

**Town of Rotterdam Planning Commission
Minutes of April 1, 2025 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, April 1, 2025, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

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

Waivers:

- 1. RRA Properties - 2370 Curry Road.** The applicant requests a Waiver of Site Plan review to modify an existing 40' x 50' maintenance garage previously approved on July 16, 2024 to add a rental office on a ±9.59-acre parcel.

Motion was made by Mrs. Flansburg 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 Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All previous conditions of Site Plan approval, August 16, 2021, Resolution PC37-2021 shall remain in effect.
5. Building occupancy shall be for maintenance garage and office use only. No residential use permitted.

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

- 2. Niagara Mohawk -933 Burdeck Street & 635 Mariaville Road.** The applicant requests a Waiver of Site Plan review to allow for upgrades to an existing natural gas regulator station located at 933 Burdeck Street. The project includes the installation of new security fencing, temporary marshalling yard (located at 635 Mariaville Road), an over-pressure protection valve, new remote-controlled valve features, a new heater, associated equipment cabinets, and enclosures.

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

1. Applicant shall submit fees in the amount of \$100.00 prior to the issuance of a Building Permit(s).
2. Compliance with all NYS Building and Fire Codes.
3. Applicant shall obtain a Fence Permit and be issued a Certificate of Completion.
4. Marshalling yard is proposed to be located at 635 Mariaville Road (Tax Parcel #48.17-1-1.112) on lands N/F of Fazzone. This site shall be configured in substantial conformance with the approved plan as presented to the Planning Commission on April 1, 2025 and operations on this property shall conform to all regulations outlined in the Town Code.

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

3. **Hungry Hill Ventures, LLC-651 Consalus Avenue and Consalus Avenue.** The applicant requests a Waiver of Subdivision to boundary line adjust/combine three (3) parcels: 651 Consalus Avenue (Tax Map No. 59.5-8-10), Consalus Avenue (Tax Map No. 59.5-8-9) and Consalus Avenue (Tax Map No. 59.05-8-17) into two (2) lots: Lot 1 =±0.84 acres and Lot 2 =±1.99 acres. Engineer: ABD Engineers, LLC.

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

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

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

4. **MAN Properties LLC - Mariaville Road & Old Mariaville Road.** The applicant requests a Waiver of Subdivision review to combine four (4) parcels: Old Mariaville Road, ±0.72 acres - Tax Map No. 47.-4-8; Mariaville Road, ±0.72 acres - Tax Map No. 47.-4-9; Old Mariaville Road, ±0.33 acres - Tax Map No. 47.-4-10 and 313 Old Mariaville Road, ±1.01 acres -Tax Map No. 47.-4-11 into two (2) lots: Lot 1 =±1 acre and Lot 2 =±2.07 acres.

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

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

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

5. **Robbs Topp Doggs - 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to sell food items in tenant space J-132, former Fresco Wrap, ±616 square feet from April 1, 2025 to May 31, 2026 in ViaPort Rotterdam Mall.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.
5. Applicant shall obtain Schenectady County Health Department approval.

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

Agenda:

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

Ms. Scannell: We need a motion to approve the summary minutes of March 18, 2025. Please remember if you were not at our last meeting, you should be abstaining from the vote. I will entertain a motion.

Mr. Collins: I will make that motion.

Ms. Scannell: Thank you, Mr. Collins.

Mr. Miglucci: I second the motion.

Ms. Scannell: Thank you, Mr. Miglucci. Lisa, please call the vote.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

1. Hospitality Syracuse, Inc.-1421 Altamont Avenue. Preliminary Site Plan & Special Use Permit Review to redevelop the existing Taco Bell with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.

Ms. Scannell: First up, Hospitality Syracuse, Inc., 1421 Altamont Avenue. We have got Sam from Bohler to tell us all about our little taco oasis on Altamont Avenue.

Mr. Burden: So, Sam Burden with Bohler Engineering here on behalf of our applicant, Hospitality Syracuse, Inc., here tonight to continue the conversation about our Taco Bell raise and rebuild located at 1421 Altamont Avenue. Sites right around two (2) acres, just as some background from the last time we saw you. Site is around two (2) acres with about one (1) acre or a little less proposed for development. Currently developed with a 2,500-square-foot Taco Bell restaurant, cross-connection to the Dollar Tree, I believe. We have a typical parking, trash enclosure, everything that you would expect for a typical quick-serve restaurant with drive-through.

We have shared access with the Dollar Tree, as I mentioned. We're in close proximity to the intersection of Crane and Altamont Ave. We have an existing right-in, right-out. All stuff that we walk through, nothing really has changed on that side.

Our proposed site, we're planning to raise and rebuild the existing Taco Bell, reinvest in the site, and bring it up to the brand standard. Mike, unfortunately, couldn't be here with us tonight, but he made a surprise visit here at 11 o'clock this morning for no reason. But he did get to meet with Peter, which was good, to walk through some of the DPW comments. So, Hospitality Syracuse is looking to reinvest into the site with a new 2,650-square-foot quick-serve restaurant, maintain the access as is, maintain the shared accesses, number of parking, circulation, traffic patterns. The big reinvestment would be into the new building and the expansion of the drive-through services to a two-lane, two-order point to service the new demands with drive-through facilities at this location.

It's clear and obvious that the drive-through there that exists today, very tight, tight radiuses, very narrow lane widths. So, we'd like to add a bypass lane for emergency services as well, update the curb radii, and expand the drive-through width.

So, this is the latest site plan. Based on that, just what we've done since we saw you last in February, we responded to two (2) engineering comment letters that we received from LaBella, worked with them on it. We responded to DPW comments, and we resubmitted a full site development package, which included all the materials that were asked for at the last meeting, which included the full resubmission with the Reciprocal Easement Agreement with the Dollar Tree that we foiled with the county, the water and sewer applications, and then just other stuff we did. We progressed the plans and drainage report to about 80 to 90 percent constructability.

We requested some additional survey to the rear of the site that was requested by LaBella because there is the drainage channel here, just to make sure that we're not impacting it, and that the stormwater all works. We're preparing a geotechnical report, just to get more soils information with the slopes off the back. Very typical on-brand things. We'll supply those to the engineer at their request, share that information to make sure we're all on the same page. Hopefully tonight we can continue the conversation, schedule the public hearing for the next meeting, and continue to move this along. With all going well, the next steps for us would be to engage our project architect and get a preliminary set of building drawings so we can potentially get this out to bid. Our client, Mike, is very excited to get this one started, and he'd like to break ground as soon as possible for this site. With that, I'll answer any questions.

Ms. Scannell: We are looking forward to getting you breaking ground as soon as possible. I'm not sure when taco season is, but we want all guys to be ready for sure. Thank you for all of your submissions. We get to look through a lot of these things. I wanted to thank you specifically for filling out the complete streets checklist. It's kind of new, right? We're just using it now. I was really pleased to see that in addition to all of the other things. I'm going to go ahead and open it up to the Planning Commission first before I make any further comments. Mr. Collins let's start with you.

Mr. Collins: It's a good project. In fact, I hadn't seen a new version of it, so I visited one up on State Street. It's very impressive, it really is. I think it's a great project. You guys did one heck of a business there. It's really going to make it a little easier to have dual access because the traffic does get backed up. It totally amazes me. When I go to places, I just go inside because it's quicker than going through the drive thru. I guess people are just, from a couple of years ago, they're used to it. I think it's a great project and I'm looking forward to it. How long is it going to take to build them?

Mr. Burden: Typically, it's crazy. All permits in hand, it's 90 to 120 days.

Ms. Scannell: You're kidding.

Mr. Collins: It's like Stewarts, they turn them around quick.

Mr. Burden: They were able to do six (6) last year. Just reinvestments like this one where you're taking a Taco Bell and making it a Taco Bell. I can't promise that. Mike would shake his head at me, but contractors that are very well-versed in this, and they do a lot of them, so they know what they're doing.

Mr. Collins: That's the key. They use the same ones and they have in their mind how it's supposed to react. It's like a Stewarts building behind the Stewarts.

Mr. Burden: Exactly.

Mr. Collins: I have no questions. I'm looking forward to seeing it really.

Ms. Scannell: Great. Thank you. Mr. Miglucchi.

Mr. Miglucchi: No, it looks good. I don't know how much closer to the creek here it gets. That creek is pretty close to it. I know that your demands because of eat in versus drive-through have pretty much flip-flopped. It looks good. As long as we can get a fire truck around that back corner if we have to, it looks like it's wide enough for that swing. I think it's a good project. It looks good.

Ms. Scannell: Thank you. Mr. Signore?

Mr. Signore: Looking over to DPW comments, are you going to make any changes to your Burrito Supreme?

Mr. Burden: No. I was ready for an answer.

Mr. Signore: I say that in jest, of course. I know, and people have even mentioned it to me, is the exit was always very, very tight coming out. If you had a longer vehicle, it would even be maybe a little tighter, or even if you had a small utility trailer. So, this is going to be, it looks like that's all going to be rectified there, right?

Mr. Burden: Yeah, so our solution to that, driven in my truck, might be the same thing today. His trick is to widen the drive-through. It gives people a little bit more room to go a little left before they take their right. Just based on the vehicle analysis, we think that that satisfies and addresses the problem.

Ms. Scannell: Do you have anything else?

Mr. Signore: No, I'm good.

Ms. Scannell: Okay, thanks. Mrs. Ciampino.

