

**Town of Rotterdam  
Planning Commission  
January 24, 2023**

*Approval of the Summary of Minutes December 20, 2022*

**Workshop (7:00pm)**

Planning Commission to appoint a Vice-Chairman for 2023.

**Waiver(s)**

1. **Shereen Court & Central Avenue - David Del Zotto.** Request for an additional 90-day extension on a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. **(October 4, Ext 90 days – January 2023).**
2. **Ferrellgas – 1225 Main Street.** The applicant requests a Waiver of Site Plan review to install locked, vented impact protected propane storage cage containing 18 – 20lb propane cylinders on a previously approved Site Plan (October 19, 2021) for Dollar General.
3. **Rotterdam Ventures, Inc. – 55 Duanesburg Road (160 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review for Livingston Energy Group, LLC to occupy ±23,003 square feet (Bay 6) of Building 1 for EV charging station assembly, formerly occupied by GE, in the Rotterdam Corporate Park.
4. **Sassy – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a pop culture exhibit in tenant space C-108, former Aeropostale, ±2,930 square feet from February 1, 2023 to January 31, 2024 in Via Port Rotterdam.

**DPW Comments  
January 24, 2023**

**Workshop (7:00pm)**

Planning Commission to appoint a Vice-Chairman for 2023.

**Waiver(s)**

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- 2. Ferrellgas – 1225 Main Street.** The applicant requests a Waiver of Site Plan review to install locked, vented impact protected propane storage cage containing 18 – 20lb propane cylinders on a previously approved Site Plan (October 19, 2021) for Dollar General.
- 3. Rotterdam Ventures, Inc. – 55 Duanesburg Road (160 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review for Livingston Energy Group, LLC to occupy ±23,003 square feet (Bay 6) of Building 1 for EV charging station assembly, formerly occupied by GE, in the Rotterdam Corporate Park.
- 4. Sassy – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a pop culture exhibit in tenant space C-108, former Aeropostale, ±2,930 square feet from February 1, 2023 to January 31, 2024 in Via Port Rotterdam.

**Resolution Number Planning Commission 1-2023  
Moved by XXXXXXXX, Seconded by XXXXXXXX  
Appointment of Vice Chairman for 2023**

At the regularly scheduled meeting of the Rotterdam Planning Commission held on Tuesday, January 24, 2023 Chairman Yuille called for a motion to appoint a Vice Chairman for the Rotterdam Planning Commission; and,

**WHEREAS**, XXXXXXXX made a motion to appoint XXXXXXXX as Vice Chairman for the Rotterdam Planning Commission retroactive to January 1, 2023 for the 2023 calendar year; and,

**WHEREAS**, XXXXXXXX seconded the motion; and,

**WHEREAS**, the motion XXXXXXXX; **NOW**,

**IT IS HEREBY RESOLVED**, that the Rotterdam Planning Commission has appointed XXXXXXXX as Vice Chairman of the Rotterdam Planning Commission from January 1, 2023 until December 31, 2023.

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Peter J. Comenzo  
Senior Planner

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Thomas P. Yuille  
Planning Commission Chairman

**DPW Comments  
January 24, 2023**

1. **David Del Zotto - Shereen Court & Central Avenue.** Request for an additional 90-day extension on a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. **(October 4, Ext 90 days – January 2023).**

1. This subdivision was originally approved on November 17, 2020.
2. PC approved 90-day extension on October 4, 2022 which expired on January 4, 2023. All conditions of approval as outlined in Resolution PC51-2020 shall remain in effect and continue to apply to this subdivision.

3. Final Fees Due:	Legal Notice 10/29/20	\$91.77
	Parkland Fees 9 lots X 750	\$6,750.00
	<u>Legal Notice 9/29/21</u>	<u>\$38.30</u>
	Total	\$6,880.07

***DPW Comments from October 4, 2022***

1. PC approved 90-day extension on June 14, 2022 which is set to expire on October 4, 2022. All conditions of approval as outlined in Resolution PC51-2020 shall remain in effect and continue to apply to this subdivision.

***DPW Comments from June 14, 2022***

1. PC approved 90-day extension on April 5, 2022 which is set to expire on July 4, 2022. All conditions of approval as outlined in Resolution PC51-2020 shall remain in effect and continue to apply to this subdivision.

***DPW Comments from April 5, 2022***

1. PC extension from October 5, 2021 will expire on April 7, 2022. All conditions of approval as outlined in Resolution 51-2020 shall remain in effect and continue to apply to this subdivision.

***DPW Comments from October 5, 2021***

1. PC approval from November 17, 2020 has expired. All conditions of approval as outlined in Resolution 51-2020 shall remain in effect and continue to apply to this subdivision.
  2. Final Fees Due:
- |  |                             |                |
|--|-----------------------------|----------------|
|  | Legal Notice 10/29/20       | \$91.77        |
|  | Parkland Fees 9 lots X 750  | \$6,750.00     |
|  | <u>Legal Notice 9/29/21</u> | <u>\$38.30</u> |
|  | Total                       | \$6,880.07     |

**PARTNERS**  
JOSEPH J. BIANCHINE, P.E.  
LUIGIA A. PALLESCHI, P.E.  
ROBERT D. DAVIS, JR., P.L.S.

**ABD ENGINEERS, LLP.**  
411 Union Street  
Schenectady, NY 12305  
518-377-0315 Fax 518-377-0379  
www.abdeng.com

DEDICATED  
RESPONSIVE  
PROFESSIONAL

December 13, 2022

**Re: 9-lot Subdivision  
Shereen Court  
Town of Rotterdam  
Project # 5006**

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Tom Yuille, Planning Commission Chairman  
**Town of Rotterdam**  
1100 Sunrise Boulevard  
Schenectady, NY 12306

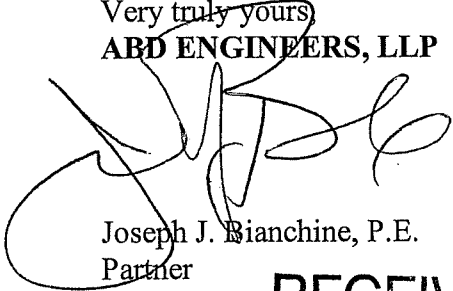
**Attn: Peter Comenzo**

Dear Tom:

On January 4, 2023, the Del Zotto Shereen Court 9- Lot Subdivision approval extension is set to expire. We are respectfully requesting that the Town's Planning Commission grant a ninety-day extension on the subdivision approval at the December 20, 2022 or January 3, 2023 meeting. The Owner is anticipating starting work in the Spring.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,  
**ABD ENGINEERS, LLP**

  
Joseph J. Bianchine, P.E.  
Partner

**RECEIVED**

DEC 19 2022

TOWN OF ROTTERDAM  
PUBLIC WORKS

JJB:jeh  
encl.

cc: David Del Zotto w/encl.  
Mike Del Vechio w/encl.  
5006A-12132022

**WAIVER OF SITE PLAN REVIEW**

**Date Reviewed:** January 24, 2023

**PC2023-W01**

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

**APPLICANT:** Ferrellgas dba Blue Rhino  
**ADDRESS:** 1709 Page Boulevard  
Springfield, MA 01104

**PROJECT LOCATION:** 1225 Main Street (Dollar General)

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

**REQUEST:** The applicant requests a Waiver of Site Plan review to install locked, vented impact protected propane storage cage containing 18 – 20lb propane cylinders on a previously approved Site Plan (October 19, 2021) for Dollar General.

