

**Town of Rotterdam
Planning Commission
October 4, 2022**

Workshop (7:00pm)

Waiver(s)

1. **Johnathon Moss – 1064 Curry Road.** The applicant requests a Waiver of Site Plan review to operate a retail exotic snack and tobacco shop in an existing ±783 square foot tenant space on a ±0.44-acre parcel.
2. **Sportime Schenectady, LLC (Sarah Sharpe) – 2699 Curry Road.** The applicant requests a Waiver of Site Plan review to construct and operate a daycare located in ±744 square feet of the existing Sportime facility on a ±7-acre parcel.
3. **David Gazillo and Casey G. & Amber Brower – Anna Court & Kellar Avenue.** The applicants request a Waiver of Subdivision to boundary line adjust ±0.27 acres from Kellar Avenue (Tax Map No. 48.17-2-8.22) to Anna Court (Tax Map No. 48.17-2-21.111) and ±0.32 acres from Kellar Avenue (Tax Map No. 48.17-2-8.22) to 93 Kellar Avenue (Tax Map No. 48.17-2-8.111). Engineer ABD Engineers, LLP.
4. **Henry P. Alteri, Jr. & Peter Alteri – 123 Rotterdam Street.** The applicants request a Waiver of Subdivision to boundary line adjust ±3,968 square feet of property from 123 Rotterdam Street (Tax Map No. 48.18-1-2.2) that contains an existing single-family residence to a vacant parcel (Tax Map No. 48.18-1-2.1) to allow for the continued use of an existing driveway/parking area for Canali's Restaurant. Surveyor: Blackstone Land Surveyors.
5. **eStructureSolutions – 2330 Watt Street.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan to allow for the installation of 3-4 electric vehicle charging stations at the Crosstown Plaza Shopping Center.

Agenda (7:30pm):

1. **Rotterdam Development II, LLC – 1703 Altamont Avenue.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±3,480 square foot Key Bank branch with associated drive-thru window on a combined ±0.95-acre parcel. Architect/Engineer: Hengst, Streff, Bajko.
2. **Peek Property Management LLC – 580 Consalus Avenue.** Final Waiver of Site Plan/Special Use Permit Review Public Hearing to construct a ±3,000 square foot pole barn at the rear of the property for storage and operate a fuel oil distribution business, a sealcoat/stripping business, and allow for the storage/sale of sheds on a combined ±1.13-acre parcel. Surveyor: Raymond A. Kotch, P.L.S.
3. **Rachel Lumbra (contract vendee) - 370 Mariaville Road.** Sketch Site Plan/Special Use Permit review to convert existing building into two (2) tenant spaces (TS): TS #1 = ±1,430 square feet for cat lounge and adoption center and TS #2 = ±2,729 square feet future tenant on ±0.46-acre parcel. Engineer: ABD Engineers, LLP.
4. **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.
5. **Shirley Sousa – 2775 Hamburg Street.** Final Waiver of Site Plan/Special Use Permit Public Hearing to allow for the location of a retail flower shop, nursery, gifts, and antique furniture in a ±434 square foot commercial space and a ±706 square foot one bedroom apartment in an existing ±1140 square foot building on a ±10,712 square foot parcel. **(PH open from September 6, 2022)**

DPW Comments
October 4, 2022

Agenda (7:30pm):

1. **Rotterdam Development II, LLC – 1703 Altamont Avenue.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±3,480 square foot Key Bank branch with associated drive-thru window on a combined ±0.95-acre parcel. Architect/Engineer: Hengst, Streff, Bajko.
 1. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
 2. Final Fees Due:

Final Site Plan	\$150.00
Advertising	\$39.41
Total	\$189.41
 3. Prior to issuance of a permits for building construction, the applicant must receive Highway Work Permits from the NYSDOT for grading, utility, sidewalk, and entryway work onto Altamont Avenue. Copies of all correspondence with the NYSDOT should be provided to the Town.
 4. Prior to the issuance of site development permits, the applicant shall file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.
 5. Prior to the issuance of a certificate of occupancy, sidewalks on Altamont Avenue shall be replaced and completed in conformance with NYSDOT standards.
 6. Add note to plan: “One water meter shall be installed on the service connection. Final type and location to be approved by DPW.”
 7. Add note to plan: “Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #2 for specifications.”
 8. Add note to plan: “Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications.”
 9. 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.
 10. Add note to plan: “Building design shall be in substantial conformance to the proposed Exterior Elevations know as sheets SD1-SD4 entitled Rotterdam Branch Keybank National Association dated April 26, 2022 as prepared by HSB Architects & Engineers.”
 11. Add note to Landscaping Plan: “Landscaped areas shall contain a sprinkler system.”
 12. Add note to Landscaping Plan: “Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind.”

DPW Comments
October 4, 2022
Rotterdam Development II, LLC
1703 Altamont Avenue
Page 2

13. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
14. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project.
16. 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.
17. 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.

DPW Comments from May 17, 2022

1. Sketch site plan is very well developed and detailed. Applicant should immediately begin coordination with NYSDOT to determine if the proposed curb cuts would be acceptable. Traffic impact analysis may be needed.
2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this application.
3. Property currently consists of four (4) lots and a consolidation subdivision must be submitted.
4. Project should try and preserve as many trees as possible along the rear of the property to provide a buffer for the residences on Theodora Avenue. Proposed supplemental Douglas Fir should assist in enhancing the buffer.
5. Planning Commission may wish to consider having the applicant scale back the proposed landscaping at the rear of the building and around the dumpster enclosure to something more maintenance friendly.
6. Add note to landscaping plans (LA100): "Landscaped areas located around the building shall contain an irrigation system which is maintained and operational."
7. Add note to landscaping plans (LA100): "All dead/dying landscaping materials shall be replaced in kind and maintained in perpetuity."
8. Curbing and sidewalk along Altamont Avenue should be replaced the entire length of the property and connect to existing sidewalks. Curb configuration still exists for prior buildings that have been demolished.
9. Snow storage in rear needs to be relocated. Add split rail fencing (update detail sheet) along rear parking spaces to separate the stormwater basin from the parking lot.

Rotterdam Development II, LLC
1703 Altamont Avenue
October 4, 2022
Page 3

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on May 17, 2022. The Planning Commission should consider adoption of the Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Highway Department
Rotterdam Police Department
Fire District #2

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



September 30, 2022

Mr. Peter Comenzo, Senior Planner
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306

Re: *Site Plan Application – Proposed Key Bank*
1703 Altamont Avenue, Town of Rotterdam
CTMA Project No. 22.2224

Dear Mr. Comenzo:

On behalf of the Town of Rotterdam, acting as Town Designated Engineer (TDE), C.T. Male Associates (CT Male) has conducted a review of the below items submitted by Hengst Streff Bajko Architects and Engineers, and Costich Engineering:

- Site Development Plans dated April 26, 2022 and revised through September 16, 2022, consisting of eleven (11) Plan Sheets, prepared by Costich Engineering.
- Stormwater Pollution Prevention Plan dated April 2022 and revised through September 9, 2022 prepared by Costich Engineering.

Based upon the above and acting as Town Designated Engineer (TDE) for the project, we feel that the Applicant's consultants have satisfactorily addressed the items from the previous review letter dated September 9, 2022. In summary, currently we have no further concerns if the Planning Board were to grant Site Plan/Special Use approval at the meeting on October 4, 2022.

Please feel free to call me at 518.786.7400 or o.speulstra@ctmale.com should you have any questions in this matter.

Sincerely,

C.T. MALE ASSOCIATES

Owen Speulstra, P.E.
Senior Site Civil Engineer

cc: Thomas Yuille, Planning Commission Chairman
Lisa Gallo, Town of Rotterdam
Ben Gingrich, AIA, Hengst Streff Bajko

Peter Comenzo

From: Speulstra, Owen <o.speulstra@ctmale.com>
Sent: Thursday, September 22, 2022 8:23 AM
To: Peter Comenzo
Cc: Serra, Kathryn; Lilholt, Peter; Tom Yuille; Mary Barrie
Subject: RE: Key Bank Rotterdam

Peter,
At this time, the applicant has adequately addressed the comments. I will prepare a formal letter in the coming day. Let me know if you need me to attend the public hearing.

Thanks

Owen S.

From: Speulstra, Owen
Sent: Wednesday, September 21, 2022 8:17 AM
To: Peter Comenzo <pcomenzo@rotterdamny.org>
Cc: Serra, Kathryn <K.Serra@ctmale.com>; Lilholt, Peter <p.lilholt@ctmale.com>; Tom Yuille <TYuille@rotterdamny.org>; Mary Barrie <MBarrie@rotterdamny.org>
Subject: RE: Key Bank Rotterdam

Peter,
Understood. I am reviewing this and will have this to you late today early tomorrow.

Thanks

Owen S.

From: Peter Comenzo <pcomenzo@rotterdamny.org>
Sent: Monday, September 19, 2022 3:19 PM
To: Speulstra, Owen <o.speulstra@ctmale.com>
Cc: Serra, Kathryn <K.Serra@ctmale.com>; Lilholt, Peter <p.lilholt@ctmale.com>; Tom Yuille <TYuille@rotterdamny.org>; Mary Barrie <MBarrie@rotterdamny.org>
Subject: FW: Key Bank Rotterdam

Owen:

Please review and let me know by Thursday if their updated submittal has adequately addressed the CT Male comments to schedule this for the 10/4 Public Hearing. I'm hoping to schedule this for final approval if all of the technical comments have been substantially addressed.

Thanks
Peter

*Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306*

Phone # 518-355-7575 Extension 338

Fax # 518-355-2725

e-mail: pcomenzo@rotterdamny.org

town website: <https://link.edgепilot.com/s/159e72cb/pYk6npzyl0aPCiXuduXnFq?u=http://www.rotterdamny.org/>

From: Thomas Arrington <tarrington@costich.com>

Sent: Monday, September 19, 2022 1:44 PM

To: 'o.speulstra@ctmale.com' <o.speulstra@ctmale.com>

Cc: Peter Comenzo <pcomenzo@rotterdamny.org>; 'bgingrich@hsbarch.com' <bgingrich@hsbarch.com>

Subject: Key Bank Rotterdam

Owen,

Please see the attached response to comments dated 9-9-22 as well as the revised SWPPP and Plans.

THOMAS ARRINGTON, P.E.

PROJECT ENGINEER

NYS CERTIFIED WBE

COSTICH

COSTICH ENGINEERING, LAND SURVEYING
& LANDSCAPE ARCHITECTURE D.P.C.

217 Lake Avenue, Rochester, NY 14608

t. 585.458.3020 ext. 120 c. 601.325.4269

<https://link.edgепilot.com/s/3a820e18/tWMSodnnX0ilhPcflLuATuQ?u=http://www.costich.com/> | [Instagram](#) | [Facebook](#) | [LinkedIn](#)

KeyBank

SITE DEVELOPMENT PLANS

TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
STATE OF NEW YORK

INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
GA001	COVER SHEET (SHEET 1 OF 11)
GA002	GENERAL NOTES AND LEGEND SHEET (SHEET 2 OF 11)
CA100	EXISTING FEATURES / DEMOLITION PLAN (SHEET 3 OF 11)
CA110	SITE AND PAVEMENT MARKING PLAN (SHEET 4 OF 11)
CA120	UTILITY PLAN (SHEET 5 OF 11)
CA130	GRADING AND EROSION CONTROL PLAN (SHEET 6 OF 11)
LA100	LANDSCAPE PLAN (SHEET 7 OF 11)
LA100	LIGHTING PLAN (SHEET 8 OF 11)
CA500	DETAIL SHEET (SHEET 9 OF 11)
CA501	DETAIL SHEET (SHEET 10 OF 11)
CA502	DETAIL SHEET (SHEET 11 OF 11)



LOCATION SKETCH
NOT TO SCALE

APPROVALS

DATE: _____



PREPARED FOR:
HENGST STREET BANK
ARCHITECTS AND ENGINEERS
1285 OLD RIVER ROAD - SUITE 201
CLEVELAND, OHIO 44115-1245

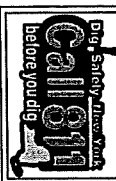


COSTICH
ENGINEERING
1000 W. 10TH AVE.
SUITE 200
CLEVELAND, OHIO 44115-1245
PHONE: (216) 461-1245
FAX: (216) 461-1246
WWW.COSTICH-ENG.COM

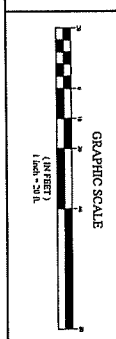
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REVISED: 09/16/2022



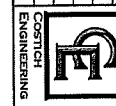
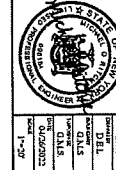
APPROVAL PLANS
PROJECT NO. 8277
SHEET NO. GA001
SHEET 1 OF 11



EXISTING UTILITIES LOCATION, SIZE AND DEPTH SHOWN ON THE
ASBESTOS SURVEY OF THIS LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
LOCATING AND DEPTH OF ALL UTILITIES AND STRUCTURES IN THE
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO
LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO
PROTECT BY ADVANCE OF COMMENCEMENT ANY WORK.



NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
2	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
3	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
4	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
5	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
6	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
7	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
8	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
9	ASBESTOS SURVEY	10/10/2011	J. L. LEE		
10	ASBESTOS SURVEY	10/10/2011	J. L. LEE		

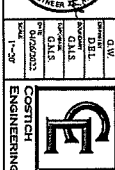
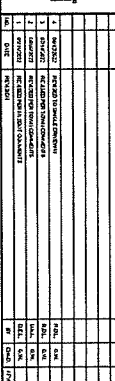
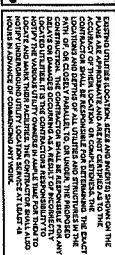


KEY BANK
1700 ATLANTIC AVENUE
EXISTING FEATURES
DEMOLITION PLANS
COUNTY OF ALBANY, STATE OF NEW YORK
PROJECT NO. 1700 ATLANTIC AVENUE
SHEET 1 OF 11

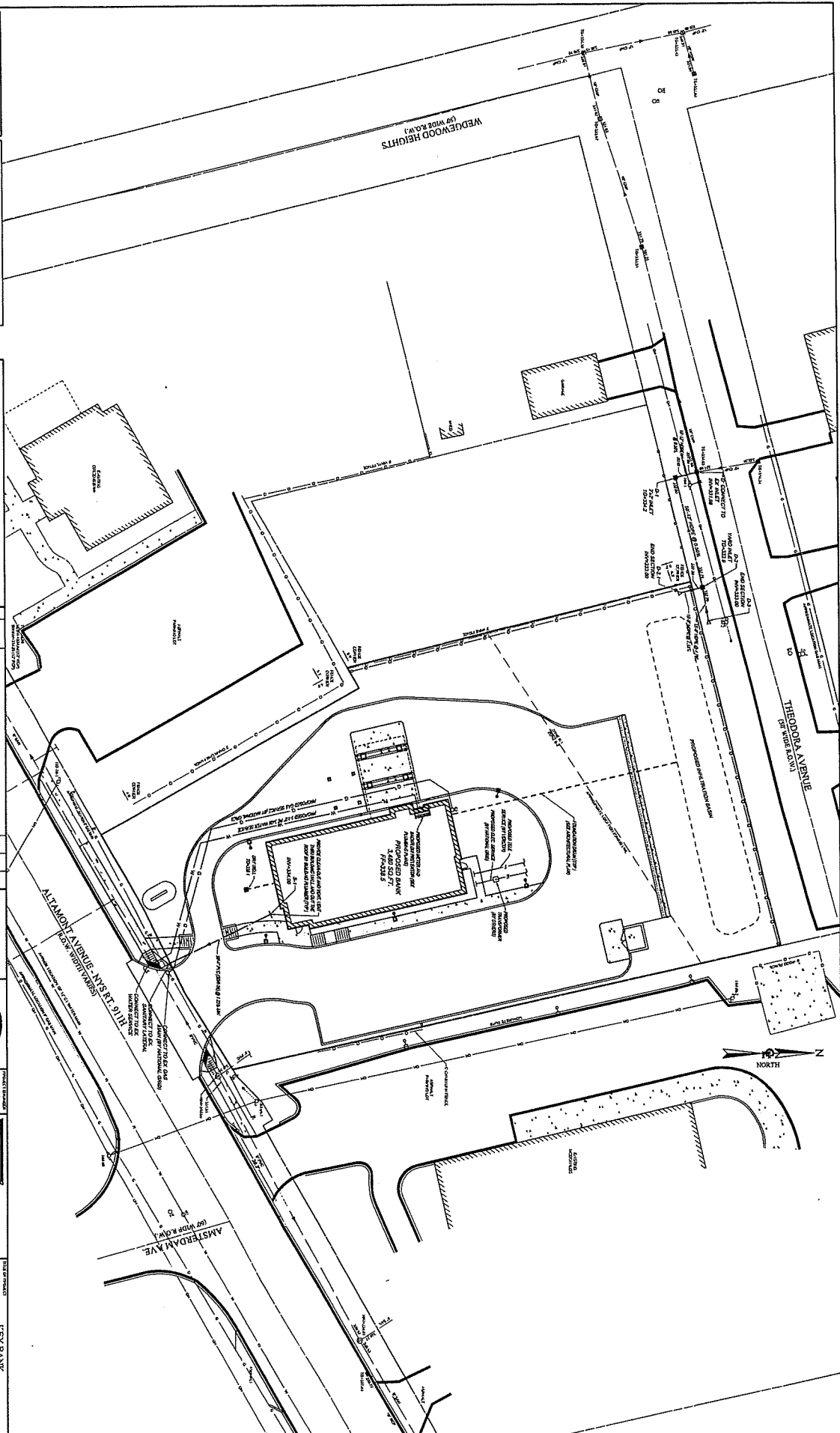


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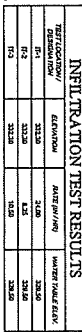
	EXISTING STRUCTURES TO REMAIN
	EXISTING STRUCTURES TO BE REMOVED
	AREAS TO BE REMOVED



• CIVIL • ENGINEERING • LAND • SURVEYING • LANDSCAPE • ARCHITECTURE	217 LEE AVENUE PO BOX 111406 ATLANTA, GA 30386-0606
TITLE OF DRAWING 1703 ATLANTIAN AVENUE ASST B'YON UTILITY PLAN	
DESIGNED BY: FRANKLIN TAYLOR, INC. 5514-1/1 COUNTY OF KENNESAW, GA; STATE OF NEW YORK; TOWN OF BROTHERTON, 129 E. 12TH AVE. NORTH SUITE 100 CLEVELAND, OHIO 44115	
DRAWN BY: FRANKLIN TAYLOR, INC. 5514-1/1 129 E. 12TH AVE. NORTH SUITE 100 CLEVELAND, OHIO 44115	Scale: 1"=10' CA120 SHEET 1 OF 11



TITLE OR DEDICATED 1703 ALTAMAR AVENUE NE 17 BANK EROSION CONTROL AND GRADING PLAN	PROJECT OR PRODUCT TANKS AND RAIL 10-15-12-14 TOWNSHIP OF MORTLANDALE COUNTY OF SHERBROOKE, ADV. STATE OF NEW YORK.	DRAWN BY HERRICK REEVE, S.A. ARCHITECTS AND ENGINEERS 1340 EAST AUSTIN BLVD. - SUITE 210 CLEVELAND, OHIO 44115-1111	SCALE 1/8" = 1'-0" SHEET NO. 0111
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DAY	APT	APARTMENT NAME	CONDO UNIT	SIZE	FLOOR	FLOOR SIZE
LAST RESORTS TIER 1						
4	1	ACEY'S FRESHWATER APARTMENT	UNIT 401 BUILDING	2,377 SQ. FT.	10	10' (10.00' BY 20.00')
OSWALDITA TIER 1						
2	2	OSWALDITA'S CONDOMINIUM, NORTH	APT. 202C/203C	1,777 SQ. FT.	10	10' (10.00' BY 20.00')
EMERSON TIER 1						
1	1	EMERSON'S CONDOMINIUM	UNIT 101 BUILDING	1,747 SQ. FT.	10	10' (10.00' BY 20.00')
AVENUE						
1	1	AVENUE'S CONDOMINIUM	UNIT 101 BUILDING	1,747 SQ. FT.	10	10' (10.00' BY 20.00')
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1	1	10000'S CONDOMINIUM	UNIT 101 BUILDING	1,747 SQ. FT.	10	10' (10.00' BY 20.00')
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APPROXIMATELY: HT-MED/OUT 00-041130 & 0101 APPROX CH-CH/IN/IN/MOULT'S SP-SP/IN/IN

-PLANT SYMBOLS REFERENCE TO MATURE SIZE

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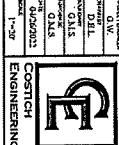
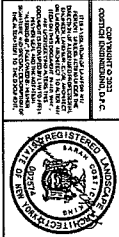
AREAS TO RECEIVE FERTILIZER AND PERMANENT LAWN MOWING SEED LIFT

AREAS TO RECEIVE ATTENTION BASED ON FLOOD RISK (SUSCEPTIBLE TO SEEDING) MOISTURE RATE 1 LB PER 1,000 SQ. FT.

LAWN SEED MIXTURE - PREPARED GRASS SEED
- THIS MIX APPLIES TO ALL DISTURBED AREAS ON
SITE, APPLY AT A RATE OF 1 LB./1000 SQ. YD. USING
THE FOLLOWING PROPORTIONS BY WEIGHT: 24%
PERENNIAL RYEGRASS, 23% BOWLER RED FESCUE
AND 53% KENTUCKY BLUEGRASS.
TOTAL: 100%

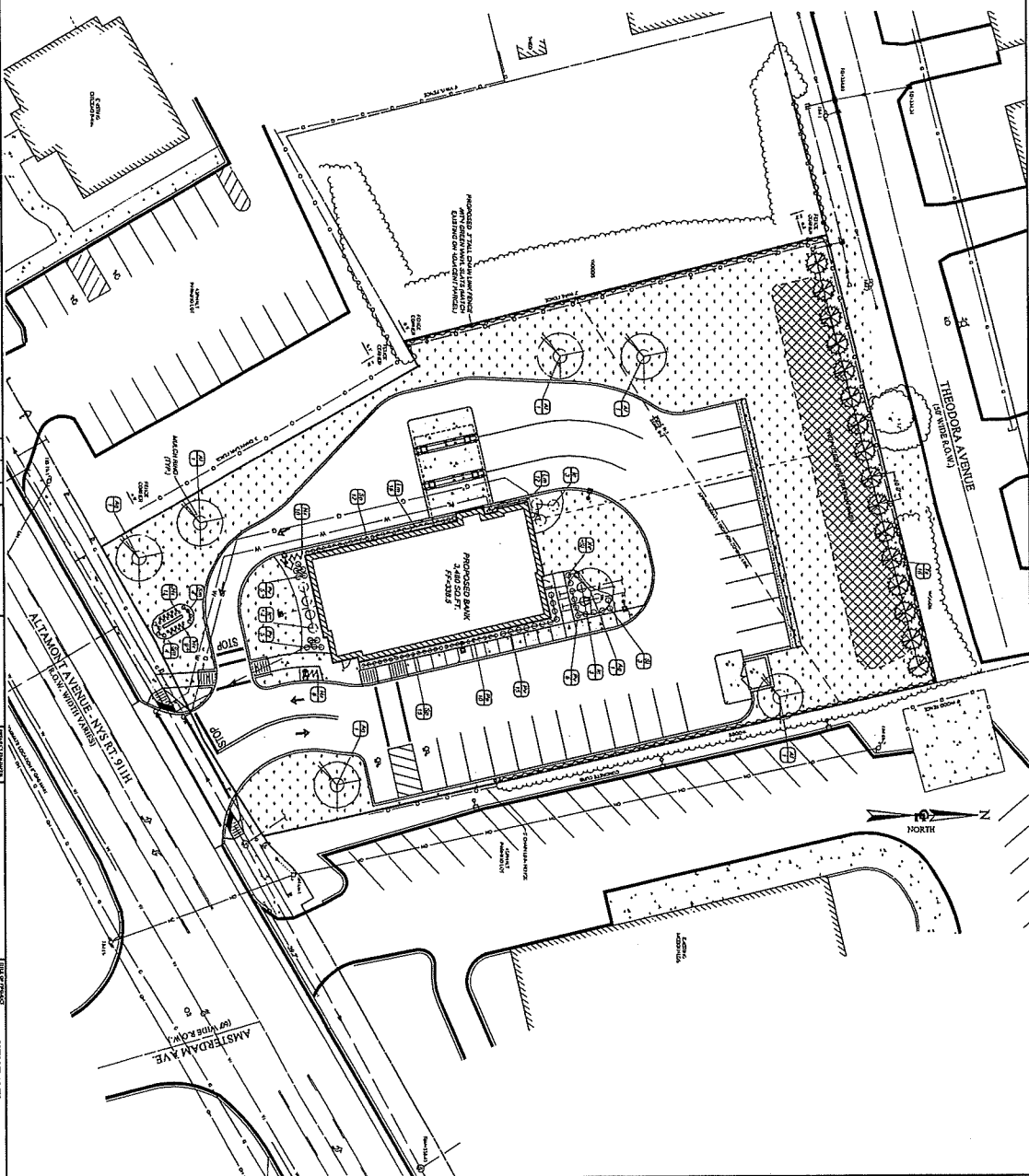
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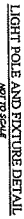
EXERCISING UNLITIGATED LOCATOR, ARE NOT KNOWN ON THE PLANS ARE APPROPRIATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND THE PROPOSED TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ADEQUATE TIME THAT THEY WILL LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATOR SERVICES AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

[illegible]

- CIVIL
ENGINEERING
- LAND
SURVEYING
- LANDSCAPE
ARCHITECTURE

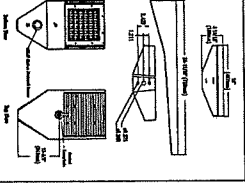
TITLE OF PROJECT
 LANDSCAPE PLAN
 KEY BANK
 1703 ALTAIR AVENUE
 (CONTRACT NUMBER) EX-1000-00-001-011
 COUNTY OF ALBANY, STATE OF NEW YORK
 (OWNER) THE ALTAIR APARTMENTS AND SHOPPING
 CENTER, 1703 ALTAIR AVENUE, NEW YORK, N.Y. 10017
 (DATE) 10/10/00
 (DRAWN BY) J. L. LAIO





NOTE
RETURN TO ELECTRIC INC. FOR COSTS, DRAWINGS,
FOLI COORDINATE & WIRING DETAILS.

LIGHT POLE AND FIXTURE DETAIL
NOT TO SCALE



**SLICE MEDIUM OUTDOOR LED
AREA LIGHT FIXTURE DETAIL.**

NOTE:
LIGHTING TO BE DARK SKY COMPLIANT

Statistics			
Description	Avg.	Max	Min.
Sea Level	27 FC	43 FC	601 FC

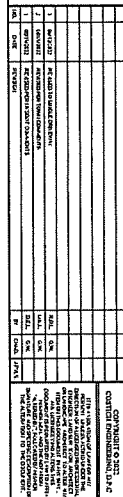
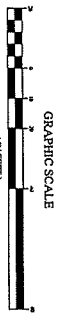
LUMINAIRE SCHEDULE

[illegible]

**Big, Satisfying, New York
Cellular**

Before you dial

BEARING YOUR LOCATION, NAME AND ADDRESS ABOVE ON THE
PLANS AND SPECIFICATIONS, THE AGENT CERTIFIED ABOVE TO THE
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT
LOCATION AND SIZING OF ALL UTILITIES AND STRUCTURES IN THE
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY
LOCATING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
NOTIFYING THE UTILITY UTILITY OWNERS IN ADVANCE TIME FOR THEM TO
LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO
NOTIFY IN ADVANCE OF COMMENCEMENT ANY WORK.

