

**Town of Rotterdam Planning Commission
Minutes of December 17, 2024 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, December 17, 2024, 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
Mark D'Alessandro
Clark Collins
Joseph Signore
Joseph Miglucci
Peter Comenzo, Town Planner
Stephen Valiquette, Attorney
Lisa Gallo for Marlo Carter, Secretary

Excused: Wayne Calder

Waivers:

1. **Martin Capullo – 1599 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to utilize existing $\pm 2,500$ square foot building, former Sun Capsule (1599 Altamont Avenue), by placing six (6) pool tables for the extension of business at Towne Bowling (1601 Altamont Avenue) on a combined ± 1.58 -acre parcel.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant shall 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. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifics.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. Parcels, 1599 Altamont Avenue and 1601 Altamont Avenue shall be combined prior to the connection of the buildings.
6. All water shall be metered. Water meters shall remain on both buildings unless plumbing permit is obtained to connect plumbing systems.
7. Parking lot shall be patched, sealed, and striped no later than June 30, 2025.
8. A dumpster enclosure shall be installed at the rear of the building.
9. Handicap parking, signage, and access isle to the existing ramp shall be installed no later than June 30, 2025.

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

Agenda:

Attendance was taken and determined there is a quorum.

The Pledge of Allegiance to the Flag was recited.

Ms. Scannell: Everyone that's up here understands that there's a lot of time, there's a lot of effort, a lot of energy that is put into looking at an agenda every single week, to going out and making site visits, to looking on Google Earth, to making phone calls to Peter and to our fellow Planning Commission Members. So, you're leaving us with big shoes to fill over there, Mr. D'Alessandro.

Were you two (2) terms or one (1)?

Mr. D'Alessandro: This is one (1) term.

Ms. Scannell: Well, you will be missed, and we greatly appreciate everything you've done.

Mr. D'Alessandro: It was very interesting.

Ms. Scannell: So, thank you very much.

All right. I will entertain a motion for approval of the summary minutes from December 3, 2024.

Mr. Collins: I'll make that motion, Madam Chairman.

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

Mr. Signore: I'll second.

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

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Ms. Scannell:

Ms. Scannell: Yes.

And Mr. Calder is excused.

1. GDPL Ville Rotterdam, LLC (Contract Vendee) – 900 & 880 Duanesburg Road. Final Boundary Line Adjustment/Site Plan/Special Use Permit Public Hearing for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.

Ms. Scannell: All right. First up, we've got Luigi Palleschi, GDPL Ville Rotterdam, LLC for 900 and 880 Duanesburg Road, also known as BJ's. We also have a public hearing tonight on this matter for the boundary line adjustment, site plan special use permit. So, Luigi, take it away.

Mr. Palleschi: Thank you. We're excited to be here tonight. It's been a long haul, as you know. A lot of work got put into this a little over a year ago. And we came before this Board many times. We went to Town Boards. We've had many discussions, town staff discussions, and so forth. And we're excited to talk about the final changes here for the BJ's project at this location. You've seen this plan. We talked about this last time, where we had to rotate the gas station where it used to face the I-88 on ramp. But now it's located and facing Duanesburg Road. This Board was in general agreement with these changes. We went to the Town Board, and we received a change of zone.

So now we're here at the next step with the Planning Board for final site plan approval. Again, discussing with staff, just I'll acknowledge that I received Peter Comenzo's email in regard to this plan that you see up here, where he had provided some comments for site planning and notes that we're looking to add to the plan. So, for instance, the type of trees, I had some Bradford Pears, which are invasive. And we'll certainly change those out to something that's not invasive. To moving some sidewalks on the site itself to provide some snow storage, which we're all in agreement to. I can go through all of them, but I'm hoping that he provided them to the board as well. And a lot of these, or most of these, are even covered in GPI's letter.

So next, I'll acknowledge the DPW comments. I had a chance to go see those today. They were, how many comments here? Yeah, there were only 34 of them. But again, and I've seen more than this, so it tells me that I must be doing a good job. So yeah, again, we had a chance to review all of these. And we're in general agreement with all of these comments. And we're happy to put the notes and make these revisions and agree to the time of such, when you go through these details. So, I just want to acknowledge that there's no major issues with the DPW comments.