**Action Taken by Commission:**

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the 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 #1 for specifications.
5. Owner/applicant shall install a water meter. Please check with DPW for meter specifications.
6. All previous Planning Commission conditions of approval from PC2021-48 – PC2021-49 shall apply.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 24, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

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**Peter J. Comenzo**  
Senior Planner

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



Town of Rotterdam  
Waiver of Site Plan Review Application

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
  - All structures on site.
  - All parking areas on site (parking spaces 9' x 18').
  - Handicap parking and accessibility as required by New York State Building Code.
  - Interior floor plan of usable area by applicant
  - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam): ~~Fee in lieu of~~ parkland for residential developments: \$600 per dwelling unit.

RECEIVED  
DEC 15 2022

PRESENT OWNER(S): Dollar General

APPLICANT(S): Ferrellgas dba Blue Rhino

MAILING ADDRESS: 1709 Page Blvd

CITY: Springfield STATE: MA ZIP: 01104

DAYTIME TELEPHONE: 413-781-3694 ext 3 (FAX) 413-363-2003

PROJECT ADDRESS: 1225 Main St

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: Installation of (1) locked, vented and impact protected propane storage cage containing (18) 20lb propane cylinders filled off site at a location operated by Blue Rhino.

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Kristina L Reale DATE 12/08/22

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

\*\* All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.  
09.27.18



1709 Page Boulevard  
Springfield, Massachusetts 01104

Tel 413-781-3694  
Fax 413-363-2003

December 14, 2022

To: Town of Rotterdam  
Attn: Department of Public Works

RE: Waiver of Site Plan Application

To Whom It May Concern,

I have enclosed a site plan of Dollar General, located at 1225 Main St, Rotterdam Junction, NY for your review. They would like to set up for resale and exchange of Blue Rhino 20lb grill tanks. On the site plan, we have diagramed where the cage (1) and crash protection will be set, holding 21, 20lb cylinders for a total of 420lbs of propane.

Cylinders will be stored in a locked, vented, impact protected cage and are filled off site at a location operated by Blue Rhino. Sample photos of the cage and barrier style have also been included.

Once you have reviewed these documents, please let me know if you have any questions or concerns.

Thank you for your time and consideration.

Sincerely,

Kristina L. Reale  
Compliance Specialist I  
Blue Rhino Northeast  
1709 Page Blvd.  
Springfield, MA 01104  
Cell :413.364.0305  
Office: 413.781.3694 Ex 3  
Fax : 413.363.2003  
E-mail : kristinareale@ferrellgas.com

# BLUE RHINO TANK EXCHANGE SITE PLAN

Date of Plan: 1/23/22

Plan Prepared by: DDiamond / KReale

Blue Rhino Northeast

Service Unit: Johnstown

Retail Name: Dollar General

2390 State Hwy 101

Address: 1225 Main St

Johnstown NY 12095

City St Zip: Rotterdam Junction

Tel: 413-781-3694 ex3

Tel: 518/348-6127

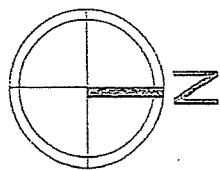
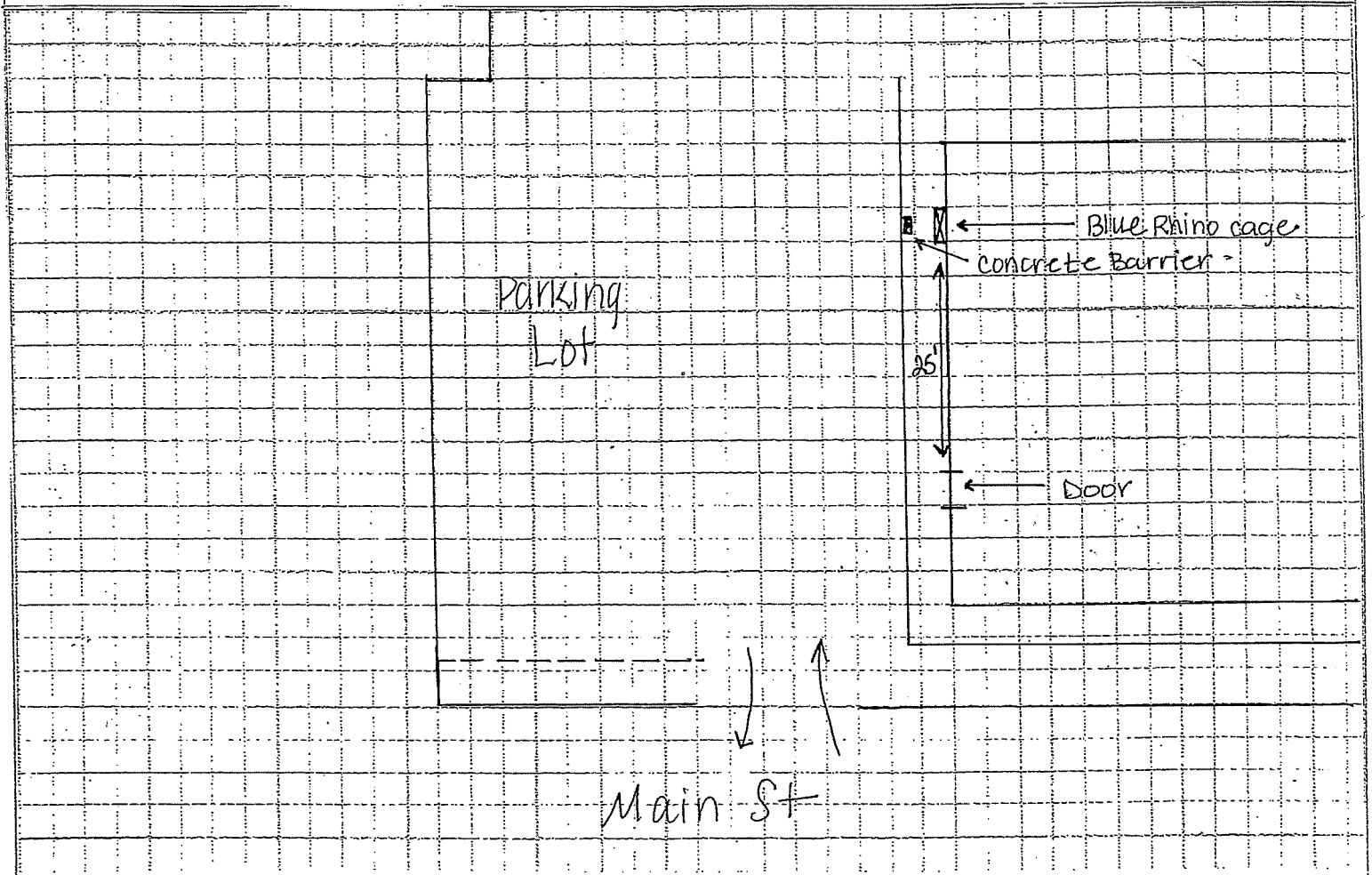
Fax: 413-363-2003