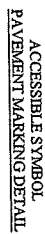


Q.W.	
D.H.L.	
R.V.G.M.	
D.N.S.	
Personal D.N.S.	
Date 04/26/2022	
Scale 1"=20'	

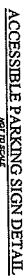
COSTICH
ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

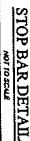
1703 ATLANTIC AVENUE
N.E. 1ST BANK
LIGHTING PLAN
DATE OF PREPARED
LOCATION OF PROJECT T-102 PARKER, NO. 19-5123-1
TOWN OF NORTHBAY
COUNTY OF KENNEBEC, ME.; STATE OF NEW YORK.
DRAWN BY: JAMES A. BROWN, JR. AND ASSOCIATES
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
1220 OLD BOND STREET, 2ND FLOOR
BOSTON, MASSACHUSETTS 02116
TELEPHONE: 617-552-1111
FAX: 617-552-1111
SHEET # OF 11



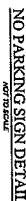
**ACCESSIBLE SYMBOL,
PAVEMENT MARKING DETAIL.**



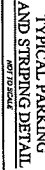
ACCESSIBLE PARKING SIGN DETAIL.
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE



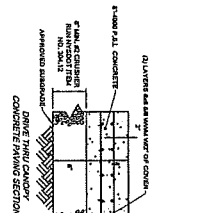
NO PARKING SIGN DETAIL
NOT TO SCALE



**TYPICAL PARKING
AND STRIPING DETAIL**
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE

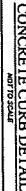


OFFICIAL PAVEMENT SECTION
NOT TO SCALE

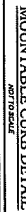
OFFICIAL PAVEMENT SECTION
NOT TO SCALE

OFFICIAL PAVEMENT SECTION
NOT TO SCALE

OFFICIAL PAVEMENT SECTION
NOT TO SCALE



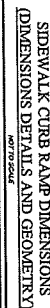
CONCRETE CURB DETAILS
NOT TO SCALE



ADJUST TO SCALE



NOT TO SCALE



**SIDEWALK CURB RAMP DIMENSIONS
(DIMENSIONS DETAILS AND GEOMETRY)**



PLAN VIEW

[illegible]

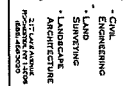
CONTACT DISTRIBUTOR FOR MATERIALS TO BE 6'-0" HIGH PINK ACTUAL COLOR TO BE SELECTED

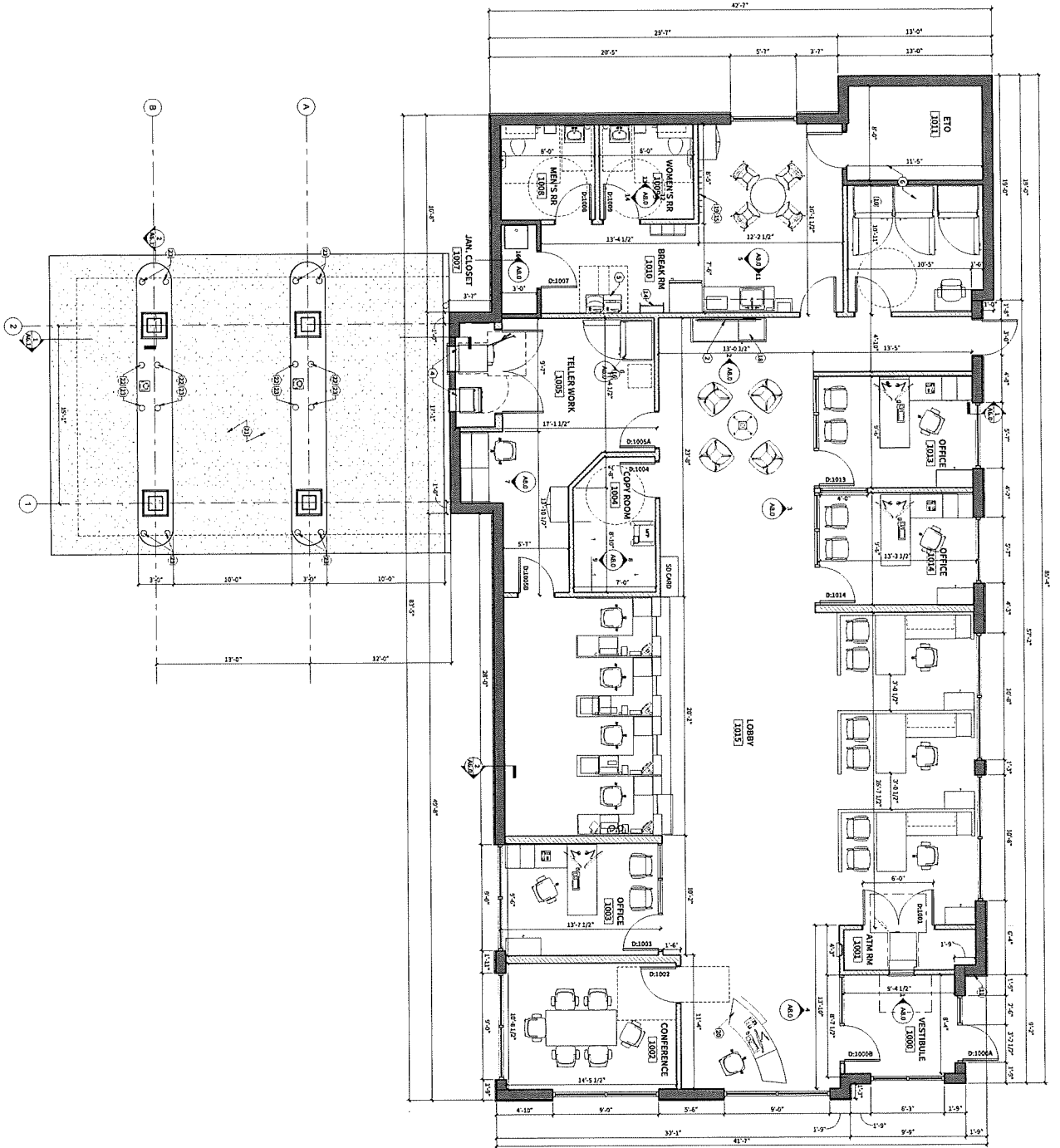


SECTION

[illegible]

0592517 STATE OF NEW YORK
MICHAEL O. RUFFOLO
PROFESSIONAL ENGINEER

[illegible]



1703 ALTAMONT AVE
ROTTERDAM, NY 12303

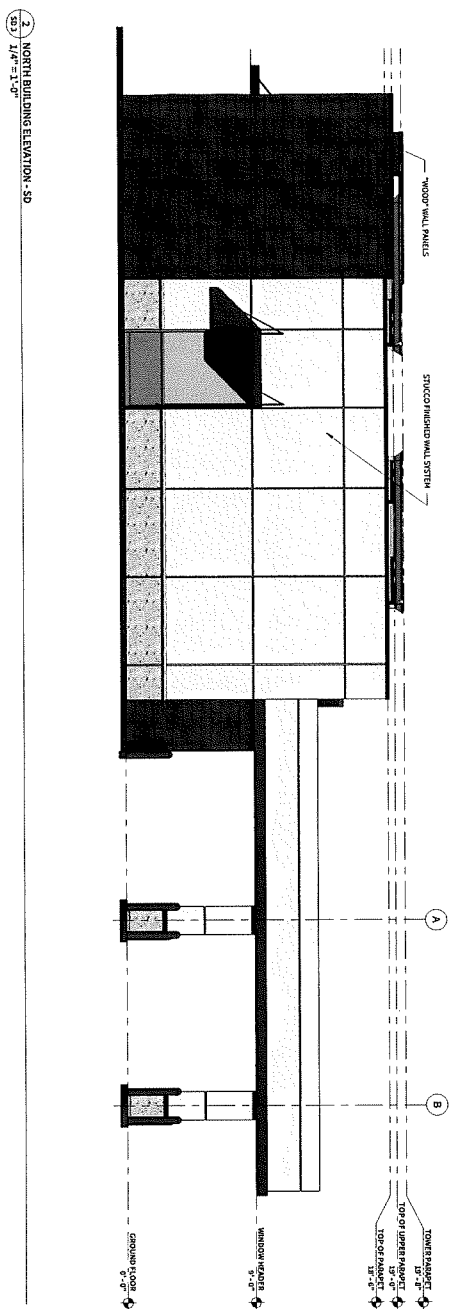
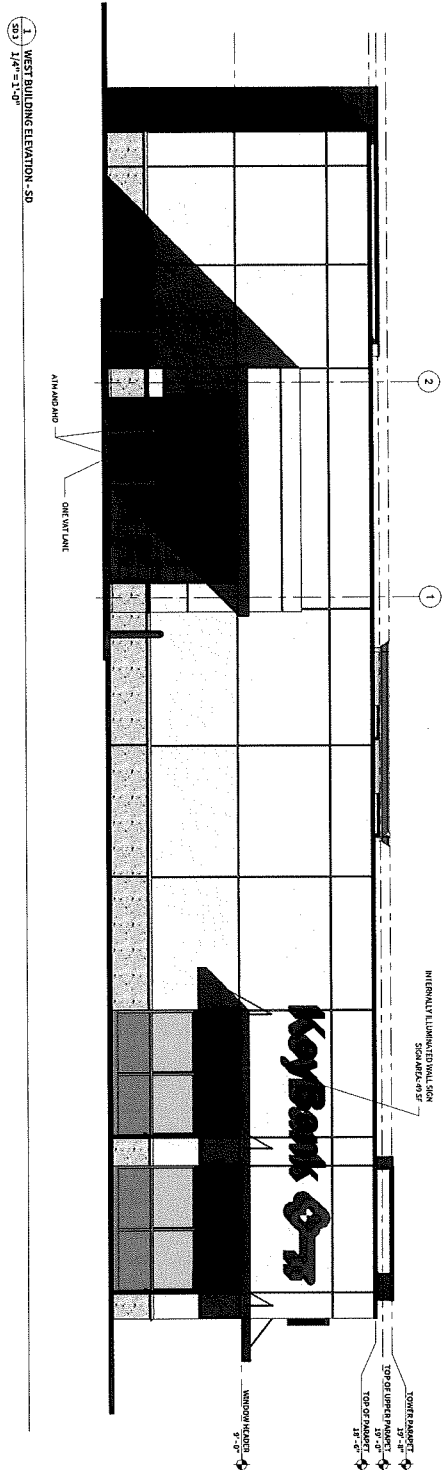
SD 1

NOT FOR CONSTRUCTION

**ARCHITECTS
+ ENGINEERS**
1256 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113
W W W . H S B A R C H . C O M

WWW.HSBARCH.COM

[illegible]



NOT FOR CONSTRUCTION

**ARCHITECTS
+ ENGINEERS**
1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113
WWW.HSBARCH.COM

1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OH 44113
WWW.HSBAARCH.COM

[illegible]

DRAWN BY: MSRW/BG
JOB. NO: 21580

ROTTERDAM BRANCH
KEYBANK NATIONAL ASSOCIATION

1703 ALTAMONT AVE
ROTTERDAM, NY 12303

EXTERIOR ELEVATIONS

SD 3

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

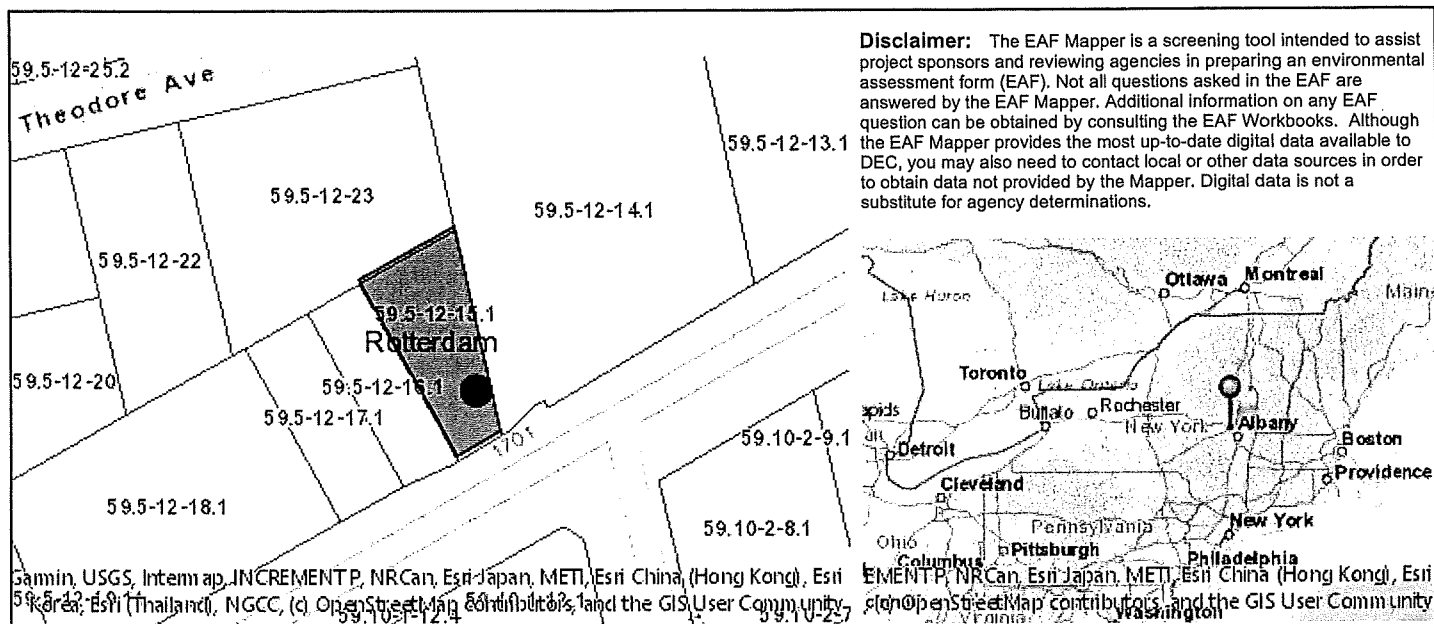
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Key Bank			
Project Location (describe, and attach a location map): 1703 Altamont Avenue, Town of Rotterdam, Schenectady County			
Brief Description of Proposed Action: Construction of a 3,480 +/- sq. ft. bank with drive up remote tellers, ATM and associated site improvements.			
Name of Applicant or Sponsor: Hengst-Streff-Bajko Architects and Engineers		Telephone: 216-325-1351 E-Mail: bgringrich@hsbarch.com	
Address: 1250 Old River Road, Suite 201			
City/PO: Cleveland		State: OH	Zip Code: 44113-1243
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Commission-Site Plan, Special Use Permit NYSDOT-Highway Work Permit			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.94 acres b. Total acreage to be physically disturbed? _____ 1.01 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.94 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: KEM Cleaners-1911 Curry Rd-State Superfund Program; Site Code:447031; Classified N	NO	YES
	☐	☒
K(no further action) 1600'+/- west of site; Shoporama Shopping Center-1300 Altamont Ave-State Superfund Program Site Code:44702 Classified C (completed) 1780'+/- east		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Garth Winterkorn (Agent for Applicant)</u> Date: <u>4/26/2022</u>		
Signature: <u>Garth Winterkorn</u> Title: <u>Project Engineer-Costich Engineering, DPC</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Agency Use Only [If applicable]	
Project:	Key Bank - 1703 Altamont
Date:	October 4, 2022

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission Name of Lead Agency	October 4, 2022 Date
Thomas P. Yuille Print or Type Name of Responsible Officer in Lead Agency	Planning Commission Chairman Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	<i>Peter Comenzo</i> Signature of Preparer (if different from Responsible Officer)

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

Date: October 4, 2022

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: Rotterdam Development II, LLC
c/o Thomas Burke
509 State Route 67
Malta, NY 12866

Contract Vendee/Developer: Hengst-Streff-Bajko Architects and Engineers
c/o Ben Gingrich
1250 Old River Road, Suite 201
Cleveland, OH 44113

Tax Map Number(s): 59.5-12-15.1, 59.5-12-16.1, 59.5-12-17.1, 59.5-12-23

Project Location: 1703 Altamont Avenue

Schenectady, NY 12303

Zoning: General Business (B-2) and Single Family Residential (R-1) Zoning Districts.