And then lastly, I'll acknowledge the GPI comments. As you know, working in this Town, we've worked with GPI and Ryan Trunko on several projects. And I feel like we understand each other, and we work well. And when you get two (2) engineers, you always have a different way of looking at things and we bounce things off each other. And after going through the comments, again, I don't see any major concerns with his comments to date. I do think it's stuff that is minor technical that we can hash out during the final plans prior to Chairman signature.

So, we did receive those three (3) letters. We'll certainly, I've got some homework to do. I'll be working through Christmas. Don't tell the family. But yeah, we'll get it done. You know that, in our reputation. But if there's anything out of any comments that are provided to date and this Board wants to discuss it further, I'd be happy to go through that discussion. So, at this time, I'll turn it back over to the Board. Thank you.

Ms. Scannell: Thank you. And thank you for all of your effort. And to everyone here from BJ's that has traveled from near and far. And to your attorney, and to you, Ryan, thank you very much. Again, this has been a group effort.

One of the things I did want to at least have a conversation with, because it is a little bit of a change, not something that we talked about. And it's kind of up-close front visually to the road, is that it seems like we're going to need to have a safety fence around the stormwater area.

Mr. Palleschi: Yeah. I did see that in Ryan's comment, because we're greater than four (4) feet. And my understanding is that's just the smaller area where it's the overflow of all my bioretention systems that go towards that area and can

capture up to the 100-year storm event, right? That's why we have these detention basins. We can look at providing something. I don't know if I want to do a chain link fence, but maybe something more decorative, like a split rail fence or something, right?

Ms. Scannell: That sounds like a very good idea.

Mr. Palleschi: That's something that we can discuss a little further with the applicant and see what. And BJ's, of course, right? Right.

Ms. Scannell: Can you just show on your big map for the Planning Commission where exactly that would be going?

Mr. Palleschi: So, it's this area in particular. So, you've got bioretention, bioretention, and then you have bioretention over on this side, closer to the gas station. But in between those bioretention's, what it is, it'll be grass, grass swale. And when the water overflows at certain times, there could be some water that accumulates at a certain elevation within that area. And because the depth that we needed to provide to meet the state requirements, the depth became over four (4) feet. So, I think we're like six (6) feet. And it's recommended in the manual that some sort of fencing be provided.

I mean, we could probably ask for a waiver. But for simplicity, I think we'd rather just agree to some sort of fencing. And then if we can alleviate it somehow, we'll look into that and see if we can alleviate it. Because I professionally don't think it's necessary. But I think we can deal with it if we need it.

Ms. Scannell: Because it's so close to the road and we are not far from the school. We don't need children swimming in that area every 100-year event.

Mr. Palleschi: And the only reason I say what I say is that dry detention will only be wet during a rain event. So, after the rain stops, that normally becomes dry or may have minimal water into it after the storm because it's released at a slow rate. So that's why, you know, is a fence really needed in my opinion? Probably not. But we'll do what we have to do.

Ms. Scannell: We're going to leave that up to Ryan's advice. Thank you. And I know that there was some talk about lighting. And I'm sure that definitely will be addressed. The only thing I just want to personally put on the record, and usually we have the language in here, but any legal documents, any easements to be received and reviewed, approved as to form by our Town Attorneys. I just want to make sure that's on the record.

So, I'm going to open it up to the Planning Commission. I'm going to start with Mrs. Flansburg.

Mrs. Flansburg: I will be short because literally we can't possibly have any more questions, comments, or concerns than what you guys have already hashed out and will be hashing out. I think it's an incredible project. You guys have worked really hard to get it to this point. It's taken quite a bit of time.

But I think in the long run it is going to pay off. I don't have any particular thing that's outside of the scope of what we have here so far. I just thank you guys for working together and to come through these final steps where everything is acceptable to both sides.