IF THERE IS NO ANSWER, LEAVE A MESSAGE  
AND WE WILL RETURN YOUR CALL A.S.A.P.

ACCT# 220465

Prepared for 1 Display(s), each holding 21 20-pound DOT Cylinders for a total quantity of 21 cylinders  
Display Bolted Down YES ~~NO~~ Vehicle Protection X (Show type & number on site plan) No

EMERGENCY PHONE NUMBERS (24/7/365): BLUE RHINO 1-800-258-7466 OPTION 5



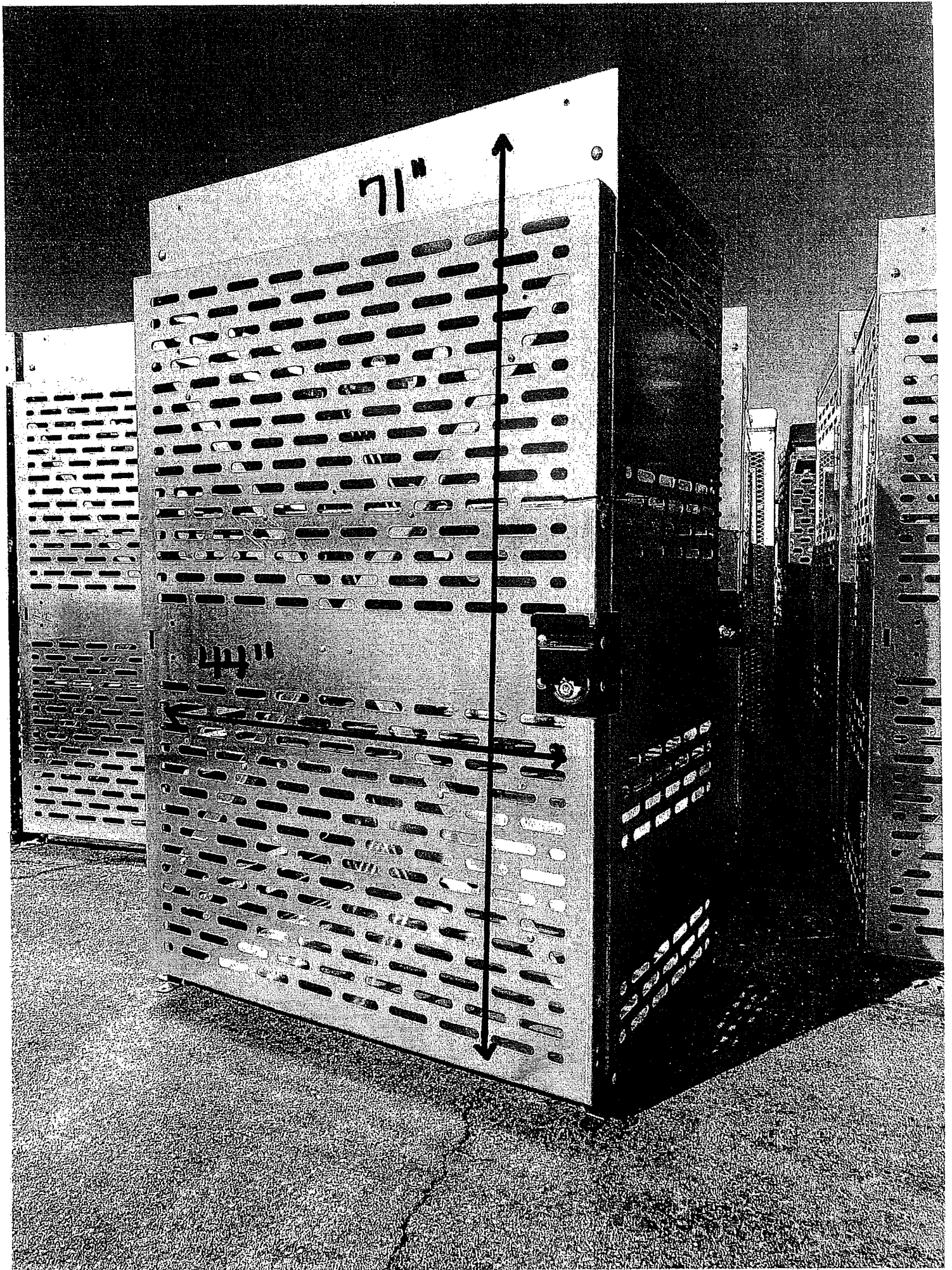
INDICATE NORTH ON THE COMPASS AT LEFT  
DEPICT AREA AT LEAST 50 FEET IN EACH DIRECTION  
SHOW DISTANCES FROM DISPLAY TO DOORS, OUTLETS & EXTINGUISHERS  
LABEL ALL ITEMS ON DRAWINGS. INCLUDE EXTINGUISHER LOCATIONS.  
INDICATE EACH DISPLAY UNIT OF 18 THIS WAY