Mrs. Ciampino: Just like I said last time, I'm really excited for that. It definitely needs an upgrade. Is there anything that we can, did we decide on anything with the Dollar Tree? Can we make that look nicer in that area?

Mr. Burden: Yeah, we passed it along. There's only so much. We might see how to also maintain the relationship there as well.

Mrs. Ciampino: No, it's good. Thank you.

Ms. Scannell: Thank you. Mrs. Flansburg.

Mrs. Flansburg: Just a lot of appreciative comments. We appreciate you working back and forth with the TDE. They're the best representation for us because they can encompass so many different aspects of your site plan.

We appreciate that you are remaining and reinvesting in Rotterdam because you could have gone somewhere else and started fresh. So, I appreciate that. Two (2) things that I like are the addition of the bike rack comment and such because it just gives a little bit more accessibility for people. And then I was one (1) of the comments about the excessive number of parking spaces. So even just coming down a few is just an acknowledgement that, you know, it's a little give and take, a little compromise on both sides. So, thank you very much.

Ms. Scannell: Thank you. Yeah, Rueben did a great job. And thank you for all the good communication. I know there might have been a little ball drop at one time, I think, on ours, but it all worked out. And he really seems to know his stuff about Taco Bell parking. He actually was sending studies, which is phenomenal. So, kudos for that.

I personally am not the world's biggest fan of the new look of the Taco Bell stores. I find them to be, and again, this is a personal comment, they just they look very industrial. And I understand that's the brand. That's what we're working with. That being said, maybe one of the ways we can soften that up is with some additional landscaping. I know when I was looking, I had the map out and I had my green marker. I had a lot of trees going in. Peter, kind of had to pull me back a little. Mary Barrie said, no, you can't plant trees back there. So, I get it. I get that you have limitations in the rear. But I think that we can come up maybe with a way of landscaping closer to the side of the building. When you first kind of pull in, just make things a little more attractive. Soften it up. Keep it a taco oasis.

Mr. Burden: So more of an additional green space in the sense of plantings, mulch beds, you know, things that are low maintenance, but around the building to soften the look.

Ms. Scannell: Yeah, things that are not going to be a pain in the neck for Taco Bell staff to have to keep garbage out of constantly. You know, things that are native species. And I can touch base with Rueben a little bit about that. But I just think it would soften it up some that all that beautiful green, all the trees around it and it does just kind of look very stark. I know that the property across from Dutch Meadows that I know that you have limited space there when you built that Taco Bell. But I also looked at the one on State Street and they just really look like, you know, post-apocalyptic and very sparse. So, I would love to see as much green as we can. Those are my comments.

Mr. Burden: Yeah, I think there's some, you know, human take there we can work with Reuben on. Especially at the front side of the room. The render doesn't do a great job here looking at it around the front of the building. It just shows green like it's grass. We're not going to put grass here. It's going to probably be like a rock mulch with some grasses, things like that. And then also it doesn't show, which I don't like, but the landscape menu boards are a Taco Bell standard landscape. And they're 50 plus plants around these areas. They're very, and it's all detailed on our landscaping plan.

But yeah, I can definitely relay the message.

Ms. Scannell: Super, thank you. Courtney, do you need anything?

Ms. Heinel: At this point, no.

Ms. Scannell: Sounds good. Peter, anything to add?

Mr. Comenzo: No, other than we're waiting to get the comments back from Reuben and then I'm thinking we could probably schedule this for a final. There's additional work that was submitted for them to review. So, I'm not sure how long the turnaround will be for that. But once we get the comments back and if everything looks good, we should be able to put you on for a final.

Ms. Scannell: That sounds good. Does that work for you, Sam?

Mr. Burden: Yeah, it does. Mike just wanted to express his appreciation of you guys working with him. He's excited to get this one moving. Obviously, they want to get these in the queue for construction because everybody's going out to bid for spring construction right now, and contractors are going to be busy. So excited to get this one moving.

Ms. Scannell: Well, we're excited, and I'm glad that he came here on accident. It ended up working out well. And I know he's a busy man, but we look forward to seeing him the next time you guys are here.

Mr. Burden: Absolutely, yeah. I want to let him know.

Ms. Scannell: All right. We're all set. We're not going to take any action tonight except to say thank you and thank your client for their reinvestment.

2. Hungry Hill Ventures LLC-651 Consalus Avenue. Final Site Plan/Special Use Permit/Consolidated Subdivision Public Hearing for the construction of a± 12,000 square foot warehouse building for up to six (6) tenant spaces on a ±0.84-acre consolidated parcel. Engineer: ABD Engineers LLC.

Ms. Scannell: Moving right along, we've got Hungry Hill Ventures, LLC, 651 Consolas Avenue. Luigi, did he draw the short straw tonight and he didn't get to come to Rotterdam?

Mr. Hitchcock: He had to go to Clifton Park.

Ms. Scannell: Oh, man. You get so lucky.

Mr. Hitchcock: I know, right?

Ms. Scannell: How are you?

Mr. Hitchcock: I'm good.

So, this is 650 Consalus Avenue, and I'm John Hitchcock with ABD Engineers, which you guys have seen once before. The last time we were here, we had a couple of things we had to finish up, which was the zoning board to get our variance, which we did.

We also had to do test pits on site, which we did. Good sand out there, good perks for septic and stormwater infiltration. The other thing we had to do was add islands and kind of close off the throat of that entrance a little bit, which we did, and we provided building elevations. Building is going to be the same thing you've seen over on Wedgewood Heights and the one that's already constructed down the road on Consalus.

We also added some landscaping around the perimeter of the site, but there's very little green left on the site after you get the building and the parking area. As you know, we're tearing down that old house, that old garage, and cleaning up that site, so just here tonight for final approval.

We did get a chance to look at DPW comments. We don't see any issues with those, so we can address them with our final plans to be stamped.

Ms. Scannell: We had a fun time looking at this at a recent DPW meeting, and I think the building is looking great. I like that the man doors are covered. I think it just really adds some character. I love the landscaping. The more we talked about the landscaping in the front, we wondered if it might be better, instead of having the shrubs out in the front, because it might be hard with all the salt that's coming through. Do we maybe just want to make that nice, like curbs, kind of like the rest?

Mr. Hitchcock: Yeah, I haven't had a chance to talk to Mike about that. I don't think he's going to see an issue with that, just removing the landscaping out of there.

Ms. Scannell: I mean, I'd leave it on the sides.

Mr. Hitchcock: Right, on the sides. Yeah, I agree. It would be much better to pull them out of the front, plus they're in the right-of-way, and I don't think they're on our property. So, I agree with that.

Ms. Scannell: I mean, we were even thinking, you know, sometimes you're forced to have to water things. You know, that's not something we expect. Okay, let's open this up. I'm going to start with Mrs. Flansburg.

Mrs. Flansburg: I don't have very much. My issues were making sure that your client was okay with all of the remaining DPW comments.

I think you've listened to the things that we've asked for at the previous meeting, and, you know, he's done an excellent job so far on the others, and there's just going to be one more of those. And you made accommodations for some landscaping as best you can, given the constraints of the site. That's all I have.

Ms. Scannell: Thank you. Mr. Signore?

Mr. Signore: Tim Peek has a—are you familiar with Tim Peek's property?

Mr. Hitchcock: Yeah, I worked on that one actually a little bit.

Mr. Signore: Okay, so his property is just kept so meticulous. I mean, it just looks nice for an industrial area. And that would be my recommendation, and I hope that your client would, you know, do the same, just keep the property. Like, Tim, his property is impeccable. I mean, you just look at it, it's so neat, everything is just right, and I'm hoping your client will pretty much do the same thing.

Mr. Hitchcock: Yeah, he will.

Mr. Signore: Because that area there has always—never looked great. You know, and now with these new projects going in there, it gives the area an opportunity to have a nice change.

Mr. Hitchcock: Yeah, no, I agree.

Mr. Signore: So that would be my concern, and good luck.

Mr. Hitchcock: Thank you.

Mr. Signore: You're welcome.

Ms. Scannell: Thank you. Mr. Miglucci?

Mr. Miglucci: I like—if that building turns out the way this picture looks, I have no problem at all with it. You know, that's a pretty good upscale-looking building, pretty modern.

Mr. Hitchcock: Yeah, it's going to look like the one he already built, so yeah, it's going to turn right out to be like that.

Mr. Miglucci: It looks good. That's all I have.

Ms. Scannell: Thank you. Mrs. Ciampino?

Ms. Ciampino: It's just more of the same. The building is beautiful. Thank you.

Mr. Hitchcock: Thank you.

Ms. Scannell: Mr. Collins?

Mr. Collins: He did a good job on his other project, so, you know, I'm very impressed with what he does, so I have all the confidence in the world that he'll continue on that course of action. That's all I have.

Ms. Scannell: Thank you. So, yeah, we're really excited. He's just really doing a great job over in that neck of the woods. Are you putting any lighting on the back?

Mr. Hitchcock: It's my understanding there's no lighting on the back.

Ms. Scannell: Right. I know. There's benefits and burdens.

Mr. Hitchcock: There's a grade change back there as well.

Ms. Scannell: There's kind of some benefits and burdens to that. I mean, it's so close to the railroad tracks, and sometimes people like to travel on the railroad tracks.

Mr. Hitchcock: I know he owns the property in the back as well. I mean, I'd have to ask him. I don't think he has any intentions on any lights back there. You know, we're not showing them on the plan.