Ms. Scannell: Thank you. Mr. Collins?

Mr. Collins: I think it's a fantastic project. Only suggestion I have is if you have to do the split rail fence, you do it out of vinyl. And if it's possible, just a different color than white because it's something that would maybe blend in with the colors of BJ's. It might look a little more appealing than have this big white fence and then a beautiful building. That's the only suggestion I got. I don't know if you can, but...

Mr. Palleschi: We'll look into it. That's all I have.

Mr. Collins: I think it's a great project. And thank you very much for staying in Rotterdam. We really appreciate it. And looking forward to shopping there. That's all I have.

Ms. Scannell: Thank you. Mr. D'Alessandro?

Mr. D'Alessandro: I agree with Mr. Collins. This has been a great project from the start. I don't think you could have put it in a better place than Rotterdam being right off the thruway, being right off I-88. It reduces the truck traffic in the Town. So, I mean, a great project. And I want to say at this point, it's been a pleasure working with Luigi after all these years. I did miss you the last couple of weeks.

I want to thank the people from BJ's, really. Thank you for staying in Rotterdam. I think the Board really appreciates that. That's all I have.

Ms. Scannell: Thank you. Mr. Miglucchi?

Mr. Miglucchi: Let's start building. That's all I have. Great project, and yes, thank you BJ's. Flying J, I guess, is your head company. Is it Flying J that owns BJ's?

Male: No, they're selling it.

Mr. Miglucchi: Are they? Okay, but thanks for everybody traveling this way. And it's a really good project. It really is. We really appreciate you staying in Rotterdam. We're trying to make a new look for Rotterdam. And this is just going to enhance everything we're shooting for. So, thanks again. It's a great project. That's all I have.

Ms. Scannell: Thank you. Mr. Signore?

Mr. Signore: One question on the retention basin. Who maintains that down the road?

Mr. Palleschi: That would be the developer of the property, so GDPL.

Mr. Signore: Only because I know some of these retention basins, as time goes on, they get filled with debris, leaves, grass, it all dies in the fall, and it stays there. And they don't work as well. And from time to time, that's got to be cleaned out.

Mr. Palleschi: And what we're required to put together is an operation and maintenance manual for DEC SWPPP requirements. And it should be maintained. These practices, too, are bio-retentions which have those plantings. So, you will see stuff growing within these basins. They're meant to be there.

Mr. Signore: Okay and I looked over a lot of these DPW comments. And I'm sure they're going to all be addressed. And there's three (3) things to real estate. Location, location, location. And that is a great spot. People are going to come in off of 7, 890, 88. It's awesome. It's a good spot, I'm hoping, and I know you'll do very well. And thank you for the addition to Rotterdam. And I have my BJ's card on me, too. I brought it for the meeting. But yes, you got the green light from me.

Ms. Scannell: Very good. Peter, questions, comments, concerns?

Mr. Comenzo: No, I think I'm all set. Ryan had put together the letter, which we've got, and Luigi has to work through the final comments. But other than that, I think I'm good.

Ms. Scannell: Thank you. Attorney Valiquette?

Mr. Valiquette: Nothing other than to kind of echo what everybody else on the Planning Commission has said, which is, hey, it's been a pleasure to work with Luigi and Mary Beth with counsel. Peter, I mean, we've gone through everything from SEQR, change of zone, and now we're here. It's been a long road. I'm happy we're here.

Ms. Scannell: Excellent. Do we happen to know what the Welcome to Rotterdam sign's going to look like yet, or no?

Mr. Palleschi: I don't think we do. We've discussed it several times, and I think their design team is kind of looking at it, but nothing that I've seen to date.

Ms. Scannell: Okay. Sounds good. So, I'm going to go ahead right now at this time, and I'm going to open the public hearing. Public, is there anyone here who would like to speak at the public hearing? All right. One more time. Anyone here for the public hearing? I am now going to close the public hearing.

I'm going to acknowledge SEQR. The Town Board approved the change of zone on December 11, 2024. We got all the information back from the county. We're in good shape with that. At this time, I would entertain a motion for the boundary line adjustment subdivision.