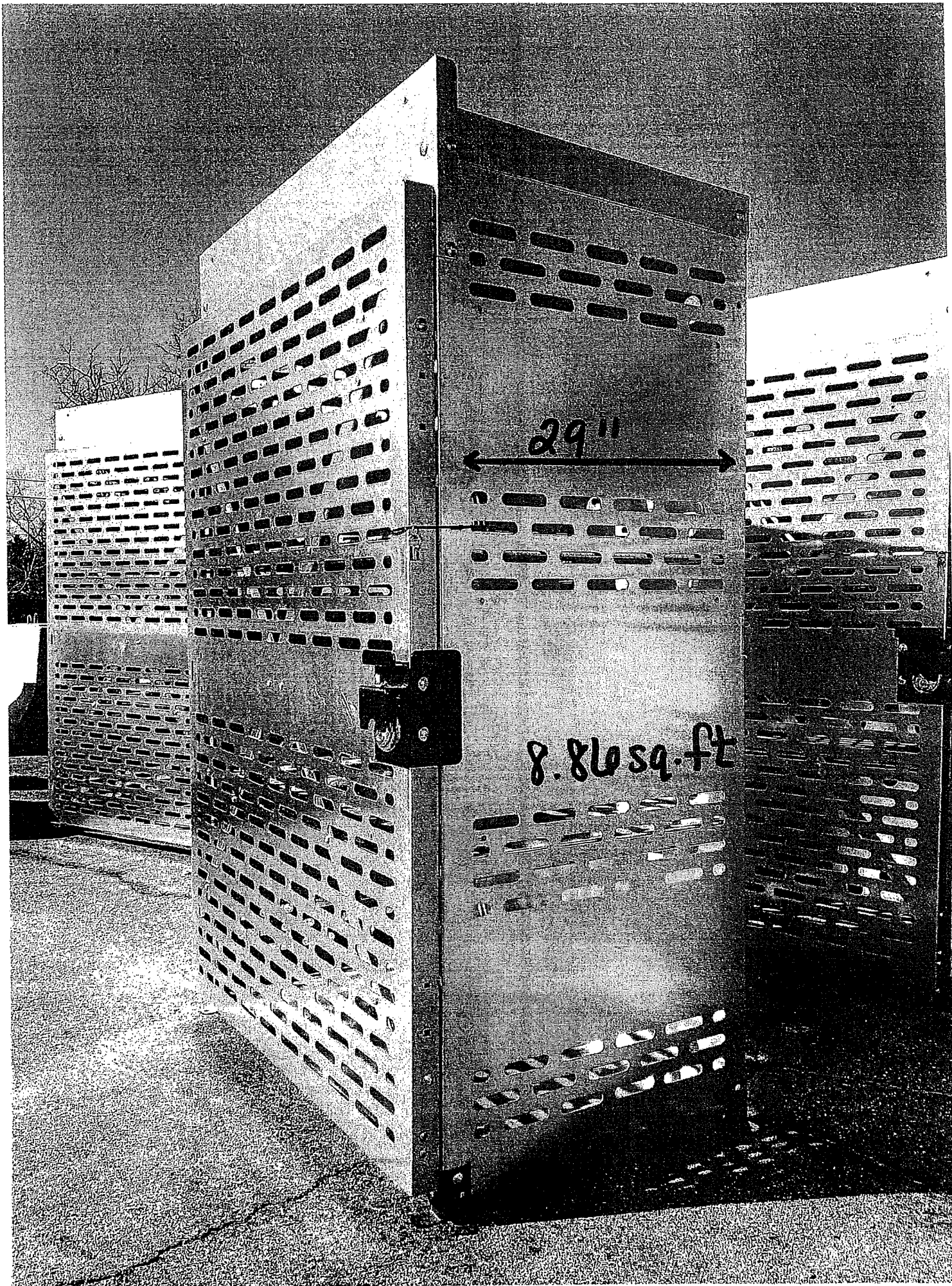
SITE PLAN APPROVED BY (BR MANAGER):

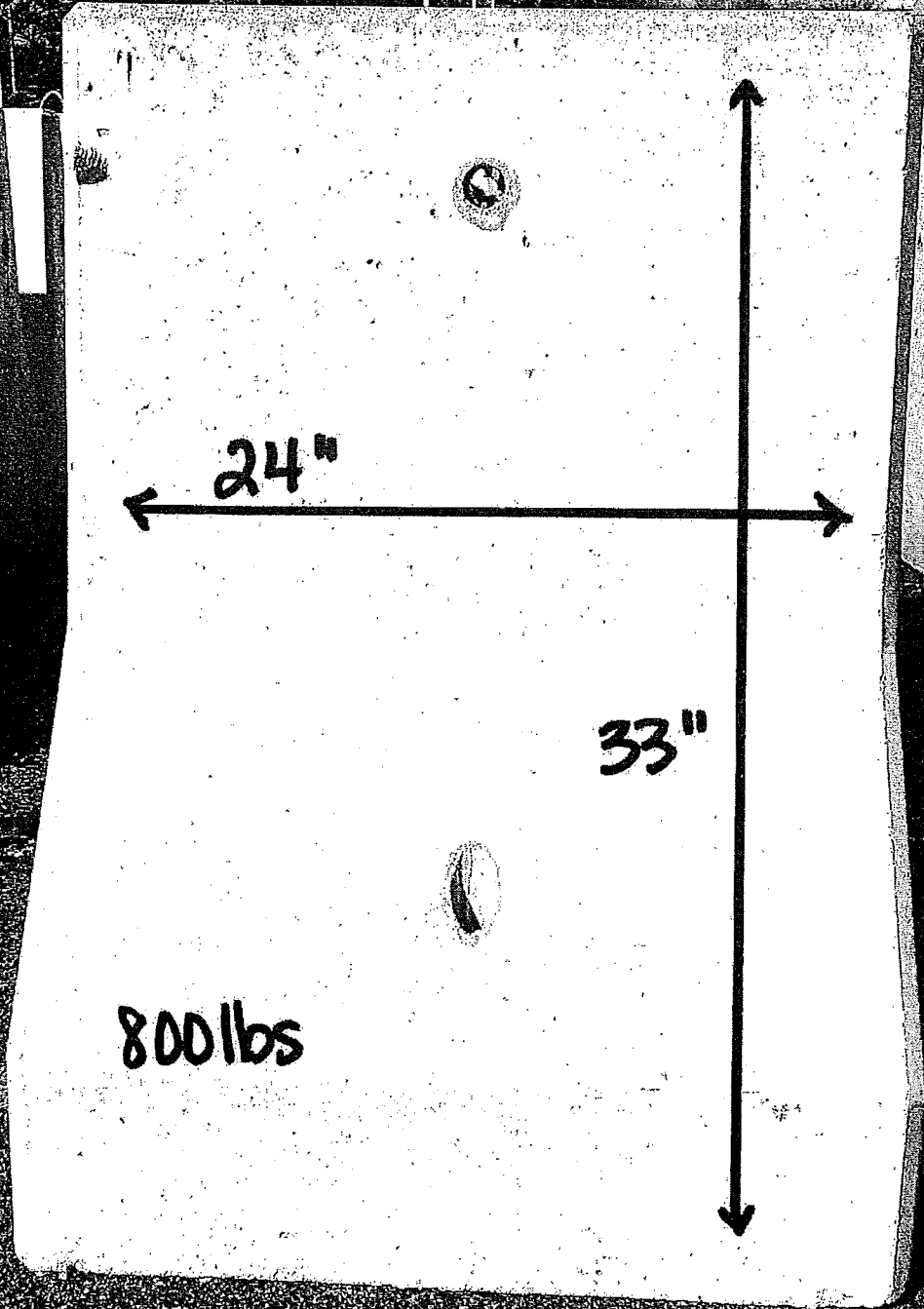
COMPLETED SITE INSTALLATION APPROVED BY:

x KReale

x \_\_\_\_\_



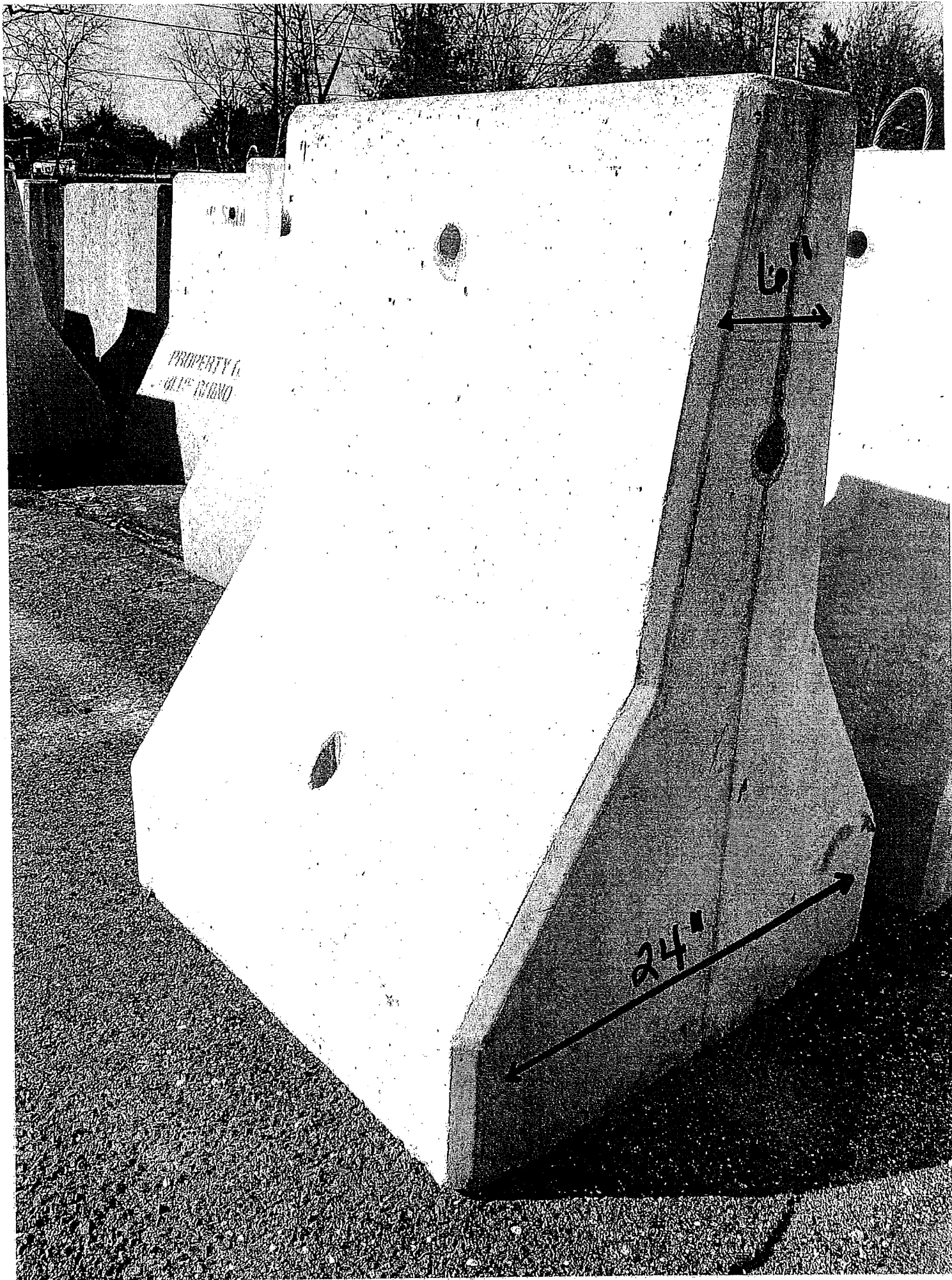




800 lbs

24"

33"



**WAIVER OF SITE PLAN REVIEW**

**Date:** January 24, 2023

**PC2023-W2**

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

**APPLICANT:** Rotterdam Ventures Inc.  
**Attn :** Dave Ahl  
**ADDRESS:** 220 Harborside Drive Suite 300  
Schenectady, NY 12305

**PROJECT ADDRESS:** 55 Duanesburg Road (160 Rotterdam Industrial Park)

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

**REQUEST:** The applicant requests a Waiver of Site Plan review for Livingston Energy Group, LLC to occupy ±23,003 square feet (Bay 6) of Building 1 for EV charging station assembly, formerly occupied by GE, in the Rotterdam Corporate Park.

**Action Taken by Commission:**

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 24, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

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**Peter J. Comenzo**  
Senior Planner

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



Town of Rotterdam  
Waiver of Site Plan Review Application

RECEIVED  
JAN 13 2023  
TOWN OF ROTTERDAM  
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
  - All structures on site.
  - All parking areas on site (parking spaces 9' x 18').
  - Handicap parking and accessibility as required by New York State Building Code.
  - Interior floor plan of usable area by applicant
  - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
  - Number of employees
  - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Rotterdam Ventures, Inc.

APPLICANT(S): Rotterdam Ventures, Inc.

MAILING ADDRESS: 220 Harborside Drive, Suite 300

CITY: Schenectady STATE: NY ZIP: 12305

DAYTIME TELEPHONE: 518-356-4445 (FAX) \_\_\_\_\_

PROJECT ADDRESS: 160 Rotterdam Industrial Park

APPLICANT IDENTIFIED AS:  Owner  Lessee  Contract Vendee

REQUEST: To allow a new tenant in Building 1 in the Rotterdam Corporate Park. See attached.