Ms. Scannell: Right. No, I know. I didn't see any on the plan, but I wanted to have a little bit of a conversation about it just because, you know, you don't want anyone living behind there, which I would, you know, I would be a little concerned that you have such a big building that you can't see from the road. You know, just something to maybe consider. Again, it's a benefit and a burden, right? The neighbors are probably really happy, even though they have a train going by, that they're not going to see any lights. And it's one more thing to worry about. I get it when you're building, but...

Mr. Hitchcock: It could always be just motion-activated lights and stuff like that too.

Ms. Scannell: Maybe have just a conversation with them about it. It might be of great benefit in the long run. But other than that, I think it looks great. We appreciate the efforts of ABD, as well as the efforts of Hungry Hill Ventures. He's doing a great job.

I'm going to go ahead and open the, oh, let me check with Courtney. Anything?

Ms. Heinel: Nothing for me.

Ms. Scannell: I'm going to go ahead and open the public hearing for the special use permit for up to six (6) tenant spaces. So, if there's anyone here that would like to speak, please come forward. Going once. Going twice. I'm closing the public hearing. Next up, I would accept a motion for a Neg Dec as prepared by the Town Planner.

Mr. Collins: I will make that motion.

Mrs. Ciampino: I'll second it.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucchi?

Mr. Miglucchi: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Next, I would entertain a motion for a special use permit for up to six tenant spaces.

Mr. Miglucchi: I make that motion.

Ms. Scannell: Thank you, Mr. Miglucchi.

Mr. Signore: I'll second it.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucchi?

Mr. Miglucchi: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Finally, I would entertain a motion for site plan approval.

Mrs. Flansburg: I'll make a motion that the Planning Commission approve the final site plan subject to all the oral and written comments on the project.

Mr. Miglucci: I'll second it.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Hitchcock: Thank you.

Ms. Scannell: Thank you very much.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC14-2025

Moved by Mr. Miglucci seconded by Mr. Signore
Applicant: Hungry Hill Ventures LLC

- Applicant:** Hungry Hill Ventures LLC
- Project Location:** 651 Consalus Avenue
Rotterdam, New York
- Tax Number or Numbers:** 58.5-8-9; 58.5-8-10; Portion of 58.5-8-17
- Proposed Project:** Special Use Permit Public Hearing for the construction of a± 12,000 square foot warehouse building for up to six (6) tenant spaces on a ±0.84-acre consolidated parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 4, 2025 and a public hearing on April 1, 2025 to consider the above referenced Special Use Permit/Consolidated Subdivision; 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,

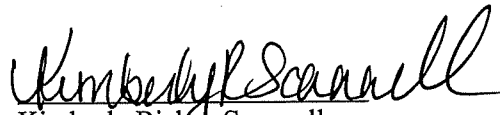
WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SPECIAL USE PERMIT; NOW**

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 Application | \$350.00 |
| | Final Site Plan | \$350.00 |
| | Special Use Permit | \$500.00 |
| | Advertising | \$ 41.80 |
| | Less Paid | (\$650.00) |
| | Total | \$591.80 |
2. Perc tests were performed on March 25, 2024. Data to be added on Final Site Plan.
 3. New proposed islands along roadway need to be curbed and center filled with stamped concrete.

4. Proposed ground cover and landscaping type should be identified on the final site plan.
5. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.
6. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
7. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations presented to the Planning Commission on April 1, 2025."
8. Add note to plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replaced in-kind."
9. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
10. Add note to plan: "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."


Peter J. Comerzo
Senior Planner


Kimberly Ricket-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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

Telephone (518) 355-7575
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Resolution Number PC15-2025

Moved by Mrs. Flansburg seconded by Mr. Miglucci
Applicant: Hungry Hill Ventures LLC

- Applicant:** Hungry Hill Ventures LLC
- Project Location:** 651 Consalus Avenue
Rotterdam, New York
- Tax Number or Numbers:** 58.5-8-9; 58.5-8-10; Portion of 58.5-8-17
- Proposed Project:** Final Site Plan for the construction of a± 12,000 square foot warehouse building for up to six (6) tenant spaces on a ±0.84-acre consolidated parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 4, 2025 and a public hearing on April 1, 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,

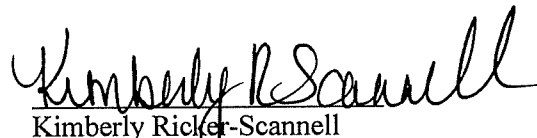
WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

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 Application | \$350.00 |
| | Final Site Plan | \$350.00 |
| | Special Use Permit | \$500.00 |
| | Advertising | \$ 41.80 |
| | <u>Less Paid</u> | <u>(\$650.00)</u> |
| | Total | \$591.80 |
2. Perc tests were performed on March 25, 2024. Data to be added on Final Site Plan.
 3. New proposed islands along roadway need to be curbed and center filled with stamped concrete.
 4. Proposed ground cover and landscaping type should be identified on the final site plan.

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

Date: April 1, 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: Hungry Hill Ventures, LLC
250 Suits Road
Duanesburg, NY 12053

Location: 650 Consalus Avenue
Schenectady, NY 12306

Tax Map Number(s): #58.5-8-9, #58.5-8-10, portion of #58.5-8-17

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

Action: Special Use Permit and Site Plan to demolish an existing single-family residence and detached garage and construct a 12,000 square foot warehouse on a ±0.84-acre consolidated 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 demolish an existing single-family residence and detached garage and construct a 12,000 square foot warehouse on a ±0.84-acre consolidated parcel.

This in an existing industrial zoning district and the single-family residence located on this property to be demolished is in poor shape and is a pre-existing non-conforming use. The newly constructed warehouse will be connected to municipal water and contain an on-site wastewater disposal system.

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

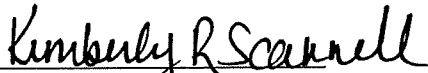
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction 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 1, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by Mr. Collins, seconded by Mrs. Ciampino, and approved by the Rotterdam Planning Commission.



Kimberly Ricker Scannell
Planning Commission Chairman

3. Lecce Development Co, LLC & Lecce Senior Living, LLC - Whispering Pines Way. Final Site Plan/Special Use Permit Public Hearing for the construction of a golf course driving range with three (3) 12' x 20' structures containing golf simulators and a ±2,500 square foot maintenance building with security office on a consolidated ±3.30-acre parcel. Engineer: ABD Engineers LLC.

Ms. Scannell: Next up, we've got Lecce Development Company, LLC, and Lecce Senior Living, LLC, Whispering Pines Way. We are here to find out about the golf course driving range with three (3) little golf hut simulators.

Mr. Hitchcock: John Hitchcock with ABD Engineers again.

So, this one, my understanding, has been in front of you already once before. It's a 2,500 square foot maintenance slash guard shack with a small little driveway into the site behind the building. And then there was going to be a range, but we scaled it back to three (3) simulators, which are small little huts, kind of like you would go to the Bunker in Schenectady and instead of having to clean up golf balls all day, you just hit a golf ball at a simulator, and more efficient.

And that's what they're looking for approval on tonight. We did go through the DPW comments, and again, nothing stands out that's major that can't be addressed. So, looking to move forward with approval, conditioned on addressing the DPW comments.

Ms. Scannell: Okay. So, these simulators are very cool. Very cool. Let's talk about how we've got things set up here. How did we come up with the placement of the guard shack, where that is, and where the golf huts are going?

Mr. Hitchcock: Well, where the guard shack sits, it's kind of like at the entrance of the senior living facility down there. So, it's before all the houses. It's on its own parcel. Luigi came up with that. I'm kind of filling in on this one. So, excuse me if I don't know everything about it. Lou's here. He'll answer some questions that I might not know the answer to.

Mr. Lecce: Luigi's got another meeting. I don't think he's going to be around tonight, but I can answer those questions.

Ms. Scannell: Okay, great. How did you come up with the placement of the guard shack and the placement of the huts? And let's talk about the guard shack and what the use is going to be.

Mr. Lecce: We had the maintenance garage guard shack a little farther north. We thought that wouldn't be a good place to put it when people come into the site. If you remember the site? It's all landscaping in the front when you first drive in. So, we didn't want you to come around the curb and you see this building. So, we decided to put the golf huts on this portion because we thought that was a pretty cool thing to show off. So, when you drive in, you would see them as the first thing. Then you'd see the guard shack and the maintenance garage. We put the driveway on the other side so we'd keep it away from the entrance as you first drive in.

Ms. Scannell: And let's talk about the guard shack for a second.

Mr. Lecce: It's not a guard shack. It's actually an office in the building.

Ms. Scannell: Oh, okay. I'm just referring to what your plan is calling it.

Mr. Lecce: Yeah, yeah, yeah. I told Luigi it's not a guard shack.

Ms. Scannell: Oh, no big deal. It looks like a beautiful building, but again, it's not my words.

Mr. Lecce: No, I know. We've had this conversation. It's okay. So, what's happening on the right-hand side of the maintenance garage or the guard shack, there is windows for a security officer.

Ms. Scannell: So, let's talk about the security component. What is the purpose of the security officer that will be in that building?

Mr. Lecce: His only job will be watching cars coming in and out of the building.

Ms. Scannell: Only at night?

Mr. Lecce: Right now, well, "Inaudible" have to decide what hours they want the maintenance or the security guard to be there during the day. So, I leave it up to them. If they want it in the evenings, if they want it all day, it's up to the homeowners.

Ms. Scannell: And in the event that the security guard comes out and a person should not be gaining access, they're not an authorized vehicle, let's call that, where are they turning around?

Mr. Lecce: Close to the driveway, they back out and leave.

