahead Realty Date: 11/7/22

Address: 90 West Campbell Road, Schenectady, NY

Zip: 12306

Phone: 518-229-3122

[Signature]
Signature of Applicant or Representative

Date

Signature of Applicant or Representative

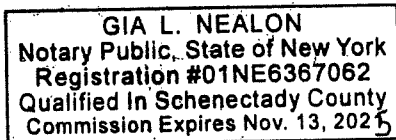
Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 7th day of January, 2022.

NOTARY SEAL



[Signature]
Notary Signature

Notary Public in and for the State of New York

My appointment expires: 11/13/2025

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Part II
TOWN OF ROTTERDAM
PLANNING COMMISSION SITE PLAN CHECKLIST

The following is a list of Site Plan Requirements as outlined in § 270-132 of the Town of Rotterdam Zoning Code. All required information should be contained in the application unless specifically waived by the Planning Commission. Failure to submit will cause the application to be deemed incomplete and returned to the applicant for revision.

Section A *Preliminary plans. Application for preliminary site plan approval shall be accompanied by the following information located on the site plan. Failure to complete this information will result in a determination of "incomplete" and the application will be held in abeyance pending receipt of all required information.*

1. A map of the applicant's entire lot, plot or parcel of land at the scale of one inch equals 40 feet, unless the Planning Board determines a different scale more appropriate, showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to about the applicant's property.
2. The name and address of the applicant, vendee, contract vendee or owner and title of drawing.
3. The North symbol, date and scale.
4. The name, address, title and license number of the person or firm responsible for the preparation of the map.
5. Structures and circulation: ten (12) sets of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures dimensions, square footage, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes.
6. Landscaping: Show location, dimension, type, and condition of existing landscaping, and location, dimension and type of proposed landscaping.
7. Cut and fill: extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads.
8. Stormwater retention: provisions for on-site stormwater retention basins during and after construction, designed to handle any increased rate of runoff.
9. Wells: location and test yields in gallons per minute of all proposed on-site wells.
10. Drainage fields or dry wells: location and percolation test results of all proposed drainage fields or dry wells.
11. Water supply and sewage disposal: description of method of water supply and sewage disposal and location of such facilities.
12. Location of existing wetlands and floodplains.
13. Lighting, power and communication facilities: location and design of lighting, power, fiber optic, and communication facilities.
14. Signs: location, design and size of all signs.
15. Site improvements: location of all existing and proposed drains, culverts, retaining walls and fences.
16. Outdoor storage: location of any outdoor storage and other accessory uses.
17. Uses: detailed breakdowns of all proposed floor space by type of use.
18. Other industrial uses: In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process and the proposed method of disposal of such wastes or by-products shall also be shown.
19. State Environmental Quality Review: No application shall be deemed complete without compliance with State Environmental Quality Review (Please include with submittal).


Section B The Planning Commission often requests these additional information items during the preliminary meeting. The applicant is typically requested to modify the site plan or explain this information in more detail at the meeting. This usually involves the expenditure of additional time and expense to the applicant.

If these additional information items are included with the initial submittal, it may be possible to skip over the initial sketch plan review meeting and proceed directly to preliminary plan review. Answering these information items now may reduce the review time by a minimum of two (2) to four (4) weeks. The decision to allow the applicant to waive the sketch meeting shall reside with the Planning Commission Chairman after consultation with the Town of Rotterdam Department of Public Works.

1. Show location of snow storage area or indicate if it will be removed off site. In addition, provide a note on the site plan that reads "snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."
2. Provide a signature space for the Planning Commission Chairman with the following wording below the signature line "Chairman, Rotterdam Planning Commission:
Date: _____".
3. Show location and dimension of all entrances and exits to all building(s), specify which are handicap accessible, and indicate the primary exit(s) and emergency exits.
4. Show location and dimension of all entrances and exits to the site, and indicate the primary entrance/exit.
5. Show handicap parking space(s) and striping from the space(s) to the handicap entrance(s).
6. Show location, dimension, type, and condition of all existing and proposed paved areas, parking areas with striping, and sidewalks. Indicate which exist and which are proposed.
7. Show location, dimension, type, and condition of refuse/dumpster area and any existing/proposed screening.
8. Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features.
9. Show location of drive-thru window and corresponding traffic circulation pattern(s) if applicable.
10. Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.
11. Show location of all outdoor lighting fixtures and provide a note on the face of the plan that states: "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination"
12. Show location, type, and size of existing and proposed fencing and buffer screening.
13. Add note on the face of the site plan that reads "Development must meet all NYS Building and Fire Codes."
14. Add note on the face of the site plan that identifies the zoning of the subject property.