Action: Site Plan and Special Use Permit to construct a ±3,480 square foot Key Bank branch with associated drive-thru window on a combined ±0.95-acre parcel.

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. These agencies include the following: Schenectady County Economic Development and Planning, Schenectady County Department of Health, New York State Department of Environmental Conservation – Region #4, New York State Department of Transportation, and Fire District #6. The applicant has supplied an Environmental Assessment Form along with supporting reports, studies and plans and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on May 18, 2022.

The Town of Rotterdam Planning Commission, as lead agency, has reviewed the Short Environmental Assessment Form Part One completed by the Project Sponsor. The plans were reviewed by the Town Department of Public Works and the Town Designated Engineers (TDE) with modifications made addressing any potential environmental impacts that were raised. All comments and concerns have been addressed.

The project site lies in a commercially developed area zone and is composed four parcels that have been recently merged. The subject property is currently vacant. The parcel encompasses an approximate area of one acre and has frontage along Altamont Avenue. Two driveways were originally proposed and after discussions with the NYSDOT, a single access point was developed. A PERM 33-COM Stage 1 was submitted to NYSDOT and the driveway has been conceptually approved on August 24, 2022. Municipal water and sewer are available along Altamont Avenue to service the project.

The applicant proposes to develop the parcel with a one-story building $\pm 3,480$ square foot in size. A Key Bank branch with associated drive-thru window will be constructed on a combined ± 0.95 -acre parcel. Associated access and circulation are shown on the Site Plan to be developed to support the proposed development. The proposed use of the site for commercial bank is consistent with adjacent development and property zoning and will not create a source of noise, visual incompatibility or other impacts.

Stormwater: A Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and April 2022 was prepared by Costich Engineering for the applicant's engineer Hengst-Streff-Bajko and submitted to the Town of Rotterdam describing the proposed on-site stormwater management facilities and their ability to convey, store, and recharge runoff. These stormwater related items were reviewed by the Town Designated Engineer on this project CT Male and Associates as well as the Town Stormwater Manager. Comments were provided to the project engineer by the TDE in a letter dated July 7, 2022 and September 9, 2022. These comments were responded to and further work on the SWPPP was undertaken by Costich Engineering.

Based upon comments from the TDE, a revised SWPPP was submitted to the Town and TDE on September 19, 2022. After a review by the Town as well as the TDE it has been determined that these plans and reports sufficiently addresses stormwater impacts associated with the development of this project site. The project is conditioned upon full and final review and approval of these documents by the Town Designated Engineer. The applicant will file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.

Noise: The proposed project will not have noise impacts since it will be similar to other uses that already exist at the site or nearby.

Visual: The proposed building will have exterior features that will blend into the existing environment. The proposed building will be commercial in appearance and be consistent with the surrounding commercial land use.

After a review of the modified application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or

(iii) dependent thereon.

(3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has be 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 October 4, 2022. Adoption of this negative declaration was moved by XXXXXXXXXXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



September 9, 2022

Mr. Peter Comenzo, Senior Planner
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306

Re: *Site Plan Application - Proposed Key Bank*
1703 Altamont Avenue, Town of Rotterdam
CTMA Project No. 22.2224

Dear Mr. Comenzo:

On behalf of the Town of Rotterdam, acting as Town Designated Engineer (TDE), C.T. Male Associates (CT Male) has conducted a review of the below items submitted by Hengst Streff Bajko Architects and Engineers, and Costich Engineering:

- Site Development Plans dated April 26, 2022 and revised through August 12, 2022, consisting of eleven (11) Plan Sheets, prepared by Costich Engineering.
- Site Sign Exhibit Package dated April 11, 2022 and revised through April 19, 2022, consisting of Eighteen (18) Sheets, prepared by Brilliant Electric Sign Co., Ltd.
- Stormwater Pollution Prevention Plan dated April 2022 and revised through August 23, 2022 prepared by Costich Engineering.
- Lot consolidation Parcel merge letter Dated February 15, 2022 prepared by the Town of Rotterdam Assessor.

Based upon the above and acting as Town Designated Engineer (TDE) for the project, CT Male offers the following review comments. The Applicant consultants have satisfactorily addressed many of the items from the previous review letter dated July 7, 2022. There are still outstanding Stormwater/SWPPP related comments that could impact the site layout, so it is recommended that these items be addressed prior to conditional approval. Please see below comments on outstanding items:

1. We offer the following review comments regarding the Stormwater Pollution Prevention Plan (SWPPP) dated April 2022 and revised August 23, 2022:
 - a. In the Extreme Flood Control Criteria or 100-year storm the infiltration basin elevation is within 0.14 feet of the top of the basin berm. If the basin does not function exactly as designed, it could overflow. The basin should be designed to have a minimum of 0.75' of freeboard in the 100-year storm. It appears the basin could be made deeper and still meet the 4' separation to groundwater.

C.T. MALE ASSOCIATES

Date: September 9, 2022

To: Peter Comenzo, Senior Planner

Re: Key Bank - 1703 Altamont Avenue, Town of Rotterdam

Page - 2

- b. The infiltration rates utilized in the GI worksheet and Hydrocad Analysis are 8.25 and 14.25 inches/hour respectively. The rates should match to be consistent.
 - c. As stated in the above the 100-year storm is close to overflowing and using the resulting rate of 14.25 by averaging the three (3) infiltration tests of 8.25, 10.50, and 24 inches/hour may result in higher rate than actual field conditions merit. This also does not add a factor of safety for winter conditions. The design is currently relying heavily on a high infiltration rate to function as designed and the 100-year storm will most likely overflow if the actual infiltration rates are lower than the design rate of 14.25. To add a factor of safety a 10 inches/hour infiltration rate is recommended.
 - d. Section 6.3.3 Pretreatment Required Elements portion of the NYS Stormwater Management Design Manual states *"If the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility.* The infiltration rates shown are greater than 5 inches per hour. The design engineer shall document that pretreatment is design and sized per the SWDM. The current configuration appears less than the 100% WQv pretreatment Volume. The Stone diaphragm appears to address about 13% and a 22 foot filter strip does not seem to be sufficient to address the remaining 87% of the WQv. The design engineer should state how the proposed meets the 100% WQv pretreatment requirement.
 - e. Table 6.2 Guidelines for Filter Strip Pretreatment Sizing portion of the NYS Stormwater Management Design Manual shows the requirements for a filter strip when used as pretreatment. The filter strip shown on the plan does not appear to meet the requirements for *Maximum Inflow Approach Length (ft.) and Filter Strip Minimum Length.* The design engineer should state how the proposed meets the 100% WQv pretreatment requirement.
 - f. SWPPP, Draft NOI: Questions 32 - 35 on RRv and WQv have not been answered Please provide a revised draft NOI with all relevant questions completed.
 - g. SWPPP, Draft NOI: Questions 37 regarding overbank Flood and Extreme Flood do not appear to match the Hydrocad Calculation. Please provide a revised draft NOI that matches the Hydrocad Calculations.
 - h. SWPPP, Draft NOI: The Post Construction SMP Identification Section has SMPs that are not utilized at the site filled out. Please revise this section to match the site design.
2. We offer the following comments regarding Site Sign Exhibit Package dated April 11, 2022 and revised through April 11, 2022:
 - a. The sign package is typical to the scope and size of signs in the area including the neighboring McDonald's.
 - b. The monument sign may require a variance for sign area of 46 square feet as 40± square feet is allowed per code. Town Code § 270-151 Signs. E. 3. A [2]] states *The sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet.*
3. We offer the following comments regarding Sheet "CA110" Site and Pavement Marking Plan:
 - a. A stop sign should be shown at the exit from the drive-thru area

C.T. MALE ASSOCIATES

Date: September 9, 2022

To: Peter Comenzo, Senior Planner

Re: Key Bank - 1703 Altamont Avenue, Town of Rotterdam

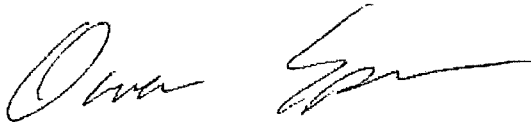
Page - 3

4. We offer the following comments regarding Sheet "CA130" Grading and Erosion Control Plan:
 - a. Reviewing the additional grades provided the accessible parking spaces are shown at a grade of 2.2% from the highest grade to the lowest grade. ADA and Accessibility standards require the maximum grade be 2%.
 - b. A Stormwater practice sign has been shown. Typically, these signs indicate the type of practice and the SPDES number for the site. The sign detail should be updated to show these items.
 - c. Consideration should be given to installing an underdrain in the bottom of the infiltration basin to assist in infiltration of stormwater into underlying soils in event of clogged soils or frozen conditions.
5. A NYSDOT Utility Permit may be required for the water service and sanitary sewer connections within the Altamont Avenue NYS road right-of-way.

Please feel free to call me at 518.786.7400 or o.speulstra@ctmale.com should you have any questions in this matter.

Sincerely,

C.T. MALE ASSOCIATES



Owen Speulstra, P.E.
Senior Site Civil Engineer

cc: Thomas Yuille, Planning Commission Chairman
Lisa Gallo, Town of Rotterdam
Ben Gingrich, AIA, Hengst Streff Bajko

August 15, 2022

RECEIVED

AUG 16 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Owen Speulstra, P.E.
CT Male Associates
50 Century Hill Drive
Latham, New York 12110

Re: Site Plan Application - Proposed Key Bank
1703 Altamont Avenue, Town of Rotterdam
CTMA Project No. 22.2224
Response to Comments

Dear Mr. Speulstra:

The following are responses to your written comments for the above referenced project. These comments are as enumerated on your letter dated July 7, 2022.

1. *The proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such, coordinated review is optional. The Rotterdam Planning Commission declared itself Lead Agency on May 17, 2022 and should complete an environmental review of the project and make a Determination of Environmental Significance. The Planning Commission Attorney should confirm and provide recommendations for completion of the environmental review of the project pertaining to the proposed Site Plan/Special Use Application.*

Noted.

2. *We offer the following comments regarding the Short Environmental Assessment Form (SEAF), dated March 3, 2022*
 - a. *#8 b. - regarding public transportation services is answered "no". Available information online indicates a CDTA bus route runs on Altamont Avenue with stops near to the site. Please correct the answer to yes.*

Response has been updated.

3. *Future Site Plan submissions should include the following items from the Town's Site Plan Checklist, Section A:*
 - a. *#12. Location of existing wetlands and floodplains. If none exist, then please note.*

See "Wetlands and/or Other Surface Waters" notes on Drawing GA002.

CIVIL ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

Costich Engineering, DPC • 217 Lake Avenue • Rochester, New York 14608
Office (585) 458-3020 • Fax (585) 458-2731 • www.costich.com

- b. *#14. Signs: location, design, and size of all signs. The site plans show a location of project sign near Altamont Avenue; however, details have not been provided.*

Sign package is attached.

4. *Future Site Plan submissions should include the following items from the Town's Site Plan Checklist, Section B:*

- a. *#8. Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features. If none exists, please note.*

No external vents, propane tanks or ground mounted HVAC units are proposed.
The proposed transformer location is shown.

- b. *#10. Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.*

Note the site is currently vacant. We are proposing to connect to the existing water service as the existing Town watermain is located in the eastbound lane of Altamont Avenue. Town DPW (Tammy) concurred with this approach.

5. *Most of the site is located within the B-2 General Business Zoning District with the rear of the site being in the R-1 One-Family Residential District. the proposed use of a bank appears to be permitted as of right and conforms to the area and bulk requirements in the B-2 District. However, the site plans also include a drive-in that would require a special use review. See Zoning Section § 270-65. Special uses, F. Drive-in establishments.*

The application for the Special use Permit was previously submitted.

6. *The lot is listed as four lots currently. A Lot Consolidation Plan conforming to Schenectady County filing requirements should be submitted along with the subdivision application.*

Lot consolidation has already occurred by the land owner (see attached notice).

7. *The property is currently vacant. Two residential dwellings were demolished. The applicant should coordinate with appropriate Town staff to ensure that the utility services were abandoned/removed per Town requirements.*

Notes have been added stating this requirement.

8. *We offer the following comments regarding Sheet "CA100" Existing Features/Demolition Plan:*

- a. *Along Altamont Avenue a small portion of existing curbing and sidewalk are to remain 11'± and 36' respectively. The board may want to require both the sidewalk and curb be replaced in their entirety.*

Limits of existing curb and sidewalk removal along the sites frontage have been shown. Note limits of removal extend past the existing and proposed driveways.

- b. Delineation of limits of disturbance and where vegetation/tree are to remain and be protected should be provided by installation of orange construction fencing and Protected Area Keep Out signage.*

Orange safety fence is called out to protect existing trees near Theodora Avenue. Proposed siltation fence and the existing fence on the adjacent parcels will serve to delineate other clearing limits.