Mr. Signore: I'll move.

Ms. Scannell: Thank you, Mr. Signore. Do I have a second?

Mr. Miglucci: I'll second.

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

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell:

Ms. Scannell: Yes. Motion carried.

I will now entertain a motion for the special use permit for the gasoline.

Mr. Collins: I'll make that motion, Madam Chairman.

Ms. Scannell: Thank you, Mr. Collins.

Mr. D'Alessandro: I'll second.

Ms. Scannell: Thank you, Mr. D'Alessandro. Lisa, could you please call the roll?

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell:

Ms. Scannell: Yes. Motion carried.

I will now entertain a motion for a special use permit for a drive thru.

Mrs. Flansburg: I'll make that motion.

Mr. Collins: I'll second it.

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

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell:

Ms. Scannell: Yes. Motion carried.

I would now entertain a motion on final conditional site plan approval. And I will clarify the conditions are everything listed in the DPW comments, everything listed in the TDE letter, including the Town Planner's comments, and anything that went on the record tonight.

Mrs. Flansburg: I'll make that motion.

Thank you.

Mr. Miglucci: I'll second it.

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

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mr. Signore?

Mr. Signore: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell:

Ms. Scannell: Yes. Motion carried.

Mr. Paleschi: Thank you.

Ms. Scannell: Thank you, Luigi. I know that you did work extra hard.

Mr. Paleschi: Merry Christmas to everybody.

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

Mr. Signore: I'll second.

Ms. Scannell: All in favor.

Planning Commission Members: I.

Ms. Scannell: Thank you all very much.

Meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary



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 PC67-2024

Moved by Mr. Signore seconded by Mr. Miglucci
Applicant: GDPL Ville Rotterdam, LLC (Contract Vendee)

Applicant: GDPL Ville Rotterdam, LLC (Contract Vendee)

Project Location: 880 & 900 Duanesburg Road
Rotterdam, New York

Tax Number or Numbers: 57.7-1-1.2 & 57.-3-7.112

Proposed Project: Final Two (2) lot Boundary Line Adjustment subdivision:
Lot #1 880 Duanesburg Road (Existing = ±36,814 s.f.- Proposed ±114,279 s.f.)
Lot #2 900 Duanesburg Road (Existing = ±706,032 s.f.- Proposed ±628,566 s.f.)

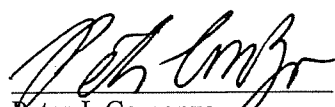
WHEREAS, a public hearing was conducted on December 17, 2024, to consider the above referenced Boundary Line Adjustment and,

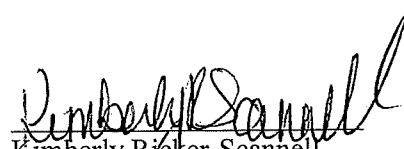
WHEREAS, this matter was discussed and approved, as meeting the standards for a Boundary Line Adjustment as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND and,

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

IT IS HEREBY RESOLVED THAT this Boundary Line Adjustment is approved with the following conditions as stipulated by the Planning Commission:

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. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.


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 PC 68-2024

Moved by Mr. Collins seconded by Mr. D'Alessandro
Applicant: GDPL Ville Rotterdam, LLC (Contract Vendee)

- Applicant:** GDPL Ville Rotterdam, LLC (Contract Vendee)
- Project Location:** 880 and 900 Duanesburg Road
Rotterdam, New York
- Tax Number or Numbers:** 57.7-1-1.2 & 57.-3-7.112
- Proposed Project:** Special Use Permit for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru located at 880 Duanesburg Road.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission held on September 5, 2023, February 20, 2024, April 2, 2024, November 7, 2024 and a public hearing on December 27, 2024 to consider the above referenced Special Use Permit and,

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

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

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

- | | | | |
|----|-----------------|---------------------------------|-----------------|
| 1. | Final Fees Due: | Site Plan Fees | \$ 700.00 |
| | | Special Use Permit (gas) | \$ 500.00 |
| | | Special Use Permit (drive-thru) | \$ 500.00 |
| | | Waiver of Subdivision/BLA | \$ 100.00 |
| | | <u>Advertising</u> | <u>\$ 44.55</u> |
| | | Total: | \$1,844.55 |
- 2. See response letter from ABD Engineering dated November 21, 2024, and December 5, 2024, in reply to DPW and TDE comments.
 - 3. See attached letter from Ryan Trunko, PE of GPI dated December 17, 2024. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW and TDE.