Ms. Scannell: And now during busier hours, when you have folks coming that, for whatever reason, maybe your mail is ultimately going to go to the clubhouse, correct?

Mr. Lecce: Mail goes to the clubhouse. Right.

Ms. Scannell: Okay. So, packages, too?

Mr. Lecce: Packages, too.

Ms. Scannell: What about if somebody has Instacarted something or they have food being delivered? Where does that go?

Mr. Lecce: They would go right to that, where they currently do now.

Ms. Scannell: Okay.

Mr. Lecce: So, it's operating that way currently, the residence.

Ms. Scannell: But with no security, though?

Mr. Lecce: Correct. But they're not going to stop here. They're just, so there's a security pin on the light bulb switch here, which is directed at the license plates. So they'll be monitoring the traffic that goes in and out during the day.

Ms. Scannell: So, I have some concerns about how things are laid out. I think it's great to have security. I think that your simulators are super cool. And I think they're going to be a real hit. I visited on Saturday just because I didn't want to trust my memory to the last time I had visited. And when you kind of come around that curve, it is kind of blind because you have pretty trees that are kind of blocking when you kind of come around the curve. My concern is where we have the simulators. We have golf carts parked, which is good, right? We need a place for golf carts to park. We have a crosswalk. And I'm very concerned if someone is coming around that curve, if you've got people walking across to get to your simulators, if you have somebody in their golf cart and they're backing out. I'm just concerned. I'm concerned for safety. And I wondered about the layout. And I understand what you're saying about having the huts where they are because folks will see them when they first come in. And they are a showpiece for sure.

In my mind, and again, not an engineer, just a person that does drive around a lot, if you needed to turn around or you were at some point with your residents, maybe the security person is going to be also turning into a traffic director. Oh, sorry, sir, you've gone too far. You want to go see your loved one at the memory care unit. You missed the turnoff there. Oh, you're delivering a package. You've got to turn around and go back and bring it to the clubhouse.

Oh, you're here to see so-and-so. Go right on through. Not a problem. When you have all that happening, I am worried about where folks are going to turn around.

Mr. Hitchcock: You're not going to be checking in when you go into the simulator. It's not like you're going to stop. Oh, stop here. You see your credentials to get in. That's not what's going to work.

Mrs. Flansburg: It's more passive than that is what you're saying.

Mr. Lecce: It's just the way it is now. People drive in. They don't stop. They live there. They don't live there. They go in. They circle. They leave.

Ms. Scannell: And your residents understand that once phase two happens or once this golf simulator happens, if somebody is looking for the clubhouse and they've missed the turn, that they're going to just drive around their neighborhood.

Mr. Lecce: That happens now. So, right now, we're trying to stop that. There's so much of it now because people think this is a public road. They think it's a public walkway. People can figure when you're all the time. They must throw out five (5) or six (6) people a day.

Ms. Scannell: So, which is it? Are we stopping people and throwing them out or are we just letting people come in and out?

Mr. Lecce: No one's going to stop when they come in. We have signs. If you see the signs, it says nobody but private owners.

Ms. Scannell: Yes, I saw the signs.

Mr. Lecce: It's also down here. People still see that, and they still ignore it and they still come in. I'm never going to stop the flow of traffic. I think that once we get a security guard there who's just sitting there, it's going to deter people in the future to actually come in there. And with the added camera, which now takes photographs of everybody's license plate and who's walking on the private road, so there's an added security. So, now there'll be potentially a security guy sitting in the building. So, for example, these homes have automatically pulled down for alarms. If somebody has a heart attack, they can pull the mechanism. That'll also ring to the guard shack. So, these people can give the emergency service if they have to, if somebody needs assistance or needs help. So, it's not just for security to security.

Mr. Signore: And the guard shack will know what time that is?

Mr. Lecce: They're 55 and over. They're concerned about security. Just having somebody out there all night long, sitting in the building, to them is a sense of security. Am I saying that correctly? Okay. It's a sense of security. First person moved in three (3) months ago. Within a week, there were kids on her front porch trying to get into her house. Right? So, we have young kids. They're all in black. We got them on the whatever that camera's called. And once that thing went off, they took off. We still have people from Keator Drive, and we have people from everywhere coming through the back way, even though there's a gate. You're not allowed to get in there. We have people from the Town of Guilderland coming in because they want to walk the walking path. No one's there telling people you're not supposed to be here unless I'm there throwing people out.

So, if we have a security guard here and a resident says, hey, there's somebody here that shouldn't be here, he gets in his car, drives down there, see who's there, say, should you be here? Do you live here? If you don't live here, you shouldn't be here. So, it's more of a passive use of, hey, we're just going to keep. You're going to notice, when you sleep at night, there's somebody out front that's going to be watching the front door.

Mr. Signore: When a resident pulls the alarm, does the address come up in the guardhouse there?

Mr. Lecce: It comes up, no, it comes up at the EMTs.

Ms. Heinel: He meant because you said when they pull that pull alarm, it goes to the security office.

Mr. Lecce: It goes to EMT. We're also trying to get it to go to the front desk as well.

Mr. Signore: And that would show the address? So that individual can say, you know, it's up here to the left or to the right?

Mr. Lecce: Correct. Now, in the, this is an HOA, right? So, there's a monthly budget, there's an HOA budget. The HOA budget does not have a security guard salary to cover the cost of a security guard. So, if they elect, they want to have a security guard there full time, then they pay for a part of the HOA. So, I'm giving them the facility. If they decide they want to have that added security, it's there for them.

So, this way they don't have to come back later and build a facility for that guy to sit in all day. So, this is being built. If they elect to, I am doing this for the residents with concern about security.

Ms. Heinel: It's not necessarily going to be used, but it's there as an option.

Mr. Lecce: That's right. It's there. If they want to put it in their budget, it's there. The guy's got a place to sit, and he can watch over the front entrance. But right now, there's security cameras now that actually take pictures of the license plates. We have security cameras now, but I'll take the picture later.

Ms. Scannell: Yeah, I mean, again, I'm not as, I frankly am not as concerned about security as your residents will be. And that's fine. And I'm sure the HOA will determine the hours for the security person and having access and all those other things. My concern, again, is coming around that curve that I can't see around. We can agree that there's not going to be a stopping point before then. Nobody's checking anything, and I'm just driving. Now, whether I'm a person that belongs there, doesn't belong there, I'm looking for memory care. I'm looking for the clubhouse. I'm looking for my Aunt Sophie's house. Whatever it is, I come around the curve. I don't know that there's going to be a crosswalk here. I don't know that these golf carts are going to be backing out because they're accessing the simulator. And I'm going to see, I will see the guard security house. And at that point, I might slow down. But I'm not slowing down when I'm coming around the curve. And that's why I asked about the placement.

Mr. Lecce: This crossing is on the original plans. This isn't being put here just for this building. So, if you look at the approved plans, the TDE required a crossing spot here. So that's already good. Whether this goes in or not, that crossing is not going to go away. So, you're concerned about somebody coming around the corner, whether this building is here or not, that crossing is going to stay.

Ms. Scannell: Lou, I think we can agree that the crosswalk itself, whether it was on, the crosswalk isn't the problem. They have somewhere to walk now. What I'm simply bringing up is that I view that as a safety concern. Now, we could maybe be thinking, well, we're not moving the simulators. We want them there. Okay. We can have a conversation about that.

Perhaps some signage might want to be suggested for when you're coming around the curve. That you should be aware that there's going to be golf carts possibly backing up out of golf cart parking spots. That there is a crossing.

Mr. Lecce: That's fine.

Ms. Scannell: So that's all I'm doing. Just having a conversation to see how we can keep this as safe as possible for all the folks. The folks visiting, and certainly the folks that are already living there.

Mr. Lecce: Signage is not an issue.

Ms. Scannell: Okay, so that would be maybe something we can discuss. Mr. Collins, what are your thoughts?

Mr. Collins: I don't think there's a problem with the layout. As a person, because I've been up there, and people really don't drive 80 miles an hour. But that's just my opinion. But I'm more concerned with a couple other things than that. Now, these things, the golf things, that HOA owns, does HOA own those?

Mr. Lecce: No, that's owned by the golf course.

Mr. Collins: Okay, so the revenue from that goes to the golf course.

Mr. Lecce: Correct.

Mr. Collins: Okay, I've got a question for you. Now, you're going to have these guys. Let's face it, guys are guys, but in your maintenance facility, would it behoove you to put a side door in there? Because you've got a restroom? Because guys are guys. They're out there drinking beers, having a good time. Depending on what you do on a golf course. I mean, I hate to say that, but they've got to go. Oh, they've got to go. And, you know, you've got a bathroom, a nice facility inside. Maybe you should think about having it so they can, during, not all night or whatever, that they can go in and do what they've got to do and not go behind your building, to put it honestly. Because guys are guys.

Mr. Lecce: The idea was then to use the bathroom in the clubhouse.

Mr. Collins: Well, that's kind of a long walk. And if I just had a couple of beers, I might want to bump it over there. I'll be honest with you about that. Maybe you should kind of look at having a door.

Mr. Lecce: There's a bathroom, there's actually a bathroom in the maintenance facility.

Ms. Scannell: Two (2) of them.

Mr. Collins: And they can get to them by going around.

Mr. Lecce: If I have to let them. Yeah, I'll open the front door so they can use the facilities inside. That's fine.

Mr. Collins: I know it's a moot point and maybe people think I'm dumb for bringing it up, but I'm just trying to be...