9. *We offer the following comments regarding Sheet "CA110" Site and Pavement Marking Plan:*

- a. The site plans show a location of project sign near Altamont Avenue; however, details have not been provided.*

Sign package is attached.

- b. The dumpster enclosure is oriented, so a garbage truck must make a 90 degree turn in an area with minimal area for a garbage truck to maneuver. The applicant might want to consider an alternate location.*

The dumpster enclosure has been relocated to the northeast corner of the parking lot.

- c. The proposed driveways will need NYSDOT approval. The design engineer should document that the NYSDOT has approved driveways at the conceptual level at a minimum prior to site plan approval. The driveways are located with minimal spacing to adjacent existing commercial driveways.*

The updated plan has been submitted for approval. We'll forward correspondence from the NYSDOT once received.

- d. The proposed radii at Altamont Avenue are shown at 20' and the NYSDOT minimum commercial driveway radius is typically 33'. The design engineer should document that the NYSDOT has approved the smaller radii.*

Radii have been increased to 33'.

- e. Stop signs are not shown at exits from the site. The design engineer should document that the NYSDOT will not require stop signs.*

Stop sign has been added.

10. *We offer the following comments regarding Sheet "CA120" Utility Plan:*

- a. The applicant shall provide documentation that the proposed water and sanitary sewer and storm sewer connections have been coordinated with the appropriate Town Staff.*

Noted. Plans will be updated per any DPW comments received. Per conversation with Tammy from Town DPW, they concur with methods currently proposed.

- b. The proposed storm drainage pipes at the rear of the site along Theodora Avenue have minimal coverage. The design engineer shall provide documentation that the proposed pipes are designed to handle the minimal depths shown.*

See note #6 under "General Notes" on Drawing GA002.

11. *We offer the following comments regarding Sheet "CA130" Grading and Erosion Control Plan:*

- a. The existing sanitary manhole located at the proposed entrance rim is being lowered 1± feet. The design engineer shall provide documentation that this has been coordinated with Town Staff.*

Noted. We will coordinate with the DPW.

- b. Reviewing the grades provided at the accessible parking spaces, additional spot grades should be added to ensure this area meets the slope requirement.*

Additional spot grades have been added.

- c. The total area of disturbance should be clearly shown and quantified on the plan.*

The area of disturbance has been added to the plan as defined by the "Limit of Disturbance" which has been added to the "Grading Line Legend".

- d. Methods of pretreatment methods for the infiltration basin should be provided.*

Providing a 3' wide stone diaphragm and a 22' wide grass filter strip along the north end of the parking lot.

- e. Section 6.3.3 Pretreatment Required Elements portion of the NYS Stormwater Management Design Manual states "If the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility. The infiltration rates shown are greater than 5 inches per hour. The plans do not show any pretreatment for the areas pipe directly into the basin. A stone diaphragm is proposed as pretreatment for the rear parking area. The design engineer shall document that pretreatment is design and sized per the SWDM.*

Pavement areas are proposed to sheet drain north to the basin, eliminating the storm sewers.

- f. Per the comment above, the stone diaphragm should be sized to treat 100% of the WQv of any area draining to it. Dimensions and stone size of the stone diaphragm should be provided. A 6" drop should be provided from the edge of pavement to the top of the stone diaphragm.*

A 3.6" drop from the edge of pavement across the stone diaphragm has been provided to produce sheet flow conditions to the grass filter strip.

- g. A Stormwater practice sign should be provided at the infiltration basin and a detail provided.*

Two (2) signs have been added identifying the infiltration basin (see Drawing CA110).

- h. The total storage volume required, pretreatment volume, top and bottom elevations for the infiltration basin should be clearly call out and indicated on the plan.*

See "Proposed Infiltration Basin Design Data".

- i. Erosion control protection for the emergency spillway from the infiltration basin should be provided.*

The emergency spillway shall be stabilized with light stone filling as noted.

- j. Construction phasing, sequencing, staging, material storage, stockpile, etc. locations and notes should be identified.*

See "Construction Sequence".

- k. Consideration should be given to providing safety fencing around the infiltration basin.*

See "Construction Sequence".

- l. Inlet protection should be provided at proposed catch basins.*

N/A.

- m. Consideration should be given to installing an underdrain in the bottom of the infiltration basin to assist in infiltration of stormwater into underlying soils in event of clogged soils or frozen conditions.*

No underdrain is being proposed due to the infiltration rates of the insitu soils.

- n. A portion of the proposed parking lot and curbing along the east property line is shown with almost 2' cut within 2' of the property line. The design engineer should review if a retaining wall is required.*

Area shall be stabilized with fine stone filling as noted.

- o. Additional spot grades shall be provided to ensure the runoff from Altamont Avenue does not enter the site at the site accesses.*

All areas north of the new sidewalk along Altamont Avenue shall drain to the north. Spot elevations and ridgelines have been added at the two (2) driveways.

12. We offer the following comments regarding Sheet LA100 - Landscape Plan:
- a. *The ten (10) Douglas Fir are proposed for buffer screening to the adjacent residences to the north. We would recommend that Arbor Vitae trees spaced at 10' on center be used instead to provide more effective screening.*

Proposed evergreen trees have been changed to 16 Arborvitae as noted.

- b. *Some exiting vegetation is proposed to be preserved along the proposed common property line to the west. However, the width is approximately 10 to 20 feet and the condition and type of the existing is unknown. Therefore, consideration should be given to installing privacy fencing or supplemental evergreen planting along the western property line to provide more effective screening, even during the "leaf off" winter season.*

In lieu of additional plantings, we are proposing a 3' tall chainlink fence with green vinyl slats to match the Citizens Bank parcel to the west.

- c. *Zoning section § 270-149, D. Off-street parking states Landscaping. Parking areas with than 12 spaces shall be landscaped over not less than 10% of the total interior area of the parking lot. Landscaping and planting areas shall be dispersed throughout the parking lot. Required screening and side yards may be considered as a part of the interior landscape requirement if suitably planted and maintained. The applicant shall document that the proposed design complies with this section.*

Landscaping is currently 19.9% of the total interior area of the parking lot as noted. Overall greenspace is 45.5% of the total lot area.

13. We offer the following comment regarding Sheet LIGHT - Lighting Plan:
- a. *The lighting plan photometrics shows no offsite illumination from the proposed site lighting and appears to be sufficient for the use.*

Noted.

14. We offer the following review comments regarding the Stormwater Pollution Prevention Plan (SWPPP) dated April 2022:

- a. *SWPPP, Stormwater Infiltration: Section 6.3.1 Feasibility Required Elements portion of the NYS Stormwater Management Design Manual states "The bottom of the infiltration facility shall be separated by at least three feet vertically from the seasonally high water table or bedrock layer, as documented by on-site soil testing. (Four feet in sole source aquifers)". Infiltration Tests were performed at the infiltration basin, but soil logs were not. Soil logs will be required for this area to ensure the infiltration basin meets the required separation from*

groundwater table in the New York State Storm Water Design Manual January 2015 (SWDM). The design engineer shall document that the stormwater practice meets the "4' separation" requirement in Section 6.3.1 as this site is located over a sole source aquifer.

The bottom of the infiltration basin has been raised 2' to provide the 4' separation from the groundwater table elevation. Soil logs are attached.

- a. *Section 6.3.3 Pretreatment Required Elements portion of the NYS Stormwater Management Design Manual states "If the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility. The infiltration rates shown are greater than 5 inches per hour. The design engineer shall document that pretreatment is design and sized per the SWDM. Additionally the GI worksheet has the pretreatment volume listed as 25% of WQv where 100% WQv is required by the SWDM and notes a plunge pool as the pretreatment which was not reflected on the plans.*

A stone diaphragm and a 20' wide grass filter strip has being proposed for pre-treatment of all runoff from impervious areas.

- b. *Section 4.2 Water Quality Volume Figure 4.1 shows the 90th Percentile Rainfall storm for this site at approximately 1.1 inches. The GI worksheet provided utilized is 1.0 inches for the WQv calculations. Please update the design storm to match the SWDM.*

Design storm has been updated and all calculations revised to reflect the new rainfall depth.

- c. *Section 4.5 Overbank Flood Control Criteria Figure 4.3 shows the Ten-year design storm for this site at approximately 3.9 inches. The design storm used in the provided Hydrocad analysis is 3.54 inches. Please update the design storm to match the SWDM.*

Design storm has been updated and HydroCad calculations revised accordingly.

- d. *Section 4.6 Extreme Flood Control Criteria Figure 4.4 shows the One Hundred-year design storm for this site at approximately 6.4 inches. The design storm used in the provided Hydrocad analysis is 5.85 inches. Please update the design storm to match the SWDM.*

Design storm has been updated and HydroCad calculations revised accordingly.

- e. *The infiltration rates utilized in the GI worksheet and Hydrocad Analysis are 1.0 inches/hour. The infiltration rates shown the plans for the tests performed at the infiltration basin show higher rates. Please update the design to more closely match the infiltration rates found in the field.*

Infiltration rates have been updated. An average of all 3 tests has been used in the GI worksheets and in the HydroCad analysis.

- f. The Hydrocad analysis provided, and current plans do not seem to match. The infiltration basin used in the Hydrocad is deeper than on the plans.*

The Hydrocad analysis has been updated to match the current plans.

- g. The Hydrocad analysis utilizes a low time of concentration for the proposed conditions. The typical accepted minimum time of concentration is 6 minutes.*

The HydroCad calculations have been revised to use a 6.0 minute time of concentration under proposed conditions.

- h. SWPPP, Draft NOI: The draft NOI included in the SWPPP is the older style no longer being utilized. Please provide a draft of the online version in the next submission.*

The draft of the online version has been added to the revised SWPPP.

- i. SWPPP, Draft NOI: Some answers on the draft NOI appear to be from a previous application and some relevant questions have not been answered. Please provide a revised draft NOI with all relevant questions completed.*

The NOI has been updated.

- j. SWPPP, Draft MS4 Acceptance Form: This form appears to be from a previous site. Please provide revised form in the next submission.*

The MS4 SWPPP Acceptance Form has been updated.

- k. The SWPPP or Stormwater Report shall be revised to include hydrologic design calculations to document the sized for the proposed stormwater conveyance pipes.*

N/A. The design has been revised and storm sewers have been eliminated.

- l. The SWPPP shall be revised to include the Soil Erosion Plans as indicated to be in the appendix.*

Appropriate sheets from the plan set are included in the SWPPP.

- m. The SWPPP shall be revised to include the missing items indicated to be in the appendix including General and Sub Contractor Signature Page, NYSDEC Stormwater Pond Maintenance Inspection Checklist, and the Stormwater Access & Maintenance Agreement.*

Missing items listed in the Appendix have been added.

- n. The SWPPP shall be revised to include an Operations and Maintenance instructions for all post construction stormwater practices proposed for the site.*

Operations and maintenance instructions for all post-construction stormwater practices have been added.

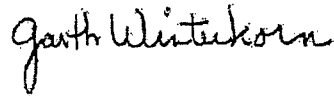
15. *A NYSDOT Utility Permit may be required for the water service and sanitary sewer connections within the Altamont Avenue NYS road right-of-way.*

Noted.

If you have any questions or comments, please feel free to contact our office.

Respectfully,

COSTICH ENGINEERING, D.P.C.



Garth Winterkorn

GW/erw

Enclosure(s)

h:\job\8277\documents\correspondence\2022-08-15 response to ct male comments dated 2022-07-07.docx

County of Schenectady
Town of Rotterdam

Town of Rotterdam Department of Assessment
April 29, 2022

PARCEL INFORMATION

422800 59.5-12-15.11
1703 Altamont Ave
330 - Vacant comm
.95 Acres

2022 ASSESSMENT NOTIFICATION

OWNER INFORMATION

Rotterdam Development II LLC
509 Route 67
Malta, NY 12020

You are hereby notified in accordance with the requirements of Section 510 of the Real Property Tax Law of your tentative assessment. New York State law requires all properties in each municipality to be assessed at market value or at a uniform level of assessment each year.

This Property Has Been Changed From An *** Undesignated Parcel *** To A *** Homestead Parcel ***

Year	Assessed Value	Level of Assessment	Market Value
2021	\$0	95.00%	\$0
2022	\$26,700	83.00%	\$32,200
Net Change	+\$26,700		

A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

You should examine the tentative assessment roll regardless of this notice or have discussions with representatives of the assessor's office. If you disagree with your property's assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at www.tax.ny.gov, with your Board of Assessment Review (BAR) on or before **Grievance Day: May 24, 2022**.

A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov.

Please note that your assessor and the BAR can only review your **assessed value**; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.

The Assessor or his designee will be in attendance with the roll on May 4th, 6th and 9th from 9 a.m. to 3 p.m., May 11th from 4 p.m. to 8 p.m., May 14th from 9 a.m. to 1 p.m. all by appointments only.

Brad Canning
Assessor

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2460
www.dec.ny.gov

June 6, 2022

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JUN 06 2022

TOWN OF ROTTERDAM
PUBLIC WORKS
TOWN OF ROTTERDAM
PUBLIC WORKS

Transmitted electronically to: pcomenzo@rotterdamny.org

Peter Comenzo, Senior Planner
Town of Rotterdam – Town Board
1100 Sunrise Boulevard
Rotterdam, NY 12306

Re: Lead Agency Coordination Response
Rotterdam Development II – Proposed Key Bank
1703 Altamont Ave
Town of Rotterdam, Schenectady County

Dear Peter Comenzo,

This letter responds to your correspondence of May 18, 2022, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: Proposed Key Bank

Project Description: Construction of a 3,480 square foot bank at 1703 Altamont Ave.

DEC Contact Person: Kate Kornak, Regional Permit Administrator

SEQR Classification: ☐ Type I ☒ Unlisted ☐ Type II

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action.
- ☐ DEC wishes to assume lead agency status for this action.
- ☐ DEC needs additional information in order to respond (see comments).
- ☐ DEC cannot be lead agency because it has no jurisdiction in this action.

****The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.***



Department of
Environmental
Conservation

Possible DEC Permits:

- ***SPDES General Permit for Stormwater Discharges from Construction Activity*** – If this project will disturb one acre of land or more, the applicant must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. For more information on applying for a general permit, please visit <https://www.dec.ny.gov/chemical/43133.html>.