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT [Signature] DATE 1/13/23

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

\*\* All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

## **Waiver of Site Plan Review-Project Narrative**

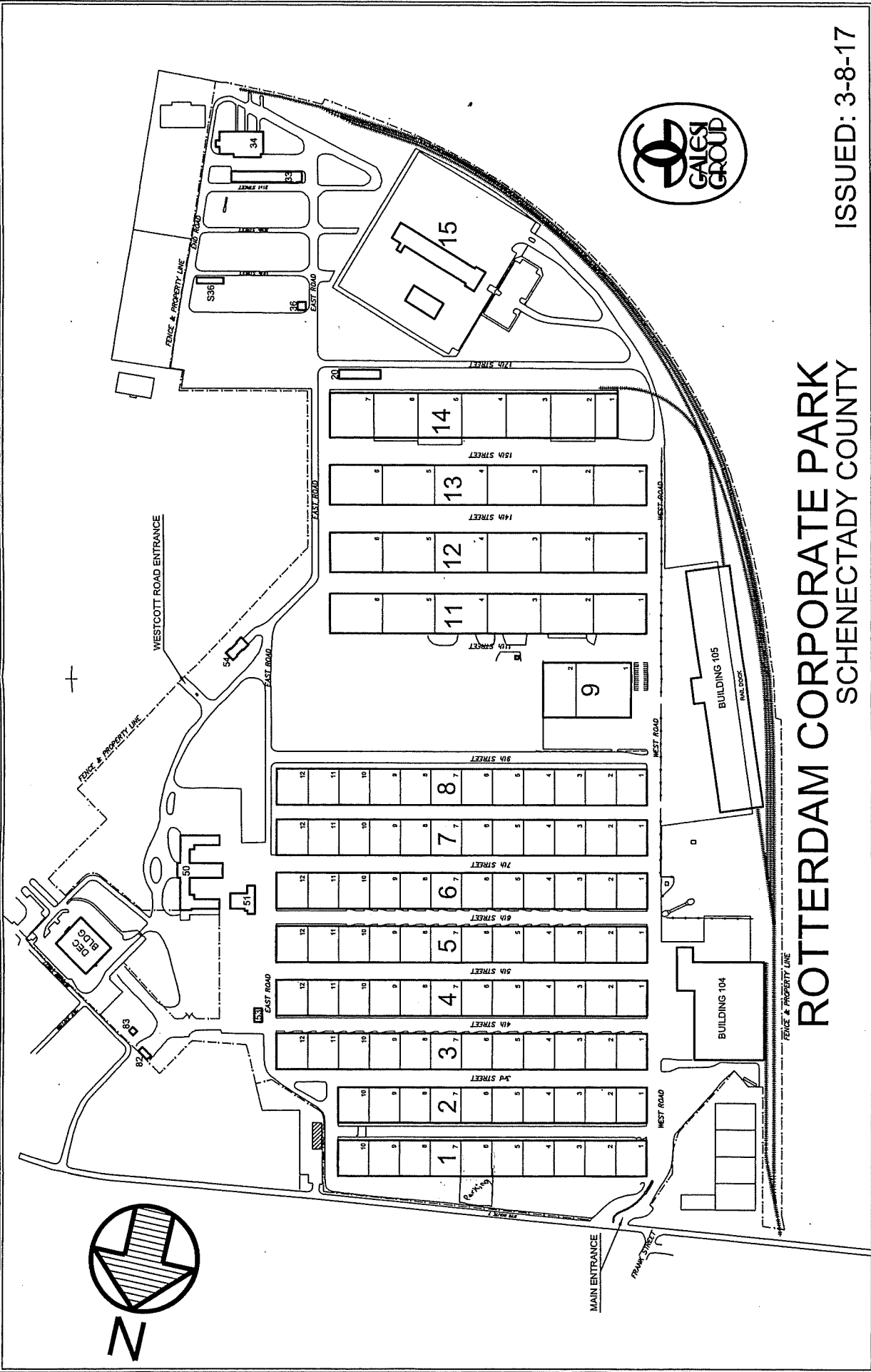
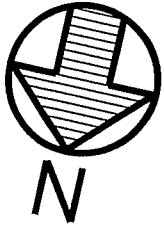
**Applicant: Rotterdam Ventures, Inc.**

**Project Location: Rotterdam Corporate Park, Building 1, Bay 6**

**Applicant requests a waiver of site plan review to allow for a new tenant to occupy the above referenced Project Location.**

### ***Project Description***

The proposed new tenant, Livingston Energy Group, LLC will utilize approximately 23,003 SF. of existing light industrial space for EV charging station assembly in Building 1 of the Rotterdam Corporate Park (previously occupied by GE). No modifications of the space are needed. Livingston will employ up to 50 workers at this location, weekdays, during the hours of 9am-5pm.



# ROTTERDAM CORPORATE PARK SCHENECTADY COUNTY

ISSUED: 3-8-17

## WAIVER OF SITE PLAN REVIEW

**Date Reviewed:** January 24, 2023

**PC2023-W03**

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

**APPLICANT:** Sassy's  
**ADDRESS:** 93 W. Campbell Road  
Schenectady, NY 12306

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

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

**REQUEST:** The applicant requests a Waiver of Site Plan review to operate a pop culture exhibit in tenant space C-108, former Aeropostale, ±2,930 square feet from February 1, 2023 to January 31, 2024 in Via Port Rotterdam.

**Action Taken by Commission:**

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

Conditions imposed, if any, are as follows:

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

The Commission action on the Waiver application took place at the Planning Commission meeting of January 24, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

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**Peter J. Comenzo**  
Senior Planner

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



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

RECEIVED

JAN 18 2023

TOWN OF ROTTERDAM  
PUBLIC WORKS

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

1. Copy of Site Plan Map (8 X 11) that identifies:
  - Kiosk or tenant space (highlighted).
  - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
  - Number of employees
  - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$75.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Viaport Mall and Sassy's

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

DAYTIME TELEPHONE: 518-374-3713 (FAX) \_\_\_\_\_

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

REQUEST: Open a Pop Culture Exhibit

LICENSE AGREEMENT DATE: 12/01/2022 AREA: 2930 SF

TERM: FROM 02/01/2023 TO 01/31/2024 KIOSK OR TENANT SPACE #: C 108

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT *Terry E. Emerald* DATE 01/10/2023

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

\*\* All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.  
10.12.18

## MEMORANDUM OF UNDERSTANDING

This is to summarize the business points of a potential agreement between Sassy's ("Daniel Fay") and Viaport New York LLC ("Via") for the design, construction & build out of approximately 2930 sq. ft. of a Pop Culture themed exhibit ("Pop Culture Forever") at Viaport Rotterdam ("Mall")

Via & Sassy's will enter into an agreement (JVA) which formalizes the rights and responsibilities of each party under a newly formed (New Entity)

Below are the main business points for the agreement:

- Sassy's ("Dan") will be responsible for the acquisition, placement, insuring, design & maintenance of the props for at least 100 exhibits.
- Design of the Pop Culture exhibit, the educational, entertainment content and the theming will be discussed and agreed by both parties.
- Via will be responsible for the permitting, construction & management of the Pop Culture exhibit. Construction will include the exhibit partitions, painting, lighting, sound systems & admission.
- The (New Entity) will lease the Pop Culture exhibit space from the Mall at a gross rent of [REDACTED]. The rent payment will include the Base Rent, CAM, RE Taxes & Property Insurance. (New Entity) will pay for all of its utility fees at a rate of [REDACTED]
- After the payment of operating expenses, the Net Operating Income will be split 50/50 between Sassy's & Via.
- If at the end of any month the sales for the (New Entity) are not sufficient to cover the operating expenses the amount shall be accrued. The accrual period shall not be for more than three consecutive months.
- After the end of Year 1, Sassy's & Via will evaluate the performance of business and based on a mutual agreement, will either continue operating the Pop Culture exhibit or the decision will be made to close.