I have completed all of the above requested items which apply to this site plan **under Section A** and request that this application be placed on the next available Planning Commission meeting for sketch plan review.

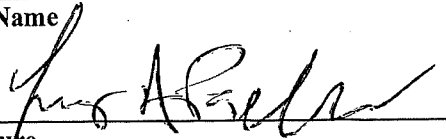
I have completed all of the above requested items which apply to this site plan **under Section A and Section B** and request that this application be placed on the next available Planning Commission meeting for preliminary review.

Luigi A. Palleschi, P.E., ABD Engineer 

Print Name

1/6/2022
Date

Signature





Town of Rotterdam

Office of the Planning Commission

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

JAN 03 2022

TOWN OF ROTTERDAM SUBDIVISION APPLICATION

Initial Sketch Plan \$75
Final Major Subdivision \$75 per lot
Final Minor Subdivision \$80 per lot
Parkland Fees \$750 per additional lot created or \$600 per unit
Advertising Fee = Actual cost of legal notices

Application is hereby made for:
Minor subdivision:

Major Subdivision (if any utilities are to be dedicated to the Town or over 4 lots)

Sketch Sec. 249-23
Prelim. Sec. 249-25
Final Sec. 249-24

Sketch Sec. 249-23
Prelim. Sec. 249-25
Final Sec. 249-26

PART II GENERAL INFORMATION

Legal Owner's Name: Bob Iovinella, Go Ahead Realty
Mailing Address: 90 Campbell Avenue
City: Schenectady State: NY Zip: 12306
Phone: 518-229-3122 (Work) (Fax)

If applicant is not the owner, include written owner authorization for the below-designated contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers, LLP
Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Phone: 518-377-0315 (Work) 518-377-0315 (Fax) 518-377-0379
If you do not hold title to property, what is your interest in it?

Project/Proposal Site Area: (Acres or sq. ft.) 13.98± Ac

Assessor Tax Parcel No.(s) of Proposal Site: 48.0-2-8.4

Adjacent Parcels Owned or Controlled by owner: (Acres or sq. ft.) N/A

Adjacent Names and Parcel Numbers of abutting property owners:

Insulating Materials, Inc. 200 Von Roll Drive (Tax Map # 48.-2-8.2)

Town of Rotterdam 23 West Campbell Road (Tax Map # 48.-2-8.5)

Delaware Hudson Railway Co. (Tax Map # 48.-1-12.111)

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:

N/A

Street Address of Proposed Site (if any): One West Campbell Road

Describe Existing Use(s) on Proposed Site: (buildings, well, sewer drainfield, etc.) _____

Vacant

Existing Zoning Classification: I-2

School District: Schalmont

Fire District: 6

Water Purveyor Schenectady

Sewer Purveyor: Rotterdam

Proposed Use of Property:

- | | |
|--|--|
| <input type="checkbox"/> A1 One-family dwelling | <input type="checkbox"/> C1 Business |
| <input type="checkbox"/> A2 Two-family dwelling | <input type="checkbox"/> C2 Mercantile |
| <input type="checkbox"/> B1 Multiple Dwelling (permanent occupancy) | <input checked="" type="checkbox"/> C3 Industrial |
| <input type="checkbox"/> B2 Multiple Dwelling (transient occupancy) | <input type="checkbox"/> C4 Storage |
| <input type="checkbox"/> B3 Multiple Dwelling (senior citizen housing) | <input type="checkbox"/> C5 Assembly |
| <input type="checkbox"/> B4 Multiple Dwelling (adult residential care facility) | <input type="checkbox"/> C6 Institutional |
| <input type="checkbox"/> C7 Miscellaneous | |

LEGAL INFORMATION

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

Northwest of intersection of Burdeck Street and West Campbell Road

Name of Public Road(s) Providing Access: West Campbell Road

Width of Property Fronting on Public Road in Linear Feet: 1,177

Does the Proposal Have Direct Access onto an improved State, County, or Town road(s)? Yes No

Name(s) of improved road(s) providing access: West Campbell Road

I have attached a legal description of the proposed site:

Yes No

(All applications must contain an attached legal description stamped by the Land Surveyor. Include the legal description for the entire area to be subdivided on a preliminary subdivision map.)