Additional Comments:

- No archeological resources were identified at the project site.
- The project site falls within an Aquifer Overlay (AO) District for the Schenectady Aquifer, which is the principal water supply source for the Town of Rotterdam and surrounding communities. According to the Town Zoning Code (Chapter 270), "The AO District provides a means of reviewing, on a case-by-case basis, those actions proposed within the aquifer and a means of prohibiting uses and activities which may be incompatible with the goal of long-term groundwater protection". The AO District was designated by the Town as a Critical Environmental Area (CEA) in 1985 in an effort to preserve and maintain the quality and quantity of water found in the Schenectady Aquifer. As a designation CEA, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA must be evaluated in the determination of significance prepared pursuant to Section 617.7 of SEQR.
- The information available in the New York Natural Heritage Program database regarding known occurrences of rare or state-listed animals and plants, significant communities and other significant habitats has been reviewed. No records of known occurrences were found in the immediate vicinity of the project/site. However, the absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.
- While no specific habitat was identified on the subject parcel, the Northern Long-eared Bat may be found in virtually any county in New York State. Although this project site falls outside of the currently recognized occupied habitat for this federally threatened species, the DEC recommends that removal of any trees greater than 3 inches in diameter at



breast height (dbh) take place between November 1st and March 31st each year, if possible, in order to avoid a potential threat to bats. Further, if this project involves any federal funding and/or federal permitting, consultation with the United States Fish & Wildlife Service (USFWS) New York Field Office in Cortland, New York, is required in order to determine if there are any further federal requirements with regard to the Northern long-eared bat.

Enclosed is a copy of the DEC's jurisdictional map for your reference. Please note that the map is intended to provide an idea as to the approximate size and location of resources; actual field conditions may vary from those depicted on the map. The project area is outlined in red.

Please feel free to contact me by telephone at (518) 357-2459 or by e-mail at Kate.Kornak@dec.ny.gov if you have any questions.

Sincerely,

Kate Kornak

Kate Kornak
Regional Permit Administrator

Encl: Jurisdictional Map



Department of
Environmental
Conservation

**ROTTERDAM DEVELOPMENT II
LLC
PROPOSED KEY BANK
1703 Altmont Avenue
Rotterdam (T), Schenectady (C)**

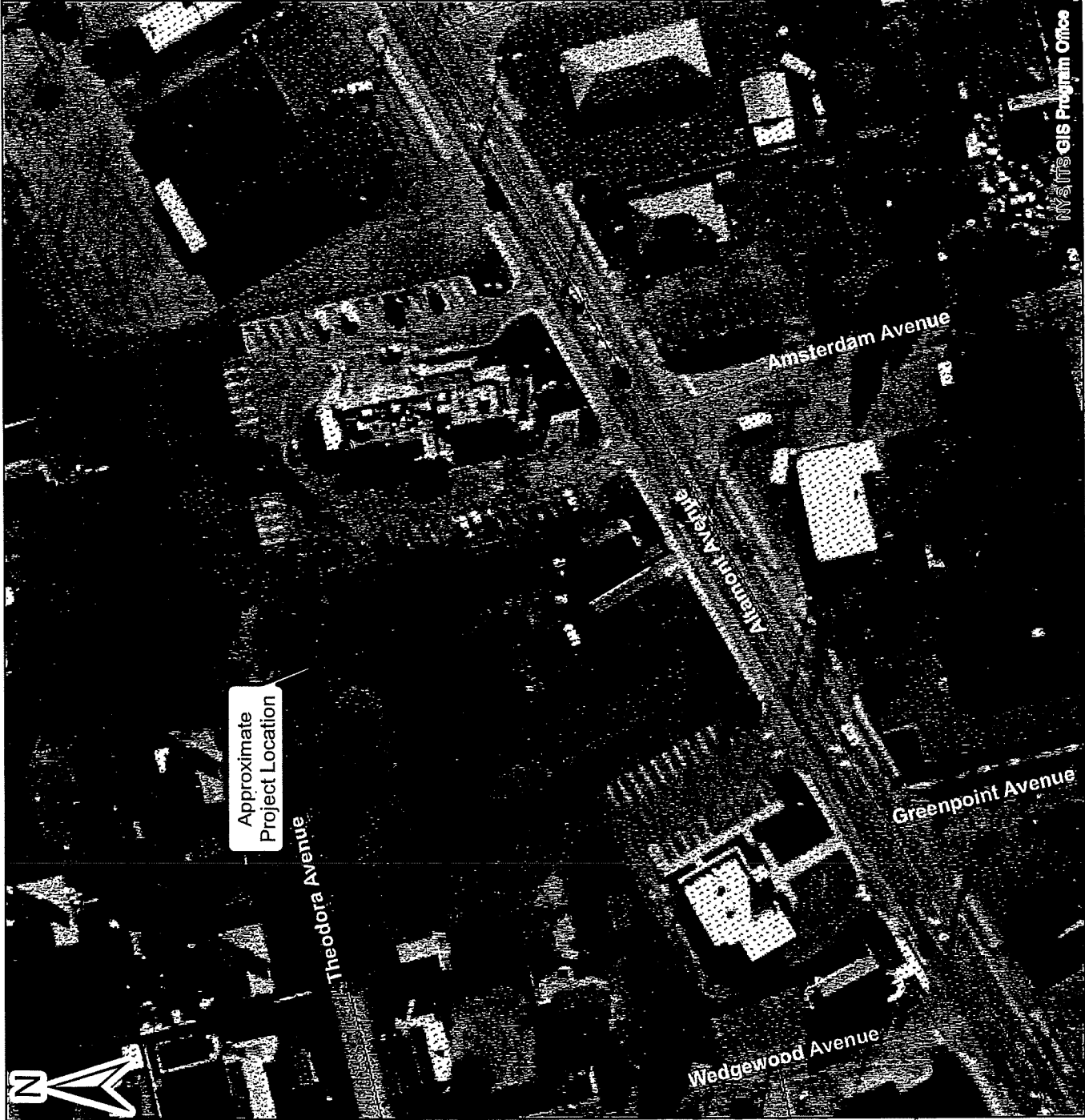
June 6, 2022



1 inch equals 100 feet

Legend

- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4
- National Wetlands Inventory - USACE
- Unprotected Streams
- Protected Streams
- EPA Sole Source Aquifers
- Archeological Sensitivity
- National/State Historic Register Site
- Agricultural Districts
- Potential EIA Area
- Threatened or Endangered Mussels
- S1 or S2 Freshwater Mussels
- Aquifers, Primary
- Agricultural Districts
- Scenic Areas of Statewide Importance
- Scenic Byways
- All E&T species, except fish
- E&T Freshwater Mussels
- E&T Fish
- Critical Environmental Areas



NYS DEC Program Office

Disclaimer: This map was prepared by Region 4 NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited. Additional resources may be present but not depicted on this map.

**Department of
Environmental
Conservation**



ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 5-24-22
Case No. 8-13-22
Returned 6-10-22

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify)

Received
Schenectady County

MAY 24 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: June 14, 2022

SUBJECT: 1703 Altamont Avenue - Rotterdam Development II, LLC. Site Plan/Special Use Permit review for the construction of a ±3,480 square foot bank with drive-thru on a ±0.95-acre parcel

RECEIVED

JUN 14 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:

- ☐ the boundary of any city, village or town;
- ☐ the boundary of any existing or proposed County or State park or other recreation area;
- ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
- ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
- ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
- ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 5 18 22



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-13-22

Applicant Rotterdam Development II

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Located on the northerly side of Altamont Avenue (SR 73) approximately 1/3 mile east of Curry Road (SR 7). Property is located in a split R-1/B-2 Zone.

RECOMMENDATION

Receipt of zoning referral is acknowledged on May 24, 2022. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)
- ☒ **Modify/Conditionally Approve.** Conditions:
NYS DOT approval of highway access.

☐ **Advisory Note:**

☐ **Disapprove.** Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

6/6/22
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

DPW Comments
October 4, 2022

- 2. Peek Property Management LLC – 580 Consalus Avenue.** Final Waiver of Site Plan/Special Use Permit Review Public Hearing to construct a ±3,000 square foot pole barn at the rear of the property for storage and operate a fuel oil distribution business, a sealcoat/stripping business, and allow for the storage/sale of sheds on a combined ±1.13-acre parcel. Surveyor: Raymond A. Kotch, P.L.S.
1. A Variance for setbacks on storage building was granted by the Rotterdam Zoning Board of Appeals on September 21, 2022.
 2. Front parking area shall not be used for outdoor display of sheds/gazebos.
 3. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 4. The existing three (3) Tax Parcels known as #59.5-8-12.31, 59.5-8-12.13, and 59.5-8-19 shall be merged into one parcel and paperwork submitted to the Town Assessor's Office prior to the issuance of Building Permits.
 5. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to use of storage building.
 6. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 7. Owner/applicant shall install Knox Box on the main building for emergency personnel. Please contact Fire District #2 for specifications.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

Peter
Lisa



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

JUL 25 2022

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): TIM A PEEK

APPLICANT(S): TIM A PEEK

MAILING ADDRESS: 2710 Curry Rd

CITY: Schdy STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518 858-3119 (FAX) 518 280-1312

PROJECT ADDRESS: 580 Consalus Ave Rotterdam NY 12306

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: Sell, store sheds only no building them
on side (left)

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 Tim A Peak DATE 7/22/22

* 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.



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

JUN 27 2022

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.
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): Tim A PEEK, TIM R PEEK (Tim PEEK + Son, LLC)

APPLICANT(S): _____

MAILING ADDRESS: 2710 Curry Rd.

CITY: Sch'dy STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518 858-3119 TIM A. 518 528-1601 TIM R. (E MAIL and/or FAX) timpeekand@yahoo.com

PROJECT ADDRESS: 580 Consalus Ave Rotterdam NY 12306

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: Construct pole barn

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 Tim A PEEK DATE 6/23/22

* 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.

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION

General Information

Legal Owner's Name: TIM A PEEK
Mailing Address: 2710 Curry Rd
City: Sch'dy State: NY Zip: 12303
Daytime Phone: 518 858-3119 Fax: 518-280-1312

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: TIM A PEEK
Mailing Address: 2710 Curry Rd
City: Sch'dy State: NY Zip: 12303
Daytime Phone: 518 858-3119 Fax: 518 280-1312
Project/Proposal Site Area (Acres or sq. ft.): 500 sq. ft.
Assessor Tax Parcel No.(s) of Proposal Site: _____
Adjacent Area Owned or Controlled (Acres or sq. ft.): _____
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any): 580 Consalus Ave Rotterdam NY 12306

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

Sell, store sheds on Property (Left Side) only -
No construction of sheds will be done on Premises.

Existing Zoning Classification: light industrial

School District: Mohamassen Fire District: #2 Sch'dy
Water Supply: Rotterdam

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features): Left side of bldg. - Parking lot

Name of public road (s) providing access: Consalus Ave

Width of property fronting on public road: _____

I have attached a legal description of the proposed site:

☐

yes

☒

no

I have attached a deed of the proposed site:

☐

yes

☒

no

I have attached a lease agreement of the proposed site (if applicable):

☐

yes

☒

no

Purpose for the requested site plan approval (and special use permit if applicable):

To store, sell sheds only.

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



Permanent

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

NO, only storage of 10 sheds, no construction of sheds on property.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

NO, sheds are stored in industrial area out of site line

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

NO, does not impede on no obstruction

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

No sheds are stored on existing crusher run lot.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

NO there is no ingress or egress complete in/out around bldg.
Not high traffic with customers.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

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

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: TIM A PEEK Date: 7/25/22
Address: 2710 Curry Rd Sch'dy NY 12303
Zip: _____ Phone: 518 858-3119

Tim A Peek
Signature of Applicant or Representative
Chari B Peek
Signature of Applicant or Representative

7/25/22
Date
7/25/22
Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 25th day of July, 2022.

NOTARY SEAL

Todd J Greive
Notary Signature

Notary Public in and for the State of New York
TODD J. GREIVE
Notary Public, State of New York
My appointment expires: No. 01GR6326456
Qualified in Schenectady County
Commission Expires June 15, 2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____
Total Fees: _____ Receipt #: _____
File #: _____ Complete Application: _____

TOWN OF ROTTERDAM BUILDING PERMIT APPLICATION

Commercial & Multiple Dwelling

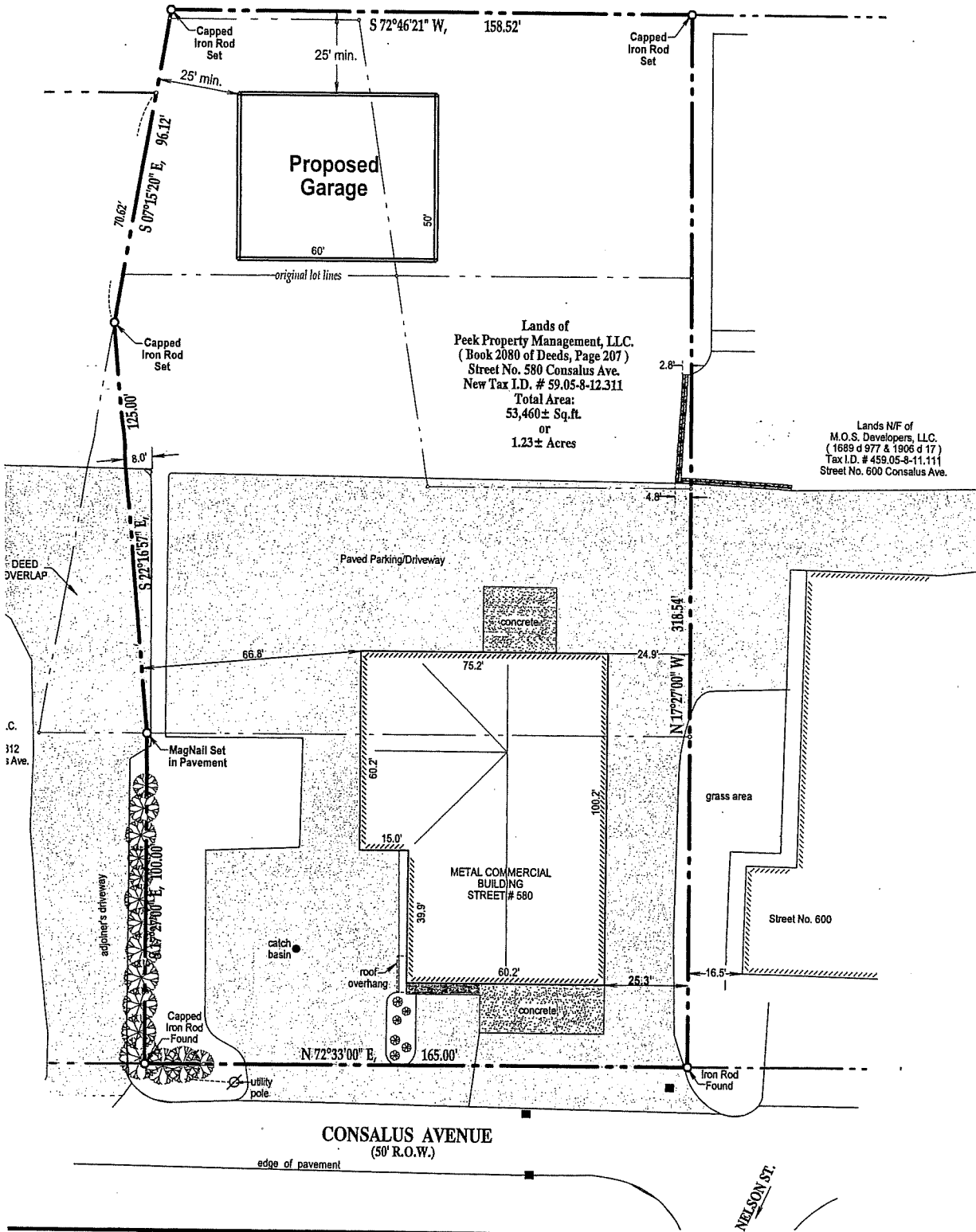
Application is hereby made to the Building Department for the Issuance of a Building Permit pursuant to the New York State Building Construction Code for the construction of buildings, addition, alterations, or accessory structures, or for removal or demolition, as herein described. The applicant or 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.