**TOWN OF ROTTERDAM BUILDING PERMIT APPLICATION**  
**Commercial & Multiple Dwelling**

*Application is hereby made to the Building Department for the Issuance of a Building Permit pursuant to the New York State Building Construction Code for the construction of buildings, addition, alterations, or accessory structures, or for removal or demolition, as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all Inspectors to enter the premises for the required inspections. All Electrical work must be inspected and a Certificate of Approval granted from an approved Electrical Inspection Agency.*

<b>OFFICE USE ONLY</b>	
Application # _____	Approved: <input type="checkbox"/> Disapproved: <input type="checkbox"/>
Cost of Permit: \$ _____	
INITIALS _____	

<b>COST OF CONSTRUCTION:</b>	<b>\$ 9,000.00</b>
Property Address:	93 W. Campbell Road, Schenectady, NY - <i>C108</i>
Property Owner:	Viaport
Property Owner Address:	93 W. Campbell Road, Schenectady NY
Property Owner Phone No.:	<b>518-374-3713</b>
Applicant:	Viaport & Sassy's
Applicant Address:	93 W. Campbell Road
Applicant Phone No.:	
Contractor:	Mall Staff
Contractor Address:	
Contractor Phone No.:	
Contractor Insurance:	Liability      Workers Compensation <b>(submit with application)</b>
<b>Classification of Work:</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other (Describe) _____ <b>Do you have:</b> <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	
Construction Class Type: 1A <input type="checkbox"/> 1B <input type="checkbox"/> 2A <input type="checkbox"/> 2B <input type="checkbox"/> 3A <input type="checkbox"/> 3B <input type="checkbox"/> 4A <input type="checkbox"/> 4B <input type="checkbox"/> 5A <input type="checkbox"/> 5B <input type="checkbox"/>	
Zoning:      A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/>	
Occupancy Classification: A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> A5 <input type="checkbox"/> B <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 <input type="checkbox"/> H4 <input type="checkbox"/> H5 <input type="checkbox"/> I1 <input type="checkbox"/> I2 <input type="checkbox"/> I3 <input type="checkbox"/> I4 <input type="checkbox"/> M <input type="checkbox"/> R1 <input type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> R4 <input type="checkbox"/> S1 <input type="checkbox"/> S2 <input type="checkbox"/>	
<b>Setbacks:</b> Front Yard:      Existing _____      Proposed _____ Side Yard:      Existing _____      Proposed _____ Rear Yard:      Existing _____      Proposed _____	
<b>Description of Construction</b> Added approximately 27 display cases to the existing space, a temp wall was added, there were no changes made to the electrical, plumbing, lighting , flooring	

Applicant's Signature: Terri Emond      Date: 01/10/2023

TOWN OF ROTTERDAM  
Department of Public Works  
1100 Sunrise Boulevard, Rotterdam, New York 12306  
Phone: 518-355-7575, Ext. 395  
Fax: 518-355-2725

**Notice of Utilization of Truss Type Construction  
Pre-Engineered Wood Construction and/or Timber Construction**

**To: The Town of Rotterdam Building Department (cc: Fire Department)**

**From: Viaport Rotterdam**

[Name of Owner of Property]

**Property Address: 93 W. Campbell Road, Schenectady NY 12306**

**Property Tax Map #: 48.-2-15.4**

Please take notice that the (check applicable line):

New residential structure

Addition to the existing residential structure

Rehabilitation of the existing residential structure

to be constructed or performed at the property referenced above will utilize (check each applicable line):

Truss type construction

Pre-engineered wood construction

Timber construction

in the following location(s) (check applicable line):

Floor framing (including girders and beams) **F**

Roof framing **R**

Floor framing and roof framing **FR**

**Date:** 01/10/2023

**Signature:** Terri Emond

**Printed Name:** Terri Emond

Owner

Owner's Representative

"A Nice Place to Live"

"A Nice Place to Do Business"

Town of Rotterdam  
Department of Public Works  
1100 Sunrise Boulevard  
Schenectady, NY 12306  
Phone: 518-355-7575 x395  
Fax: 518-355-2725

**LETTER OF AUTHORIZATION FOR PERMIT AND ZONING APPLICATION**

**To Whom It May Concern:**

I, Viaport, as owner of the property located  
(print name)

at 93 W. Campbell Road, Schenectady NY 12306, Town of Rotterdam, in the

State of New York, hereby designate Terri Emond  
(name)