I have included a copy of the deed(s) of the proposed site:

Yes No

(All applications must contain a current deed of the proposed site)

I have attached a vicinity map of the proposed site:

Yes No

(All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)

SUBDIVISION INFORMATION

Number of Lots: 2
Typical Lot Size: _____
Smallest Lot Size: 3.5

Gross Area: 13.98± Ac
Proposed Net Density: _____
Minimum Frontage: 545±

Proposed Source of Water: () Individual Wells
(X) Public System () Private Community System
() Other, please describe _____

Proposed Means of Sewage Disposal: (X) Public Sewer () Community System
() Dry Sewer () Septic Tank & Drainfield
() Other, please describe _____

Utility Companies & Districts to Provide Service to Proposal:

Electricity: National Grid
Water: Rotterdam
Phone: Verizon
Gas: National Grid
Sewer: Rotterdam
Cable: Spectrum
School: Schalmont
Other: _____

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?

No. Yes. If yes, please explain: _____

See Site Plan.

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:

Public Roads
Arterial Roads

Describe Any Combination of Above: _____

Estimated Time Period Expected for Complete Development of Subdivision: _____

Is phasing of the finalization of the subdivision proposed?

Yes. If yes, show phasing on subdivision map.
No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)

No.
Yes. If yes, please explain:

INCLUDE WITH PART II

SURVEYOR/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, 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: [Signature]

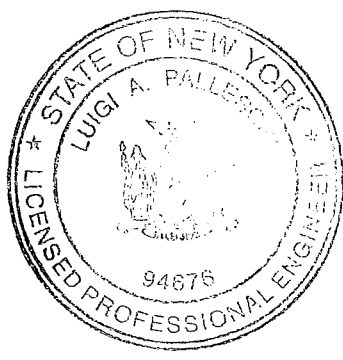
Date: 01/07/2022

Address: 411 Union Street
Schenectady, NY 12305

Phone: 518-377-0315

FAX: 518-374-0379

License Number: 94676



PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

INCLUDE WITH PART II

LEGAL OWNER SIGNATURE

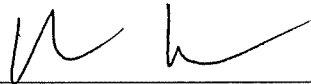
(Signature of legal owner(s) or representative(s) as authorized by legal owner)

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.

#1 Name: (Bob Iovinella) Go Ahead Realty
Address: 90 Campbell Road
Schenectady, NY

Date: 1/7/22
Phone: 518-229-3122
Zip: 12306


Signature of Applicant or Representative

Date

#2 Name: _____
Address: _____

Date: _____
Phone: _____
Zip: _____

Signature of Applicant or Representative


Date

Notary
(For Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 7th day of January, 2022.

NOTARY SEAL: NEALON
Notary Public, State of New York
Registration #01NE6367062
Qualified In Schenectady County
Notary Commission Expires Nov. 19, 2023 New York


Notary Signature

My appointment expires: 11/13/2025

Short Environmental Assessment Form

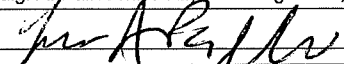
Part 1 - Project Information

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: Marcella's Warehouse Building | | | |
| Project Location (describe, and attach a location map): One West Campbell Rd. | | | |
| Brief Description of Proposed Action: Construct a 30,000± SF one story warehouse building with parking lot, landscaping, and utilities. Also a two lot subdivision is proposed. | | | |
| Name of Applicant or Sponsor: John Marcella | | Telephone: 518-381-1957 | |
| | | E-Mail: | |
| Address: 560 Broadway | | | |
| City/PO: Schenectady | | State: New York | Zip Code: 12305 |
| 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 governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Commission, Schenectady County Curb Cut permit | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 3.5± acres | |
| b. Total acreage to be physically disturbed? | | 5.0± acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 3.5± acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <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 checked="" type="checkbox"/> Other (specify): <u>Sewage treatment Town Park Maintenance</u> | | | |
| <input type="checkbox"/> Parkland | | | |

| | | |
|---|---|--|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 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"/> |
| 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: _____ Adjacent Site of Von Roll _____ _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Luigi A. Palleschi, P.E., ABD Engineers, LLP</u> | | Date: <u>1/6/2022</u> |
| Signature: <u></u> | | |