OFFICE USE ONLY	
Application # _____	
Approved: ☐	Disapproved: ☐
Cost of Permit: \$ _____	
INITIALS _____	

COST OF CONSTRUCTION:	\$ 79,700.-
Property Address:	580 Consalus Ave Rotterdam NY 12306
Property Owner:	TIM A PEEK
Property Owner Address:	2710 Curry Rd, Sch'dy NY 12303
Property Owner Phone No.:	518 858-3119 TIM
Applicant:	TIM A PEEK
Applicant Address:	2710 Curry Rd, Sch'dy NY 12303
Applicant Phone No.:	518 858-3119
Contractor:	Storey Ridge Constr. LLC
Contractor Address:	1114 Clinton Rd, Ft. Plain, NY 13339
Contractor Phone No.:	518-801-6453
Contractor Insurance:	Liability _____ Workers Compensation _____ (submit with application)
RECEIVED JUN 27 2022	
Classification of Work: ☒ New Construction ☐ Alteration ☐ Repair ☐ Demolition ☐ Accessory Building Do you have: * ☒ Septic ☐ Sewer * Garage only not for Pole Barn	
Construction Class Type: 1A ☐ 1B ☐ 2A ☐ 2B ☐ 3A ☐ 3B ☐ 4A ☐ 4B ☐ 5A ☐ 5B ☐	
Zoning: A-1 ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ I-1 ☐ I-2 ☐	
Occupancy Classification: A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ E ☐ F1 ☐ F2 ☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐ H5 ☐ I1 ☐ I2 ☐ I3 ☐ I4 ☐ M ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ S1 ☐ S2 ☐	
Setbacks: Front Yard: Existing _____ Proposed _____ Side Yard: Existing _____ Proposed _____ Rear Yard: Existing _____ Proposed _____	
Description of Construction: New Construction of Pole Barn 50x60x14 Pole Barn See attached	

Applicant's Signature: Tim A Peek Date: 6/15/22

Lands N/F of
CSX TRANSPORTATION INC



Lisa Gallo

From: Fred C. Mastroianni
Sent: Thursday, July 14, 2022 1:12 PM
To: loripeek@gmail.com
Cc: Lisa Gallo; Tom Yuille; James Keith; Peter Comenzo; timpeekand@yahoo.com
Subject: RE: 580 Consalus Avenue Proposed Garage
Attachments: 20220712153329184.pdf

Good afternoon Lori,

Nice speaking with you regarding the subject project.

As we discussed, I am hoping the new building can get placed outside of the former Town Brush Landfill. Attached for your information is a map that shows the approximate limits of the landfill. Below is my suggested process for your consideration.

- Test pits should be conducted at each corner of the location of the proposed building foundation. If the results of the test pits indicate you are outside of the landfill, NYSDEC will not need to be involved in the permit process. When locating your building, please keep in mind building setback requirements. If for some reason the building location is within the setback boundary, then you will likely need to apply for a variance. Peter Comenzo can best explain and go over that process. The area variance application and procedures is provided on the Town's website.
- Once building location is confirmed, we will need a Site Plan showing all proposed improvements. The Site Plan should include any potential changes in site grading and how stormwater is to be collected and discharged. I suggest the building include roof gutters and the downspout(s) discharge points should be shown on the site plan. I am hoping that they can be connected to a drywell on the property. In general, we do not want the stormwater to runoff to an adjacent property. With respect to the possible use of a drywell, a test pit would need to be conducted to determine the if the perc rate of soil is acceptable.
- With respect to the structure, a foundation plan should be provided along with building plans signed by a licensed professional engineer or architect in the State of New York.
- A building permit will be needed, and I suggest you contact Jim Keith of this office if you have any questions on documents needed to obtain a permit. The building permit application is also on the Town's website (<https://www.rotterdamny.org/forms.aspx>)
- Once you have a draft Site Plan, you can forward to me and/or Peter Comenzo and we can discuss with you if we have any issues or concerns.

As we discussed, Ron Bova of Bova Engineering, PLLC worked on a nearby project that could be of help to you. His contact information is:

- Cell number is 518-229-7630
- Email is ron@bovaengineering.com

I am not suggesting that you should utilize him for your project, just that he has experience working on a similar project near you.

Please contact me during the project and I am happy to help.

Fred C. Mastroianni, PE
Town Consultant Engineer
Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306
Email: fmastroianni@rotterdamny.org

Phone: 518-355-7575, ext. 354

From: Peter Comenzo <pcomenzo@rotterdamny.org>
Sent: Tuesday, July 12, 2022 2:38 PM
To: timpeekand@yahoo.com
Cc: Lisa Gallo <lgallo@rotterdamny.org>; Tom Yuille <TYuille@rotterdamny.org>; James Keith <jkeith@rotterdamny.org>; Fred C. Mastroianni <fmastroianni@rotterdamny.org>
Subject: FW: 580 Consalus Avenue Proposed Garage

Tim:

Please see the comments below from the Town's engineering consultant. We will not be able to proceed with the waiver request until the landfill issues are resolved. Please be assured that the Town will work with you on this matter with NYSDEC.

Thanks
Peter

*Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725*

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

From: Fred C. Mastroianni <fmastroianni@rotterdamny.org>
Sent: Tuesday, July 12, 2022 2:20 PM
To: Peter Comenzo <pcomenzo@rotterdamny.org>
Cc: James Keith <jkeith@rotterdamny.org>
Subject: 580 Consalus Avenue Proposed Garage

Peter,

I have reviewed the documents with respect to the subject project and from an engineering and building permit standpoint, the owner should provide the following:

- Since the project is located over a former Town Brush Landfill, approval of the proposed construction is needed from NYSDEC. From the previously approved adjacent project, NYSDEC requested the following documents which may apply to this project (shown in red):
 - Any construction activity that disturbs the existing landfill cap must be repaired in accordance with the closure design submitted with the original closure plan, dated February 1995 by John M. McDonald Engineering, P.C., unless otherwise approved by the Department. Please submit design drawings showing the relation of the cap to the existing structure and any proposed modifications/additions.
 - The original closure plan shows three landfill gas vents within the subject property boundary. During the site visit only one vent was found, which was located within the existing concrete pad. Missing vents must be located or replaced in similar locations to the original design. Any deviation from the original design must be approved by the Department prior to construction. Note: The Department will be

following up with the site owner at a later date to discuss explosive gas monitoring at the property. Does this property have gas vents or should have gas vents as per the original design?

- As the landfill waste mass may currently be generating combustible gas, please describe procedures that will ensure the construction activity does not pose a safety risk for onsite personnel.
 - Any waste removed from the landfill as a result of construction must be disposed of at an authorized facility.
 - Following construction of the concrete slab, a certification statement must be submitted stating that all disturbances of the landfill cap have been repaired in accordance with the original closure plans. Final drawings showing the positions of any new structure as it relates to the constructed/repaired cap must be submitted for the Department's records.
- A geotechnical engineering report should be provided to determine the soil bearing pressure and the recommended design for the building foundation. The recommended foundation should be one that has the least impact to the underground material and also address potential settlement due to the weight of the garage and foundation. Bova Engineering may be a good resource for addressing this since they were involved in the adjacent project. A detailed foundation plan should be provided based upon the geotechnical engineer's recommendation.
 - The overall building area is 3,000 SF and is considered impervious area. Consideration needs to be given to stormwater runoff from the roof. Consideration is will gutters be included with the structure? Where will stormwater discharge. A Site Plan should be developed to address stormwater runoff.
 - Any excavated material located below the existing landfill cap needs to be disposed of at an approved disposal site. This note should be included on the site plan.
 - Any gas vents that may need to be relocated or installed shall be provided with a detail.
 - Frost protection should be included as part of the foundation design. It is anticipated that the foundation depth will be less than 4 feet.
 - The new structure will need to comply with the NYS Building Code, which includes showing design loads and other information as per Chapter 16 Structural Design
 - Since project is over a landfill, special inspections will be required and included on the plans
 - All Plans, including the garage shall be stamped by a NYS Licensed Professional Engineer.
 - Any other Town requirements with respect to issuance of a building permit. This may include describing the type of use of the new structure.

Let me know if you have any questions.

Fred C. Mastroianni, PE
Town Consultant Engineer
Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306
Email: fmastroianni@rotterdamny.org
Phone: 518-355-7575, ext. 354

DPW Comments
October 4, 2022

3. Rachel Lumbra (contract vendee) - 370 Mariaville Road. Sketch Site Plan/Special Use Permit review to convert existing building into two (2) tenant spaces (TS): TS #1 = ±1,430 square feet for cat lounge and adoption center and TS #2 = ±2,729 square feet future tenant on ±0.46-acre parcel. Engineer: ABD Engineers, LLP.

1. Proposed Tenant Space #1 was approved by the Planning Commission as an addition to the existing gun shop. Project began construction however the addition and site plan were never completed and the site currently is vacant and unfinished.
2. Applicant should submit a floor plan indicating layout. Bathrooms and Fire exits may be an issue and compliance with NYS Building Codes should be confirmed prior to resubmittal.
3. How is cat waste being handled? Dumpster location and enclosure should be evaluated.
4. Applicant needs to consult with Schenectady County Health to discuss operations and provide comments to the Planning Board.
5. Tenant Space #2 is large and there is limited parking. Prior to occupancy/use of the site by any new tenant, such new tenant shall be required to first obtain approval of a special use permit amendment for its proposed use, as well as site plan approval or a waiver of site plan. Parking is limited, and the Planning Commission reserves the right to approve, approve with modifications, or disapprove any such special use permit amendment application for any proposed tenant use.
6. Parking lot is in poor shape. Applicant will need to patch, seal coat, and stripe with handicap parking reestablished.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION

General Information

Legal Owner's Name: Michael DelGallo (under contract to Rachel Lumbra)

Mailing Address: 3276 Mariaville Road

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-598-7013 Fax: _____

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: Joseph J. Bianchine, P.E., ABD Engineers, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

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

Project/Proposal Site Area (Acres or sq. ft.): 0.43 acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.19-4-12.1

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

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

Street Address of Proposed Site (if any):

370 Mariaville Road

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

Previously used as "Take it to the Bank" - gun and sporting goods store
Now about 1,430 SF to be used as "Pretty Paws Lounge" and about 2,729 SF for rental

Existing Zoning Classification: B-2

School District: Schalmont

Fire District: Fire District #6

Water Supply Rotterdam

LEGAL INFORMATION

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

Name of public road (s) providing access: Mariaville Road and Princetown Road

Width of property fronting on public road: 310 Mariaville Road and 315 Princetown Road

I have attached a legal description of the proposed site: ☐ yes ☒ no

I have attached a deed of the proposed site: ☐ yes ☒ no

I have attached a ^{lease} ~~lease~~ agreement of the proposed site (if applicable): ☐ yes ☒ no

Purpose for the requested site plan approval (and special use permit if applicable):

Adjustment to previously approved site plan for Take to the Bank and also to eliminate driveway to Mariaville Road. Site to be used by Pretty Paws Lounge plus an unnamed tenant.

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

Permanant.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

It does not, as the site is an existing building previously used a a bank and a sporting goods store. The new uses are allowed per the B-2 zoning.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

It does not as the site is existing and it is better to have the building occupied rather than vacant.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

It does not as the surrounding area is already developed.