Mr. Lecce: But I don't want that type of people that are drinking and partying and being on the site. The idea is if you want to go, then you're going to walk for a while. Maybe you shouldn't be drinking five (5) or six (6) beers. No, I understand. I get you.

Mr. Collins: I'm not trying to be obnoxious.

Mr. Lecce: Right. If I'm a 65-year-old and I can't hold it and I got to go, I can't get to the clubhouse, I got you.

Mr. Collins: All right. Other than that, like I say, I agree. I like those because are you going to use them in the winter also?

Mr. Lecce: No. Just strictly summer. They're heated and they're air conditioned. But I don't want, it's like this is something for the new one, maybe the summer and the fall for the seniors that live there.

Mr. Collins: A lot of clubhouses now, they put them aside for their members. It's a big thing. But I agree with you. It's a lot less maintenance and a lot less expensive.

Mr. Lecce: Correct. If they come up and they say they want to use these all year round, that's another conversation. I got to make sure this is plowed.

Ms. Scannell: Can anyone come and use them?

Mr. Lecce: Yes. But only if it's not being used by the residents. The residents have the first option with the golf course as well as these huts. So, if they're already being used or they're reserved for a resident and you want to come and use it, you got to wait until the resident uses it.

Ms. Scannell: How will we know? Will we have to drive there and look or will we go online?

Mr. Lecce: For the golfer, you just come here and look. I mean if you come there...

Ms. Scannell: Okay, I'm asking the question because that means we're going to have more traffic there than we thought we were going to have. I'm sorry, Mr. Collins. Go ahead.

Mr. Collins: Now you're going to have a security camera at the corner.

Mr. Lecce: They're already there.

Mr. Collins: They're already there?

Mr. Lecce: Yeah.

Mr. Collins: And I've probably asked this before, but I've got short-term memory. Do you have security cameras throughout the whole facility?

Mr. Lecce: Just the main entrance. Just the entrance.

Mr. Collins: Okay. I didn't know if you had one (1) in the back.

Mr. Lecce: When you come into the, once you get past the golf course, there's no security cameras.

Mr. Collins: I got one (1) other question. How many houses do you have up now?

Mr. Lecce: We've closed on 20 and we've got another 17 under construction.

Mr. Collins: All right. Because once you hit what? There's a certain number...

Mr. Lecce: Twenty-five.

Mr. Collins: Are you putting a swimming pool in this year?

Mr. Lecce: It's already been designed. The swimming pool is going in. It's already designed. We're starting the pool house this week.. We've already got it dug. We've just got to do the frames.

Mr. Collins: I agree with the Chair that some signs might help, but I've been out there, and I don't... It is what it is. You're not going to do away with traffic. You've got the curiosity seekers, and you've got kids on bicycles or electric bikes and just people taking for granted. That's a nice way to...

Mr. Lecce: As we close more and more people get there, people will stop coming by there.

Mr. Collins: It's just like I said, I didn't mean to bring up about the facilities, but I figured I had to.

Ms. Scannell: Anything else, Mr. Collins?

Mr. Collins: No, I'm good.

Ms. Scannell: Mrs. Ciampino?

Mrs. Ciampino: I was actually going to ask if there were going to be simulators inside because I figured in the winter the residents would want something like that.

Mr. Collins: In the clubhouse?

Mrs. Ciampino: Yeah.

Mr. Lecce: In the clubhouse?

Mrs. Ciampino: Anywhere inside.

Mr. Lecce: Oh, never thought about that.

Mr. Collins: That's the big thing at the Edison Club, the simulator.

Mr. Lecce: What's that?

Mr. Collins: It's the big thing at the Edison Club inside for all winter long.

Mr. Lecce: We've realized as we close transactions what people want to see on the site. Do you ever think we have golfers that don't go to Florida for the wintertime? Right. Hey, you have some golf places. That's why I come back because this is what the common things come up. That's why.

Mrs. Ciampino: And then I was also going to agree with the Chairwoman about the crosswalk and the safety issues there. And then I was also wondering if you had given any thoughts to making it a gated community.

Mr. Lecce: Can't do it.

Mrs. Ciampino: Can't do it.

Mr. Lecce: Because of the winter. That road is not wide enough to put a gate in. You'd have to then expand it into the golf course. Then you have problems with the gate going up and down in the wintertime. Then it's got to be plowed. There's a lot of issues. That's why you don't see them up here. Because for the wintertime you just can't maintain them. So, this is the next best thing to a gated community.

Mr. Signore: That would work against you in an emergency. That would work against the residents having a gate in case of an emergency in the winter if you had a gate failure.

Mr. Lecce: Most gated communities, at least in Florida, the gate is in the middle. The shack is in the middle, for better term, right? So, you go. There's an entrance here and an exit here. But the entrance has to have two (2) lanes because one (1) is for members. They can just go when the thing goes up. The other one (1) is for a non-member who's got to be checked in before they go in. So now this thing's got to be like 80 feet plus wide. Then you have to go out the other side with a gate that goes up or down. So, one gate where it malfunctioned it's a pain in the neck. I don't have enough area to make this wide enough to come like this and go like that.

Ms. Scannell: Well, and that's not your intention, right? With security, security's not checking every car. I know when I was visiting friends in Florida, they were checking every car.

Mr. Lecce: No, but that's because there's a gate.

Ms. Scannell: I understand that.

Mr. Lecce: There won't be a gate here.

Ms. Scannell: But you're not checking every car, correct?

Mr. Lecce: No, no, but if we were to do what he's asking for, then I would check every car.

Ms. Scannell: I understand that. But even in absence of a gate, I just want to make sure for my own understanding that you have stated, so I'm not misunderstanding, that the security is passive, that they are set there as a deterrent, that they will not be checking every car, and if the homeowners association decides in the future that they would like that person's responsibilities to be greater, that will be a homeowner association decision. Am I understanding that correctly?

Mr. Lecce: Correct, but the question that was asked is, why don't you put a guard gate like they do elsewhere for full-time security? My response is, you can't do that because it's not wide enough.

Ms. Scannell: Correct.

Mr. Lecce: But I said earlier, I'm not changing what we're doing here. I'm just answering the question that was asked of me. That's why we can't do it that way.

Ms. Scannell: But you don't want to do it that way.

Mr. Lecce: I know, but the question was asked, could you do that?

Ms. Scannell: I understand, but I want to make sure that we all understand the same intent.

Mr. Lecce: I'm not changing my position. I'm just addressing the question raised by someone else.

Mr. Collins: I have one (1) question if I can interrupt. You're talking about the security. Now, you've got the guy in the shack at night if they want it, and daytime. Will the guy maybe have a vehicle where every hour or so that he makes a swing through at night, just to make the residents know that there's their path? I mean, they don't have to shine lights, but I think they want like Walmart to have the guy sitting there.

Ms. Heinel: I think that point was that it's up to the HOA.

Mr. Collins: Yeah, what I'm saying is the HOA, if you're paying the guy to sit there.

Mr. Lecce: Right. What I would envision is that there would be a vehicle there that they could use. If somebody says, hey, there's somebody in my backyard or something, they can call in and come check it out. They could take a ride through. If that's something that they want to do. That's what they can do.

Ms. Heinel: He's just providing a structure. Whatever the security guards, hours, and mobility is all on them.

Ms. Scannell: Mrs. Flansburg, did I get to you?

Mrs. Flansburg: Not yet.

Ms. Scannell: Go for it.

Mrs. Flansburg: I'm just going to go with the cool aspect of it. Tell me about the simulators. The public can use them. She started to ask how would, I'm not a golfer, but this is intriguing to me. I don't have to go drive far away. I don't have to hit balls as far as I can hit them. It's like a pitching/batting cage for golfers.

Mr. Lecce: This is a new concept that's coming of age nationally. So, now these golf huts are being sold to individuals that have them in their backyards. So, this way they don't have to go to a simulator themselves.

Mrs. Flansburg: They're for one (1) person.

Mr. Lecce: No, they're for three (3), four (4) people. Okay. You can have a foursome play around the golf in the simulators. I think they're 18 by 2.

Male: Sixteen by 12. The door is open pretty far to players. Some days you can sit out.

Mrs. Flansburg: Okay. So, you reserve it for like an hour or, however?

Mr. Lecce: You can call and reserve it if you wish, and you pay a fee. Or you can just show up. And if it's available. Just play. Remember, you can't play golf in the rain. But you can come here and play golf when it rains. Also, we have a nine-hole golf course here. If somebody wants to play 18, they can play nine (9) on the course and nine (9) in the simulator. So they can get their 18 holes in. So, there's a lot of options that the residents can have while they're living here. It depends on how they want to play. So, if they can't play nine (9) because it's raining, they go play nine (9) in the simulator. It's heated. It's air conditioned. It's made out of metal. It's a steel. They make them in Utah. They deliver them, and they set them in. And the simulator, that is done. The simulator, so we'll have to buy a simulator. But what we do is in the wintertime, we take the simulators out and bring them indoors and store them because of animals. So, we don't want to leave them out there. So, they're the wave of the future.

Have you heard these things called Topgolf? I don't know if you've heard about it. Topgolf.

Ms. Heinel: It's pretty cool, yeah.

Mr. Lecce: But those are a little bit different, but they're simulators. They have simulators out on the course. So, this one here, you can create the simulation to be the actual driving range that we play here at Whispering Pines. You can put Pebble Beach, you can put any golf course you want, or any driving range you want.

Ms. Scannell: Kind of like the Bunker?