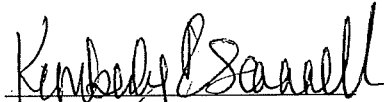
4. See letter from ABD Engineering dated November 19, 2024 formally requesting a waiver to the parking requirements. Final number of spaces may be minimally adjusted with site plan modifications.
5. Prior to Chairman's signature, the final lighting plan shall be modified to the satisfaction of DPW and the TDE and shall meet suggested lighting modifications as outlined in the letter from GPI Engineering. The existing lighting plan contains significant light spill into the ROW near the intersection of Duanesburg Road and the entrance to I-88.
6. Prior to the issuance of a Certificate of Occupancy, a shared stormwater management agreement with the Town and filed with the County Clerk's office shall be in place to ensure continued maintenance of the post-construction stormwater management practices.
7. Prior to the issuance of a Certificate of Occupancy, a stormwater maintenance agreement/easement shall be established between 880 and 900 Duanesburg Road to allow maintenance on the adjacent parcel's portion of the stormwater management system(s).
8. Prior to the issuance of a Certificate of Occupancy, shared parking, access, utility, and maintenance agreements shall be established between 880 and 900 Duanesburg Road and evidence presented to DPW.
9. Boundary Line Adjustment Subdivision must be signed and filed with Schenectady County prior to the issuance of building permits for construction. References to easements shall be noted on the final subdivision plans.
10. Planning Commission and DPW are in support of the parking waiver request for both 880 and 900 Duanesburg Road and with reciprocal easements, this shall be considered a single parking area for the purposes of code compliance.
11. The applicant shall provide and access easement to the Lands N/F of the Mohawk Library Association. The exact location to be determined if and when this parcel is redeveloped and shall be coordinated with both property owners and at a minimum shall provide for secondary emergency access.
12. Sidewalks should be offset five (5) feet from roadways to allow for snow storage/removal and provide a buffer from vehicular traffic.
13. Identify ground cover on the landscaping plan (Sheet 3).
14. Additional wayfinding signate should be added to the southwestern access isle for the proposed fueling facility.
15. A tenant has not been identified for 900 Duanesburg Road. It is understood that once a tenant is identified, minor modifications to the building size, parking, landscaping, drive-thru location, and other site plan elements may need further review by the Planning Commission.

16. The applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Duanesburg Road (State Route 7). Copies of all correspondence with the NYSDOT should be provided to the Town. Prior to the issuance of a Certificate of Occupancy, all work in the NYSDOT right of way must be completed.
17. Prior to issuance of building permits, the applicant has agreed to enter into an agreement with the Town of Rotterdam to provide \$50,000 for pedestrian improvements in the Duanesburg Road ROW. These monies shall be utilized exclusively for engineering and/or construction of pedestrian improvements in and around the entrance to the Schalmont Campus. Final agreement language shall be reviewed and approved as to form by the Attorney for the Town.
18. Prior to issuance of building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. Applicant must be issued with NYSDEC SPDES General Permit for Stormwater Discharge from Construction Activity before any earthwork can commence on site.
19. Prior to issuance of building permits, the applicant shall file a Map, Plan, and Report for Water District #2 Extension or receive an out of district contract with the Town of Rotterdam.
20. Final approval is contingent upon the applicant receiving permits from the US Department of Army Corps of Engineers for wetland disturbance. Wetland permit requirements shall be met prior to construction.
21. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
22. Final approval is contingent upon Town Water Department review and approval of the proposed water supply for the project.
23. Final approval is contingent upon the applicant receiving a SPDES permit for the NYS Department of Environmental Conservation for sanitary sewer. All conditions of approval for the permit including periodic testing shall be provided to DPW and monitored for compliance with permit requirements.
24. Add note to plan: "Utility carts, boxes, used tires, recyclables, and refuse shall not be stored outside."
25. Add note to plan: "One water meter shall be installed to the service connection for each business. Final type and location to be approved by DPW."
26. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.
27. 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."

28. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations prepared for BJs Wholesale Club and presented to the Planning Commission on December 17, 2024."
29. Add note to Landscaping Plan: "Landscaped areas adjacent to buildings shall contain a sprinkler system. All water used on-site shall be metered."
30. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
31. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
32. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
33. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.
34. Proposed signage has not been finalized. The applicant may need to obtain variances from the Zoning Board of Appeals for proposed signage due to the size, location, and nature of the project.



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
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Resolution Number PC 69-2024

Moved by Mr. Collins seconded by Mr. D'Alessandro
Applicant: GDPL Ville Rotterdam, LLC (Contract Vendee)

- Applicant:** GDPL Ville Rotterdam, LLC (Contract Vendee)
- Project Location:** 880 and 900 Duanesburg Road
Rotterdam, New York
- Tax Number or Numbers:** 57.7-1-1.2 & 57.-3-7.112
- Proposed Project:** Special Use Permit for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru located at 880 Duanesburg Road.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission held on September 5, 2023, February 20, 2024, April 2, 2024, November 7, 2024 and a public hearing on December 27, 2024 to consider the above referenced Special Use Permit and,

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

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

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

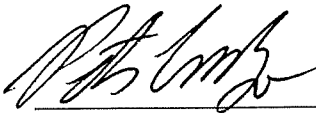
| | | |
|--------------------|---------------------------------|-----------------|
| 1. Final Fees Due: | Site Plan Fees | \$ 700.00 |
| | Special Use Permit (gas) | \$ 500.00 |
| | Special Use Permit (drive-thru) | \$ 500.00 |
| | Waiver of Subdivision/BLA | \$ 100.00 |
| | <u>Advertising</u> | <u>\$ 44.55</u> |
| | Total: | \$1,844.55 |

- 2. See response letter from ABD Engineering dated November 21, 2024, and December 5, 2024, in reply to DPW and TDE comments.

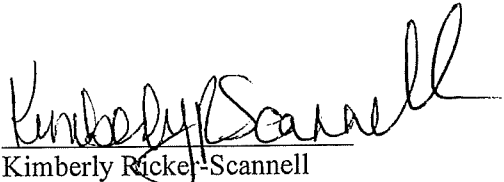
3. See attached letter from Ryan Trunko, PE of GPI dated December 17, 2024. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW and TDE.
4. See letter from ABD Engineering dated November 19, 2024 formally requesting a waiver to the parking requirements. Final number of spaces may be minimally adjusted with site plan modifications.
5. Prior to Chairman's signature, the final lighting plan shall be modified to the satisfaction of DPW and the TDE and shall meet suggested lighting modifications as outlined in the letter from GPI Engineering. The existing lighting plan contains significant light spill into the ROW near the intersection of Duanesburg Road and the entrance to I-88.
6. Prior to the issuance of a Certificate of Occupancy, a shared stormwater management agreement with the Town and filed with the County Clerk's office shall be in place to ensure continued maintenance of the post-construction stormwater management practices.
7. Prior to the issuance of a Certificate of Occupancy, a stormwater maintenance agreement/easement shall be established between 880 and 900 Duanesburg Road to allow maintenance on the adjacent parcel's portion of the stormwater management system(s).
8. Prior to the issuance of a Certificate of Occupancy, shared parking, access, utility, and maintenance agreements shall be established between 880 and 900 Duanesburg Road and evidence presented to DPW.
9. Boundary Line Adjustment Subdivision must be signed and filed with Schenectady County prior to the issuance of building permits for construction. References to easements shall be noted on the final subdivision plans.
10. Planning Commission and DPW are in support of the parking waiver request for both 880 and 900 Duanesburg Road and with reciprocal easements, this shall be considered a single parking area for the purposes of code compliance.
11. The applicant shall provide and access easement to the Lands N/F of the Mohawk Library Association. The exact location to be determined if and when this parcel is redeveloped and shall be coordinated with both property owners and at a minimum shall provide for secondary emergency access.
12. Sidewalks should be offset five (5) feet from roadways to allow for snow storage/removal and provide a buffer from vehicular traffic.
13. Identify ground cover on the landscaping plan (Sheet 3).
14. Additional wayfinding signate should be added to the southwestern access isle for the proposed fueling facility.