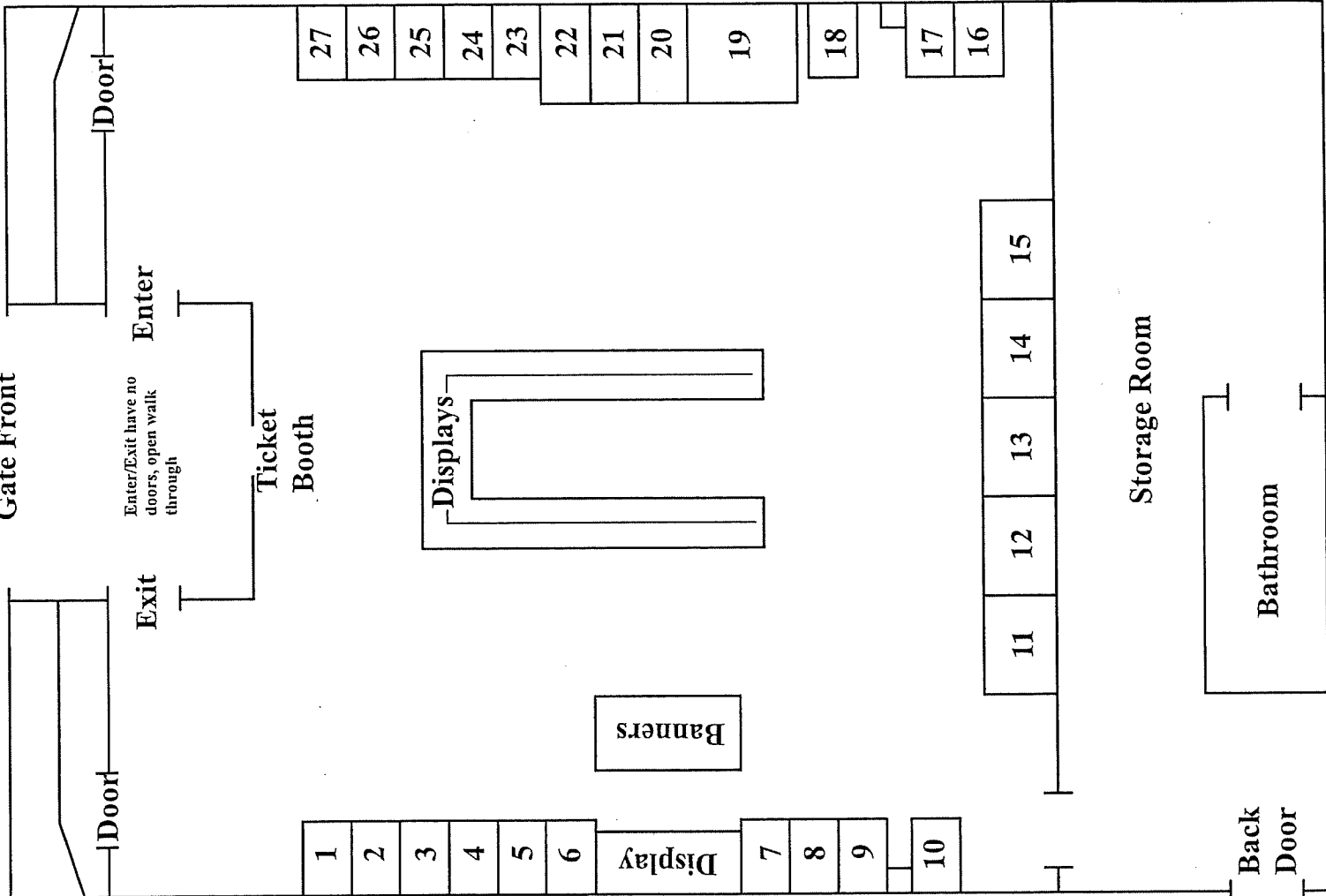
\_\_\_\_\_  
(city, state, zip, and phone number)

**as my contractor and registered agent for the purposes of the applying for  
Permits and Zoning representation regarding my building project.**

Signature: Terri Emond

Date: 01/10/2023

Gate Front



Door

Enter

Enter/Exit have no doors, open walk through

Ticket Booth

Displays

Banners

Display

Storage Room

Bathroom

Back Door

Door

Exit

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

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7

6

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4

3

2

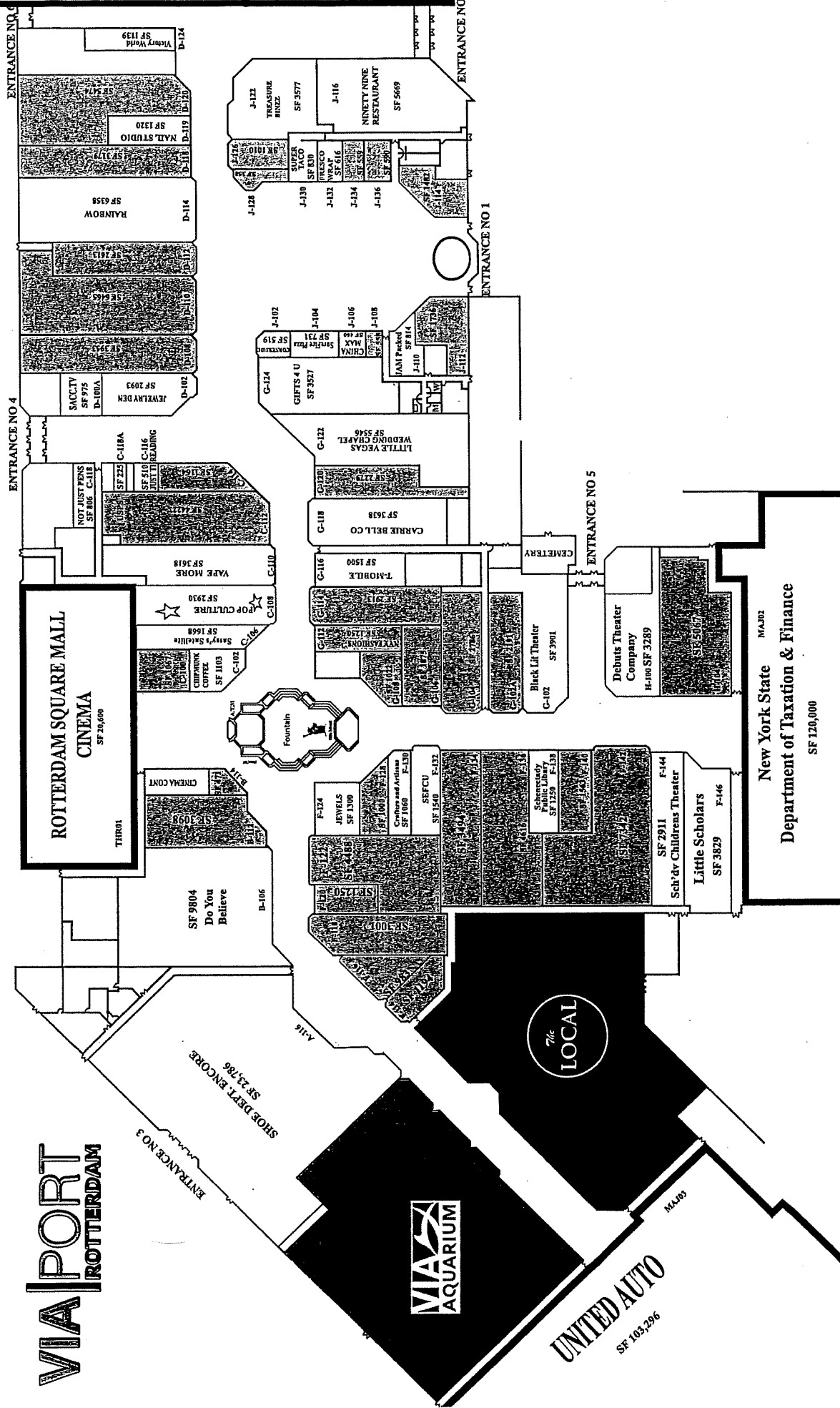
1

Wintertime Wonderland

MAJ01

Bingo Hall

SF 86,479



VIA|PORT  
ROTTERDAM

VIA  
AQUARIUM

UNITED AUTO  
SF 103,296

New York State  
Department of Taxation & Finance  
SF 120,000

The LOCAL

SHOPS DEPT ENCORE  
SF 23,786

ENTRANCE NO. 3

ENTRANCE NO. 4

ENTRANCE NO. 6

ENTRANCE NO. 2

ENTRANCE NO. 1

ENTRANCE NO. 5

MAJ03