Mr. Lecce: It's the same thing as the Bunker. As a matter of fact, it's the same unit as the Bunker that they use. So, now what it does, no nets, so you don't see those big, massive nets sticking up in the air. Nobody will be picking up golf balls. Because you can take a bucket of balls, like you do in a driving range, and you can put it in the air and you sit the bucket of balls in the actual simulator. And then some kids come in and pick it up and put the balls away and they come out again.

Mrs. Flansburg: Okay, you said in rain. At night or just day?

Mr. Lecce: Well, we're not going to do it at night, no. No, just during the day.

Mrs. Ciampino: Do you have to cover them in the winter?

Mr. Lecce: No, it's an actual building. It's a structure.

Mrs. Ciampino: Like this isn't like. . . Those are doors.

Mr. Lecce: They're not cheap, but. . .

Mrs. Flansburg: No, I don't doubt it.

Mr. Lecce: Those three (3) simulators far exceed the cost of putting the nets up.

Ms. Scannell: What are you going to put there now, a bocce court?

Mr. Lecce: Here?

Ms. Scannell: Behind where you were going to have to drive. . .

Mr. Lecce: In the back? Yeah.

Mr. Collins: Whatever the residents want.

Mr. Lecce: Whatever they want. They are asking for a pickleball court. They want two (2) pickleball courts.

Mrs. Flansburg: Thank you for trying something different.

Mr. Lecce: I mean, it's more green space, right? This is three (3) acres. You're only using what, maybe half an acre, maybe. The rest is green.

Mr. Collins: Are they prefabbed?

Mr. Lecce: Yeah. They make them and deliver them. These are \$90,000 a piece, not including the machinery and not including the simulator. They're about \$110,000 each with the simulator.

Ms. Scannell: Mr. Signore, do you have any more questions?

Mr. Lecce: The courses are open to the public. Those are open to the public. But we got this approved. Remember, I said, yeah, the residents have to have first pick. So, the golf courses. . . I don't know if you saw what we had in the paper. The golf course is now in the paper. We're fully opening up April 10th. Residents get the first choice. So, they call first. They get the first tee times. We already had an LPGA woman call me today. They want to have a league there for the LPGA. So just from the ad alone.

Mr. Collins: Oh, you got a nice golf course.

Mr. Lecce: Oh, the course is gorgeous. The course is beautiful. Beautiful. So, this is just an added feature to the residents, plus to the public and to the residents.

Ms. Scannell: Of course, it's very nice.

Mr. Collins: Are you going to add more in the future? Do you have the capability to add more in the future if you need them?

Mr. Lecce: I don't think I need more. I think the Bunker only has four (4) or five (5).

Ms. Scannell: Mr. Signore, do you have anything else?

Mr. Signore: No. I have to say, I took a ride through there a couple of days ago and, Lou, it's looking great.

Mr. Lecce: It's beautiful.

Mr. Signore: Yes, it is. And despite the last few years, looking at it now, it's really a tremendous project. It's going to be a nice project.

Mr. Lecce: Clark had a lot to do with it. You too.

Mr. Signore: And you guys are going great guns there. I see a lot of houses going up.

Mr. Lecce: We have 57 sold. That leaves us 60 houses. We have 150 people on the waiting list.

Mr. Signore: I mean, collectively, with the town and yourself, it's a beautiful project, and I think the residents will be happy.

Mr. Lecce: I think they're happy. Are you guys happy?

Female: We love it.

Mr. Collins: When are you going to do the townhouses?

Ms. Heinel: When they're done with the houses.

Ms. Scannell: One step at a time.

Mr. Lecce: I'm afraid of the townhouses because I want the cottages to go more as a community in the back so they can walk. There's all kinds of trails in the middle. If I start pushing people out here, we don't get those sold back there, I think it's kind of the community feel that's here. I think the townhouses, because they're across from it. Remember, every single house has a view of the golf course. We can put them on one (1) side, remember? So, everybody here has views of the whole course. So, I think those townhouses are going to go faster than the cottages are.

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

Mr. Miglucci: The simulators look pretty good. I mean, that's the new medium of today. People are going to the simulators and that. Again, with the signage, maybe a slow five miles an hour flashing light or something like that, solar powered or something, would work around those corners and that. My question is, is your mail delivery, is all the mail in the complex going to NDCBUs, which stands for Neighborhood Distribution Cluster Box Units? Are they all going into that one (1) section there? Or is there going to be household delivery too?

Mr. Lecce: I called the post office. There's a post office inside the clubhouse.

Mr. Miglucci: Oh, okay.

Mr. Lecce: As a matter of fact, the mailbox is already in.

Mr. Miglucci: So, it's all going to be cluster box units?

Mr. Lecce: Inside. It's in the building. So, you go in yourself.

Mr. Miglucci: You have to go in there and get it yourself, right?

Mr. Lecce: Correct.

Mr. Miglucci: There's not going to be any, like, on-street delivery?

Ms. Scannell: When I visited with Mary and Peter, the mailman was bringing mail to people's porches, and there were mailboxes on the porches.

Mr. Lecce: Correct.

Mr. Miglucci: Those are probably signature confirmations that have to go to the actual residents.

Ms. Scannell: So, are we using this system in the clubhouse now? Are we?

Mr. Lecce: No, we can't use the system in the clubhouse now. Okay. Because our lovely president put a hold on things being produced by the post office. There's locks that have to come from the post office that they use to lock all the doors. They can't get the locks because they don't know what's going to go on with the post office. So right now, they've been ready for posts. These boxes have been in for over a month and a half. They're just sitting there waiting for these locks to appear with UPS. Then they put the locks in, which is the universal lock, so they can open them all up so they can fill them all with mailbox locks. Until those times those locks come in, they're delivering mail to everybody's house under a temporary mailbox that's on their front porch until USPS gets me those locks.

Mr. Miglucci: That was my question. But eventually it's going to be, like I said, it's going to be a DCP unit.

Mr. Lecce: It's been ready for six (6) weeks. Right. We just can't get the locks. Well, they have to supply the locks.

Mr. Miglucci: And what that does is it makes it easier on the post office and less cost effective because now they're not going house to house. They can just stand in there and put them all in a box.

Mr. Lecce: However, when you get to be 55 and older, the biggest thing that we want to do is socialization. So, the idea is to have them socialize by getting their mail every day, see Mary, see Tom at the post office box. They can go in for a cup of coffee, they socialize, they go back to their house.

Mr. Miglucci: I deliver a lot of mail, and all I saw was socializing by those boxes.

Mr. Lecce: Well, you know, but I'm saying, yeah, that's the purpose of this. When you get to see senior living, they want more socialization out of their units so they get out and walk and do stuff.

Mr. Miglucci: Okay, because that will cut down a lot of traffic, too, having to avoid that postal vehicle going through if you drive by. Okay, that's all I have.

Ms. Scannell: Thank you. So let's talk a little bit about the concerns of at least three (3) of us. And I threw the idea of signage out there. Like I said, I'm not saying I don't like it. I'm not saying move the clubhouse or move the guard shop, you know. But I think that it's a valid concern, and if you do, too, a little bit.

Mr. Lecce: Absolutely.

Ms. Scannell: Then maybe we could come up with a compromise, some kind of signage or just something. Mr. Hitchcock, what are you thinking?

Mr. Hitchcock: If you're going to put it up here, you're going to want to put it up here. If you said this is a blind corner, and I'm sorry, I don't really know the corner, but you're going to want to put it right here, something that just directs me to slow down. Say blind driveway or something like that.

Mrs. Flansburg: Right, or crossing, pedestrian crossing.

Ms. Heinel: Is there a way to highlight the crosswalk with like the, I'm trying to think of a name of it. It's going to be like the blinker lights or something like that, just to I'm thinking of somebody who's got poor vision at night who's driving or being able to identify that there is a crosswalk there in some fashion or another.

Mr. Lecce: I don't want to put lights.

Mr. Comenzo: I think they make, they do make reflectors.

Mr. Lecce: Remember, we have streetlights.

Ms. Heinel: Okay. Yeah, streetlights are fine. If you have streetlights, that's fine. I wasn't thinking streetlights. I was just thinking it's dark and they're covering the crosswalk.

Mr. Lecce: We have streetlights in the plan that lights up the walkway. There's a walkway on both sides here.

Ms. Scannell: Yeah, and I'm not, I mean, I think that the crosswalk, really, my bigger thing is whether you're walking to go to the bathroom or you're a person that doesn't have a golf cart and you drove your car, right, and you parked at the

clubhouse and then you're walking over. Again, you just have folks walking back and forth. You've got people driving golf carts. Just to err on the side of caution, maybe some kind of signage alerting, especially for the golf carts backing out.

Mr. Lecce: Yeah, that's fine. I'm okay with that.

Ms. Scannell: What you guys could come up with.

Mr. Lecce: Yeah. That sounds, not a problem. I'm good with that.

Ms. Scannell: Attorney Heinel, any questions, comments, concerns?

Ms. Heinel: Nothing that hasn't already been stated.

Ms. Scannell: Peter, am I missing anything?

Mr. Comenzo: No, but I think the point of folks that are driving in, especially, and we can probably address this in the second phase too, is the signage and making sure that people, when they just think, oh, I've got to turn around, that there's ability that they don't get to that point where they can't turn around and they have to go all the way down the road and then circle through the neighborhood to get out, that there's enough room for them to turn around. Or there is enough signage that they know that they are not supposed to proceed past a certain point because you are going to have 400 units over there, and there is some commercial components to that too. So, you will have folks that you want to make sure they don't come around the corner and then say, okay, there's no cul-de-sac or any way to really turn people around. So, I think when we look at phase two, we'll probably look at maybe some additional signage or even a loop or something that will have to pull out the plan.