15. A tenant has not been identified for 900 Duanesburg Road. It is understood that once a tenant is identified, minor modifications to the building size, parking, landscaping, drive-thru location, and other site plan elements may need further review by the Planning Commission.
16. The applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Duanesburg Road (State Route 7). Copies of all correspondence with the NYSDOT should be provided to the Town. Prior to the issuance of a Certificate of Occupancy, all work in the NYSDOT right of way must be completed.
17. Prior to issuance of building permits, the applicant has agreed to enter into an agreement with the Town of Rotterdam to provide \$50,000 for pedestrian improvements in the Duanesburg Road ROW. These monies shall be utilized exclusively for engineering and/or construction of pedestrian improvements in and around the entrance to the Schalmont Campus. Final agreement language shall be reviewed and approved as to form by the Attorney for the Town.
18. Prior to issuance of building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. Applicant must be issued with NYSDEC SPDES General Permit for Stormwater Discharge from Construction Activity before any earthwork can commence on site.
19. Prior to issuance of building permits, the applicant shall file a Map, Plan, and Report for Water District #2 Extension or receive an out of district contract with the Town of Rotterdam.
20. Final approval is contingent upon the applicant receiving permits from the US Department of Army Corps of Engineers for wetland disturbance. Wetland permit requirements shall be met prior to construction.
21. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
22. Final approval is contingent upon Town Water Department review and approval of the proposed water supply for the project.
23. Final approval is contingent upon the applicant receiving a SPDES permit for the NYS Department of Environmental Conservation for sanitary sewer. All conditions of approval for the permit including periodic testing shall be provided to DPW and monitored for compliance with permit requirements.
24. Add note to plan: "Utility carts, boxes, used tires, recyclables, and refuse shall not be stored outside."
25. Add note to plan: "One water meter shall be installed to the service connection for each business. Final type and location to be approved by DPW."
26. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.

27. 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."
28. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations prepared for BJs Wholesale Club and presented to the Planning Commission on December 17, 2024."
29. Add note to Landscaping Plan: "Landscaped areas adjacent to buildings shall contain a sprinkler system. All water used on-site shall be metered."
30. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
31. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
32. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
33. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.
34. Proposed signage has not been finalized. The applicant may need to obtain variances from the Zoning Board of Appeals for proposed signage due to the size, location, and nature of the project.



Peter J. Comenzo
Senior Planner



Kimberly Rickey-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 PC70-2024

Moved by Mrs. Flansburg seconded by Mr. Miglucci
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- Tax Number or Numbers:** 57.7-1-1.2 & 57.-3-7.112
- Proposed Project:** Final Site Plan for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,500 square foot retail building with associated drive thru located at 880 Duanesburg Road.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission held on September 5, 2023, February 20, 2024, April 2, 2024, November 7, 2024 and a public hearing on December 27, 2024, 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 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE 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 Fees | \$ 700.00 |
| Special Use Permit (gas) | \$ 500.00 |
| Special Use Permit (drive-thru) | \$ 500.00 |
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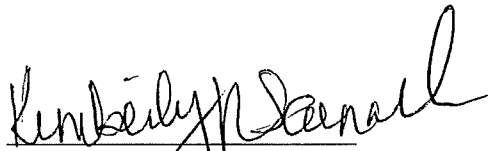
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