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

Yes, all utilities, driveways, drainage, and necessary facilities are existing.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

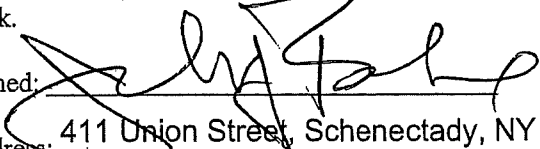
Yes, curb cuts are existing and will not be changed.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed:  Date: September 16, 2022

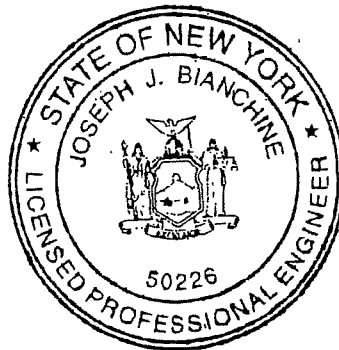
Address: 411 Union Street, Schenectady, NY 12305

Phone: 518-377-0315

FAX: 518-377-0379

License Number: NY 50226

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



PART IV

LEGAL OWNER SIGNATURE

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

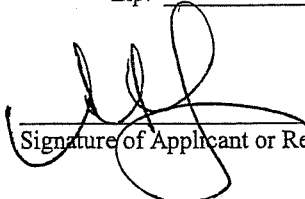
I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Rachel Lumbra Date: September 16, 2022

Address: 2660 Curry Road, Apt. 4, Schenectady, NY

Zip: 12303 Phone: 518-801-5051



Signature of Applicant or Representative

9/16/22

Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York

My appointment expires: _____

PART V
(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

SEP 19 2022

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

TOWN OF ROTTERDAM
PUBLIC WORKS

Part 1 – Project and Sponsor Information			
Name of Action or Project: Pretty Paw Lounge			
Project Location (describe, and attach a location map): 370 Mariaville Road, Rotterdam, NY 12306			
Brief Description of Proposed Action: Conversion of 1,430± SF of existing building for a cat lounge and adoption center. Future use of 2729± SF of existing building for a new, unnamed tenant.			
Name of Applicant or Sponsor: Rachel Lumbra		Telephone: 518-801-5051 E-Mail: theprettypawlounge@gmail.com	
Address: 2660 Curry Road, Apt. 4			
City/PO: Schenectady		State: NY	Zip Code: 12303
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Town of Rotterdam - Site Plan Approval		☐	☒
3. a. Total acreage of the site of the proposed action?		0.43 acres	
b. Total acreage to be physically disturbed?		0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.43 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

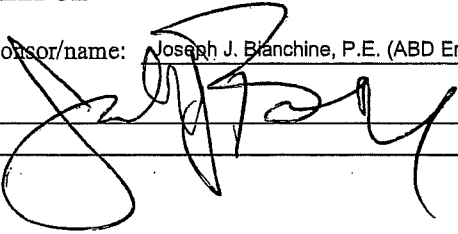
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Already connected.	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Already connected.	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

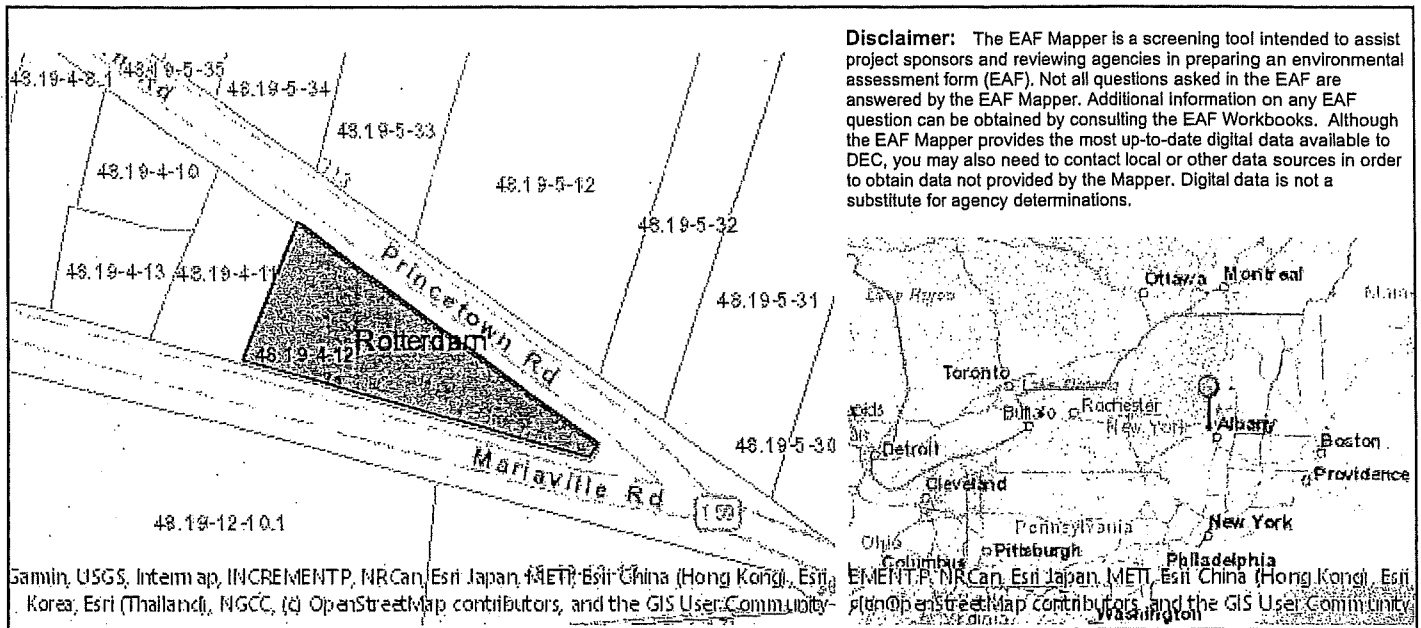
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joseph J. Blanchine, P.E. (ABD Engineers, LLP)</u> Date: <u>09/15/2022</u> Signature: <u></u> Title: <u>Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No

Part 1 / Question 15 [Threatened or Endangered Animal] No

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] No

RECEIVED

SEP 19 2022

Pretty Paws Lounge

TOWN OF HOTTERDAM
PUBLIC WORKS

The Pretty Paws Lounge is a cat adoption center with a lounge, gift shop, and selling cat supplies. The adoption center is strictly for cats from non-profit animal shelters. The cats are fully vetted and offered for adoption for a nominal fee. Potential adopters can meet and greet the cats in the lounge that offers pre-packaged grab and go food, drink items, and a coffee dispenser. 10-15 cats will be at the center at any one time. Volunteers will help manage the cats and arrange for the adoptions. Rachel Lumbrá is the owner and will be working on site. The lounge will have up to 20 seats and occupy the 1,430± SF addition area of the building with the remaining 2,729±SF of the building available for rental. When known the tenant will be submitted to the Town for tenant approval.

The site parking will be restriped and repaired as necessary for 26 parking spaces. Two new building mounted signs for the Pretty Paws Lounge will be installed, one on the Mariaville Road side and one on the Princetown Road side.

DPW Comments
October 4, 2022

4. **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.

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.

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

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.

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

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.

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

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.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, 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

September 19, 2022

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

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

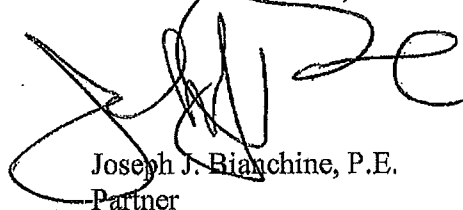
Attn: Peter Comenzo

Dear Tom:

On October 4, 2022, 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 October 4th meeting. The Owner is anticipating starting work in the near future.

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

JJB:jeh
encl.

cc: David Del Zotto w/encl.
Mike Del Vechio w/encl.
5006A-09192022

DPW Comments
October 4, 2022

5. **Shirley Sousa – 2775 Hamburg Street.** Final Waiver of Site Plan/Special Use Permit Public Hearing to allow for the location of a retail flower shop, nursery, gifts, and antique furniture in a ±434 square foot commercial space and a ±706 square foot one bedroom apartment in an existing ±1140 square foot building on a ±10,712 square foot parcel.

1. The Planning Commission opened the Public Hearing for this project on September 6, 2022. A representative for the applicant did not attend the hearing and it has remained open.

DPW Comments from September 6, 2022

1. Final Fees Due: \$37.19
2. Property is in Sewer District #7 and shall be connected to sanitary sewer prior to occupancy of retail business. Existing septic will need to be abandoned and decommissioned.
3. Parking lot is in poor shape and needs to be repaired, seal coated, and striped prior to occupancy of retail business.
4. Front parking area shall not be used for outdoor display of merchandise.
5. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
6. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
7. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
8. Owner/applicant shall install Knox box for emergency personnel. Please contact Carman Fire District #3 for specifications.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

AUG 17 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

The following applicant requests a Waiver of Site Plan Review. The following documents are 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 parking for residential developments: \$500 per dwelling unit.

PRESENT OWNER(S): SHIRLEY SOUSA

APPLICANT(S): SHIRLEY SOUSA

MAILING ADDRESS: 2775 HAMBURG ST

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-379-5033 (FAX) —

PROJECT ADDRESS:

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: BUSINESS @ THE GARDEN NURSERY / PLANTS - Supplier
VINTAGE / ANTIQUE FURNITURE Gifts

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

DATE

5.15-9-16.1

* 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.

00 77 18

± 1140 sf Bldg.

± 706 sf apartment.

± 434 sf Retail space.

2775 Hamburg Street

RETAIL Site

INSIDE - GARDEN SUPPLIES AND GIFTS
LIVE PLANTS AND ACCESSORIES

VINTAGE FURNITURE UPCYCLED i.e.; TABLES
DRESSERS

ANTIQUE FURNITURE - CHESTS, etc

BUSINESS HOURS - APPROX 9^{AM} - 7 PM

WED - SAT

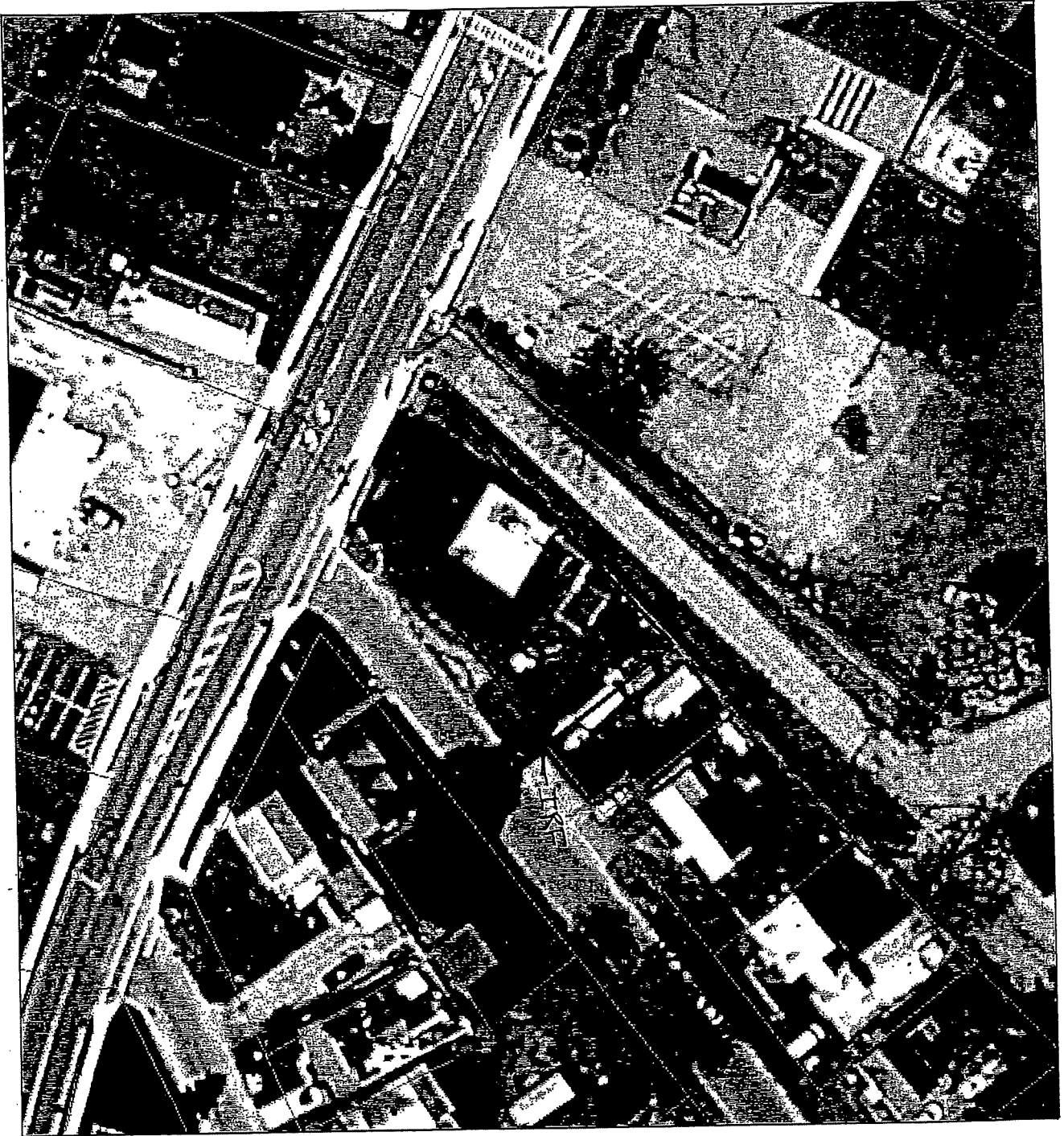
SUN - TUES - 10 - 6

W/ EXTENDED

HOLIDAY/SEASONAL
HOURS

SOLE PROPRIETOR - W/ OCCASIONAL FAMILY HELP
i.e.: GRANDDAUGHTER / DAUGHTER

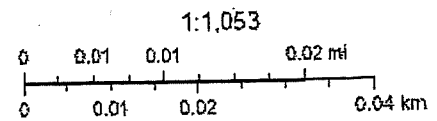
2775 Hamburg



August 3, 2022

Override 1

Parcels



New York State, Alaxar, Allorson

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

NO - USE IS SIMILAR TO PRIOR
USE

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

NO - ADDS VALUE AS A SEPARATE
ENTITY. HAS NO INVOLVEMENT AT ALL

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

NO - ~~BACK OF BUILDING~~
IT WILL NOT IMPED THE
PROPERTY

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

YES - OWN PARKING - Hooked TO ALL
UTILITIES CURRENTLY ON ~~SEWER~~ SEPTIC

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

YES AGAIN OWN PARKING SPACE,
ENTRANCE
Ample Parking No Street Parking
needed

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

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

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Shirley Sousa

Date: 8/3/2022

Address: 2775 Hamburg St
Schenectady NY

Phone: 518 379-5033

Zip: 12303

Shirley A. Sousa
Signature of Applicant or Representative

8/3/2022
Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 3rd day of August, 2022

NOTARY SEAL

Donna Levasseur
Notary Signature

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2023

Notary Public in and for the State of New York

My appointment expires: 3-4-2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

7

edge of pavement!

6/23/20

HOWELL

LANDS OF IMOHONASEN SCHOOL DISTRICT

1 September

chain link fence

7/14/19

66.00

N 28° 52' 21" W ——— 140.00'

guy wire - pole

STREET

Fil