Mr. Lecce: Well, phase two has a loop, right?

Mr. Comenzo: Yeah, and I think just directing people to say, okay, residents, nobody but residents pass this point because what will happen is somebody is going to see their grandfather and then they get too far and it is like, all right, now we're going to...

Mr. Lecce: We have that signed up now. You know that.

Mr. Comenzo: Yeah.

Ms. Scannell: Right, but there's going to be some concern and confusion when you are a resident in phase two, right? You're still a resident. You live there. That's your unit. And the residents that live in the independent living part. So, I think wayfinding is going to be super important to cut down on lots of traffic in general. And I'm sure, like Peter said, we will be addressing that more in phase two. And it was also part of the reason I was bringing it up now because it seems like a natural place to turn around in your clubhouse entrance. And that was what I was wondering was the use of wire. What are we doing at security? Are we going to have a person giving directions for lack of a better, you know, once you have phase two up, that's going to be a lot of traffic getting out of there. And you don't want them to go past that point. And I get that. So, there's nothing that really prevents them except if you're not a resident, you can't go past here.

Mr. Lecce: Except the main entrance that's here, right? To phase two. There's a main entrance to phase two located here.

Mr. Comenzo: I think you'll help with the addressing too because you think about Uber and all of these other services.

Mr. Lecce: We had a big discussion regarding signage, remember Peter? At the last meeting from phase two. We acknowledge this has to be the entrance to the second phase here. We'll have thought about having enough signage that directs people to the next phase.

Mr. Comenzo: Yes, and I think you've got another access point off to Helderberg Avenue. So, that the addressing would be off to Helderberg. So, you get Whispering Pines Way is your Whispering Pines.

Mr. Lecce: Those homes have, those units have addresses on to Helderberg Avenue.

Ms. Scannell: Yeah, so I think some, just some signage just to warn folks that you might be running into a golf cart would be useful. I think the residents would appreciate that.

Let's see. I get to open a public hearing now for a special use permit for the golf course driving range.

Come on ladies, you can talk. You're here. No one ever comes to public hearings.

Female: "Inaudible...(not speaking into the microphone)"

Ms. Scannell: One more chance if anyone wants to say anything during the public hearing. Going, going, gone. All right, I'm going to close the public hearing. This is a Type II Action under SEQR. At this point I would entertain a motion for a special use permit for driving range with golf simulators.

Mr. Signore: I'll move.

Mr. Collins: I'll second.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucchi?

Mr. Miglucchi: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Hitchcock, could you please let Mr. Palleschi know that I really liked the use of colors on this. It was much easier to find things. Thank you.

I would entertain a motion for site plan approval.

Mr. Miglucci: I'll make a motion.

Mrs. Ciampino: I'll second it.

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

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ciampino?

Mrs. Ciampino: Yes.

Ms. Gallo: Chairman Scannell?

Ms. Scannell: Yes.

Motion carried.

Mr. Hitchcock: Thank you.

Ms. Scannell: Thank you and thank you for coming, Mr. Lecce, we are very excited about this project and so when we're asking questions, we are not necessarily trying to be controversial. We are just trying to learn more about the project. We are excited and this is a crown jewel for Rotterdam and it looks beautiful.



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC16-2025

Moved by Mr. Signore seconded by Mr. Collins

Applicant: Lecce Development Co. & Lecce Senior Living, LLC

Applicant: Lecce Development Co, LLC & Lecce Senior Living, LLC

Project Location: Whispering Pines Way
Rotterdam, New York

Tax Number or Numbers: Tax Parcel #71.5-1-11.12 and a portion of #71.5-1-5.3

Proposed Project: Special Use Permit Public Hearing for the construction of a golf course driving range with three (3) 12' x 20' structures containing golf simulators and a ±2,500 square foot maintenance building with security office on a consolidated ±3.30-acre parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 20, 2024 and a public hearing on April 1, 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: Final Site Plan	\$350.00
<u>Advertising Special Use Permit</u>	<u>\$ 39.60</u>
Total	\$389.60

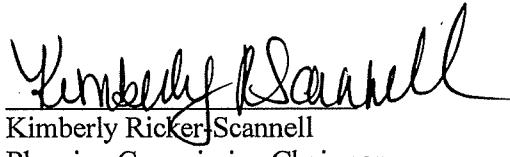
2. Proposed water and sanitary sewer facilities are not shown on site plan and will need to be reviewed and approved by DPW and shown and detailed on the final plan set prior to Chairman's Signature.

3. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.

4. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
5. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations dated October 5, 2024 as prepared by Sofia Engineering presented to the Planning Commission on April 1, 2025."
6. Add note to plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
7. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
8. Add note to plan: "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."
9. Final approval is contingent upon Town DPW approval of the proposed water supply and municipal sanitary sewer service for the project. Permits are required.



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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

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

Resolution Number PC17-2025

Moved by Mr. Miglucci seconded by Mrs. Ciampino

Applicant: Lecce Development Co. & Lecce Senior Living, LLC

Applicant: Lecce Development Co, LLC & Lecce Senior Living, LLC

Project Location: Whispering Pines Way
Rotterdam, New York

Tax Number or Numbers: Tax Parcel #71.5-1-11.12 and a portion of #71.5-1-5.3

Proposed Project: Final Site Plan for the construction of a golf course driving range with three (3) 12' x 20' structures containing golf simulators and a ±2,500 square foot maintenance building with security office on a consolidated ±3.30-acre parcel.

WHEREAS, a public meeting was conducted by the Town of Rotterdam Planning Commission on February 20, 2024 and a public hearing on April 1, 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: Final Site Plan	\$350.00
<u>Advertising Special Use Permit</u>	<u>\$ 39.60</u>
Total	\$389.60

2. Proposed water and sanitary sewer facilities are not shown on site plan and will need to be reviewed and approved by DPW and shown and detailed on the final plan set prior to Chairman's Signature.

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9. Final approval is contingent upon Town DPW approval of the proposed water supply and municipal sanitary sewer service for the project. Permits are required.


Peter J. Comenzo
Senior Planner


Kimberly Ricker-Scannell
Planning Commission Chairman

4. Tomra Recycling, LLC - 31 Opus Boulevard. Preliminary Site Plan review for site improvements and the construction of a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' on a ±4.33-acre parcel. Engineer: Delta Engineers

Ms. Scannell: And now we've got Tomra Recycling at 31 Opus Boulevard. Preliminary site plan review. And we are excited. Thanks for waiting all night, guys. Certainly not least at all.

Mr. Lynch: Thank you for having us back again. Chris Lynch, Delta Engineers, Senior Project Manager, Registered Architect. Here with Mike Leusch from Tomra. So, you know, we received the site plan review comments from CHA a little while back. We've resubmitted. We've addressed many of those comments. Just received kind of a second-round last week, end of last week. So, we feel we can accommodate most of those. But mainly, if you need me to kind of run through what it is we're kind of going through, if you need a refresher. But Tomra's a glass and bottle recycling plant over on Opus Boulevard. They're looking to really maximize their efficiency by installing and upgrading new equipment, both inside and adding on to the building, cleaning up the site. They're doing a great job around the site. In the last couple of months, really getting it cleaned up ahead of time for kind of hopefully some construction this year with your approval.

So, we're looking to do some new paving, build an addition onto the existing building here to the west. Then we'll house a trailer tipping piece of equipment. I know last time we were here, some have not been able to see exactly what that equipment looks like. Wasn't sure if you still had a chance to look at those. But I do have some images if you wanted to see those for the Board that may not have been. So front and back. Just so you have a better understanding of what this equipment looks like and does.

Ms. Scannell: So, this is very cool. This is a trailer tipper.

Mr. Lynch: Yep.

Ms. Scannell: Tell everybody because we have people here tonight. That's exciting.

Mr. Lynch: So ultimately, this equipment is going to streamline when the trucks come and they're full of the bottles and bags of bottles. A semi-truck with a trailer will be able to back into the structure onto the trailer tipper, detach the semi-truck, and then will tip up the entire trailer, emptying its entire load.

So right now, you know, Tomra has employees walking onto the trucks, dragging the bags out by hand, opening the bags, putting them on a conveyor, and then the machines sort and process them by, you know, plastic, green, white, glass, you name it. So, there's a lot of manual handling of all the bottles. By eliminating that manual handling it will help, one, keep the waste in the building and not have that waste... I should say the bottles. Keep the bottles in the building and not falling out onto the site. And then the wind and debris and the water blowing them around the site, you know, which has been a problem in years past.

And in this case, the whole truck gets emptied right into a hopper, onto a conveyor, into the building, into new equipment, and making the process a whole lot more streamlined and efficient. It will increase their capacity in what they can do, I believe, by about 30 percent. Is that correct? More efficient?

Mr. Leusch: No, 50 percent.

Mr. Lynch: Fifty percent more efficient than what they currently are.

Ms. Scannell: That's fantastic.

Mr. Lynch: So, yeah. So, again, that just increases, you know, kind of that whole recycling ecosystem that they're working towards there. Because this thing tips up to 60 feet in the air, they want to build an enclosure around it. It will be an unheated enclosure. The enclosure will be roughly 70 feet tall, a narrow addition onto the end of the building. We have some exterior elevators.

I don't know what that tipper looks like inside. So, ultimately, you know, we're here to get the approval moving forward to build the addition, get the more efficient equipment in there, and, again, be able to keep that site cleaner in the long term and be able to process more recycling for the future. So, anything you want to add to that, Mike?

Mr. Leusch: No, it's twofold. So, it's efficiency, but it's also safety. So, we have a lot of injuries, slips, trips, falls, when we're ripping bags open, bottles are on the ground and things, people step on them, roll their ankles. So, this really eliminates any bags being opened. No bags will be opened by a person anymore. It will all go through the tipped conveyors and then the machines that will open all the bags.

Mr. Signore: I have a question. This is a shipping container, and it's going to unload there, right?

Mr. Leusch: So, this is a shipping container picture, but ours will all be regular 48-foot and 53-foot van trailers that you see on the thruway.

Mr. Signore: Okay. So, but once it's processed, it goes back out again, right?

Mr. Leusch: Right.

Mr. Signore: And it's going to, naturally, and it's eventually going to end up into a container someplace and then shipped to whatever country takes it or reprocess it or whatever, right?

Mr. Leusch: Everything that we bale is reprocessed in the United States. Cans, it's about a 60-day life cycle where it's consumed, recycled, and put back on the shelf. Bottles is a little longer, but Evergreen now, right down the road, they take all the plastic, and most of our aluminum goes down into Georgia, that area where it's reprocessed. But there's also in Oswego, there's a plant up there that takes some aluminum as well.

Mr. Signore: Because clothing, believe it or not, is made from these recycled bottles.

Mr. Leusch: So, in the New York State a bottle, it has to go back into a bottle. It has to be re-consumed into either a plastic bottle or an aluminum can. It can't be sold out in the general public. It has to stay within the realm of the used beverage container.

Ms. Scannell: Is something changing with the money that's collected for recycling? There was a proposal to increase the refund.

Mr. Leusch: There's proposals around the state. Do we increase it to ten cents? Do we include HDPE, which would be milk jugs, iced tea bottles? It's like a softer plastic than the bottles right now. But, again, it's all in legislation right now.

Mr. Signore: But that has less value. The clear plastic bottles really have the most value.

Ms. Heinel: Soft plastic can't be processed as much.

Mr. Leusch: Clear plastic. There is a life cycle to the plastic.

Ms. Scannell: Could you tell us a little bit about the outside now? Could you tell us how, from what you have currently to what you're showing us here, are you taking advantage of this opportunity somewhat to make your parking area a little more refined and a little more spacious?

Mr. Leusch: The parking area for employees will stay the same. Traffic flow stays the same around the building. We've asked to add some additional spaces. There's some along Opus Boulevard that we're open to discussion about, but then there's some within the property as well.

Mr. Lynch: So, all of the site's going to get some sort of a repaving, fresh look makeover, essentially. Whether it's new heavy pavement in these dark gray areas, whether it's standard duty pavement where we're going to do parking. Otherwise, the existing employee parking lot will be what's called a mill and fill, where they take the first inch and a half off the top. They regrind it up. They relay it. They reseal it. Add some fresh material. But ultimately, there's no change in contours. There's no regrading in those areas that are going along there. And then same thing, the rest of it is just going to get an overlay and a sealer in the rest of the space so it doesn't get patched.

Ms. Scannell: Are you going to remove that orange? What is that for, snow? You have like an orange fence that was in there.

Mr. Leusch: Oh, yes. That's a snow fence.

Ms. Scannell: Is it going to go away when there's no more snow?

Mr. Signore: In July sometime. Right, well. This winter's been terrible.

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

Mr. Collins: Well, I enjoyed the tour when we went out there and you showed us around where it was going to be. That was really a lot of information we got there. So, are you going to tear up some of that lawn and make parking? We discussed it.

Mr. Leusch: We would like to. We'd like to add those spaces where that fence is. So right now, we do have employees or people that come to visit. They'll park on the grass. The fence is two-fold because our septic is right after that, and we don't want them driving over that. So, we hope to pave that and then put like a guardrail and kind of define the spaces. That's what we hope to do with that.

Mr. Collins: Well, like I say, when we went out there and you showed us around, I was really impressed. And you have cleaned it up a lot. I know it's hard out there, but I appreciate everything you did. I think it's a good project. It's amazing, these tipper. I mean, it's technology. And like you say, it cuts down on injuries for people, which is the main thing because it's a safety factor for people to get hurt. So, no, I think it's a good project. I'm looking forward to it. Actually, let's go out there and see a tipper. That sounds kind of like a good idea. That's all I have to add.

Ms. Scannell: Thank you. Mr. Miglucci?

Mr. Miglucci: No, it looks pretty good. A lot of the bottles that come from the redemption centers and that, they're pretty much already pre-separated anyway. So, I mean, that's going to streamline your operation a little bit more, so you're cutting down, like you said, on less employees handling them and everything.

Mr. Leusch: So, the new equipment actually does not require it to be sorted. Less touches of the bottles, the better. At redemption centers, there's needle pokes. You can imagine what comes back into that. So, this new equipment, as long as it's in a bag, we can take it. There's going to be machines that use air and then eddy currents to separate aluminum. So, if it's going across, it will shoot the plastic off of the air into a separate hopper, and the aluminum will go on an eddy current. That way, nobody will be touching anything anymore.

Mr. Miglucci: Okay, good. So, safety-wise, it's correct.

Mr. Leusch: Even the redemption centers, if they want to just mix plastic and aluminum in a bag, that's fine.

Mr. Miglucci: Because I know you're going to a lot of them. They're throwing them all over the place in different businesses.

Mr. Leusch: Now, again, there's fees associated with it. We have to bring it back and use equipment to sort it. But if they choose not to, they can do that as well.

Mr. Miglucci: All right, so 70 feet. That's about as high as a farm silo. So, it's a good project. I think it's a good idea.

Mr. Leusch: And another factor, too, is the safety. It has a 35-mile-an-hour wind rating, so enclosing it ensures that we can use it all year as well. And it keeps snow off of kind of where the people will be backing trailers in and things like that.

Ms. Scannell: Thank you. Mrs. Ciampino?

Mrs. Ciampino: Now, do you need as many employees?

Mr. Leusch: I think the current -- we use a lot of temp employees right now. So, the current employee base will stay the same. They just won't utilize the temp employees as much. But we do have -- our business is very cyclical. Memorial Day to Labor Day is when we see a massive amount of volume. You're outside drinking. So, we'll still utilize temps during that time as well. But it will just cut down the number, probably, of the season.

Mrs. Ciampino: That's all that I had.

Ms. Scannell: Thank you.

Mr. Signore: Or you can replace to attrition full time with these temporary workers. You've got an opening. No, I like it. If I'm next, I don't know.

Ms. Scannell: Sure. You could be next.

Mr. Signore: I like the idea of the whole thing. Especially the safety. Because you don't know what's in these bottles. You know, and what people, you know. I remember when I was a kid, we used to go to the drive-in. We used to have a bottle.

Ms. Scannell: Okay, Mrs. Flansburg?

Mrs. Flansburg: I think it's a great project. We're going way off topic with some of the things this evening. I'm excited to see it. I'd love to do a field trip when you have it together.

Mr. Leusch: Absolutely.

Ms. Scannell: Well, hopefully you'll have a ribbon cutting, too. Because I want to see the tipper trailer in person. So, I know that you've been working with Ron. I think I saw something come through my email. I didn't get a chance to look at it. But I think the geotechnical report was sent.

Mr. Lynch: Yes, it did come in this morning. So, I do have some hard copies here. But I did send out the digital version as well. So, if you want those, I can hand those out.

Ms. Scannell: I have a digital version. I'm sure anyone that wants to take a look at it. I did kind of go like this with the PDF before I got here.

Mr. Lynch: No surprises there. Nothing came out on the field. Structurally, the foundations for the addition should be all shallow foundation. We won't need to do any deep piles or anything. Or I might worry about hitting an aquifer or something like that. All good news, it came back there. We have recommendations for the pavement design. So we'll refine our details and do our final permit submission with that guidance.

Ms. Scannell: Super. We definitely look forward to that. We thank you for your investment in Rotterdam. You know, folks don't, you know, it's not a fancy new taco oasis. Or a fancy golf simulator. Or a crown jewel. But it is a crown jewel in its own right. It's a very nice tipper. And, I mean, a 70-foot-tall building is pretty impressive. So, yeah, so when we have you back next time, we look forward to it.

I would like to see a little bit more of how we're dressing up the outside. You've got new neighbors. You've got the vet that's moving in. And then you have some folks in the back that are, they already have their natural gas facility. But they're going to be having some, like, towing and things going on.

Mr. Leusch: Yeah, I saw them out there today.

Ms. Scannell: Yeah, and they're cleaning that up over there. It's looking really sharp over there, you know. So, we look forward to what you'll be showing us next time. So, thank you. Do you have any questions or need anything from us?

Mr. Lynch: No, I think that's really it. There's no need for public hearing, I believe, for this project. Great.

Ms. Scannell: Thank you so much.

Mr. Lynch: Thank you.

Ms. Scannell: Have a great night.

Ms. Scannell: I would entertain a motion to adjourn.

Mr. Collins: I'd like to make a motion to adjourn this evening's meeting.

Mrs. Ciampino: I'll second.

Ms. Scannell: All in favor.

Planning Commission Members: I.

Meeting adjourned at 8:52 p.m.

Next meeting scheduled for April 15, 2025.

Respectfully Submitted,

Marlo L. Urowsky
Planning Commission Secretary