Town of Rotterdam
Planning Commission
February 20, 2024

Workshop (2nd Floor Conference Room) – 7:00pm

WAIVERS

1. **Felicia Henry – 93 W. Campbell Road**. The applicant requests a Waiver of Site Plan review to operate Infamous 7 Boutique, retail sale of clothing and event center (birthday parties, couples' nights, Mardi Gras etc.) in Tenant Space G-122, former American Eagle, 5,546 square feet, from February 1, 2024 to August 31, 2024 in Via Port Rotterdam.
2. **MBMG Deli LLC – 93 W. Campbell Road**. The applicant requests a Waiver of Site Plan review to operate a deli in tenant space C-102, former Kay Jewelers, ±1,103 square feet, from January 15, 2024 – January 14, 2025 in Via Port Rotterdam.

Agenda (V. Dalton Bambury Hearing Room 2nd Floor) – 7:30

Approval of the Summary of Minutes February 6, 2023

1. **Govin Sarju –Tower Avenue.** Report and Recommendation to Town Board on a Change of Zone from Single Family Residential (R-1) to Light Industrial (I-1) for the construction of ±2,000 square foot storage garage on a ±0.35-acre parcel. Engineer: Ingalls & Associates.
2. **496 Rotterdam LLC - 496 Duanesburg Road.** Sketch Site Plan/Special Use Permit to convert tenant space three (3) ±2,078 square feet into a motor vehicle repair shop on ±1.12 acres. Engineer: Advanced Engineering & Surveying, PLLC.
3. **Primax Properties, LLC (Contract Vendee) – 2945 Hamburg Street.** Sketch/Preliminary Site Plan review to construct a ±10,640 square foot retail Dollar General store on a ±2.24-acre parcel. Engineer: Bohler Engineering.
4. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.** Conceptual Review for a 102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station at 900 Duanesburg Road and a 2,000 square foot retail building with associated drive thru. Engineer: ABD Engineers LLC.
5. **Lecce Development Co, LLC & Lecce Senior Living – Helderberg Avenue (rear) and Helderberg Avenue**. Sketch Site Plan/Special Use Permit for the construction of a golf course driving range with ±2,500 square foot maintenance building with guard shack on a consolidated ±3.30-acre parcel. Engineer: ABD Engineers LLC.
6. **Lecce Senior Living LLC – 2200 Helderberg Avenue**. The applicant requests modifications/amendments to Site Plan approval conditions for Phase #1B dated July 9, 2020 for the relocation of overflow parking farther away from 9th tee and to opposite side of main access road along with allowing an additional 12 building permits to continue construction of cottage homes prior to completion of the roadway and utilities as outlined in Condition #6 in Resolution PC34-2020 (Amended June 20, 2023 by Waiver PC2023-W17). Engineer: ABD Engineers LLC.
7. **David Gazillo & Casey & Amber Brower – Anna Court**. Sketch/Preliminary Two (2) Lot Consolidation/Subdivision: Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.

DPW Comments
February 20, 2024

Workshop

1. **Felicia Henry – 93 W. Campbell Road**. The applicant requests a Waiver of Site Plan review to operate Infamous 7 Boutique, retail sale of clothing and event center (birthday parties, couples' nights, Mardi Gras etc.) in Tenant Space G-122, former American Eagle, 5,546 square feet, from February 1, 2024 to August 31, 2024 in Via Port Rotterdam.

2. **MBMG Deli LLC – 93 W. Campbell Road**. The applicant requests a Waiver of Site Plan review to operate a deli in tenant space C-102, former Kay Jewelers, ±1,103 square feet, from January 15, 2024 – January 14, 2025 in Via Port Rotterdam.

WAIVER OF SITE PLAN REVIEW

Date: **February 20, 2024** **PC2024-W06**

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

APPLICANT: **Felicia Henry**
Infamous 7 Boutique
ADDRESS: **818 Hegeman Street**
Schenectady, NY 12306

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner X Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate Infamous 7 Boutique, retail sale of clothing and event center (birthday parties, couples' nights, Mardi Gras etc.) in Tenant Space G-122, former American Eagle, 5,546 square feet, from February 1, 2024 to August 31, 2024 in Via Port Rotterdam.

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

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

The Commission action on the Waiver application took place at the Planning Commission meeting of February 20, 2024 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

DRAFT

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

RECEIVED

FEB 05 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

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

1. **Copy of Site Plan Map (8 X 11) that identifies:**
   - **Kiosk or tenant space (highlighted).**
   - **Clearly identified with space number**
2. **On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:**
   - **Number of employees**
   - **Exact nature of business and hours of operation.**
3. **A completed Commercial Building Permit Application and/or Fire Inspection Application.**
4. **~~$75.00~~ $100.00 application fee (Checks to be made payable to the Town of Rotterdam).**

APPLICANT(S): Felicia Henry

ADDRESS: 818 Hegeman Street Schenectady NY 12306

DAYTIME TELEPHONE: 518-847-1728 **(FAX)** _____

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

REQUEST: Retail Sale of Clothing & events (Mardi Gras, Couple night, birthday party's)

LICENSE AGREEMENT DATE: 2/1/24 **AREA:** 5546 SF

TERM: FROM 2/1/24 **TO** 8/31/24 **KIOSK OR TENANT SPACE #:** G 122

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

SIGNATURE OF APPLICANT [signature] **DATE** 2/5/2024

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

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

10.12.18

Town of Rotterdam
Fire inspection / Assembly Inspection

dpw@rotterdamny.org

Office Use Only
Application Number _____
Cost of permit _____
Approved by _____
Fire District _____

The applicant and/or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow Inspectors access to the property for the required inspections

Property Address	93 W. Campbell Road, Schenectady, NY 12306
Property Owner	Viaport New York LLC
Property Owner address	Same as above
Property Owner Phone number	838-433-9308
Property owner Email Address	terri@viaportrotterdam.com
Applicant	Felicia Henry
Applicant Address	818 Hegeman Street, Schenectady NY 12306
Applicant Phone Number	518-847-1728
Applicant Email Address	Infamous7boutique@aol.com

Type of Business: please check the correct listing (see attached)

____ Theatre/ Concert Halls/ Restaurants (A-1) ___ Indoor Sporting Events (A-4) ___Outdoor Activity's (A-5)___Bar, Restaurant, Banquet Hall, Casino, Night Club, Cafeteria (A-2) ___ Other, Funeral Parlors, Worship, Recreation, Amusement, (A-3)

Dates of Last Inspection (please attach CURRENT inspection reports) see above email

Fire Alarm	Shepherd 5/24/2023 Annual inspection
Fire Sprinkler	SRI 9/5/2023 Qtrly inspection
Hood Cleaning	N/A
Elevator	N/A
Knox Box installed ?	**Y** / **N** please circle one
Fire District	7 Schonowe

VIA|PORT NEW YORK LLC

SPECIALTY LEASE AGREEMENT

This Specialty Lease Agreement ("Agreement") is made as of this 1st day of February 2024 by and between **ViaPort New York LLC**, a New York Limited Liability Company (the "**Landlord**") and **Felicia Henry**, dba: **Infamous 7 Boutique** (the "**Tenant**"). Landlord and Tenant shall sometimes be referred to herein collectively as the "Parties" or individually as a "Party."

RECITALS

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

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

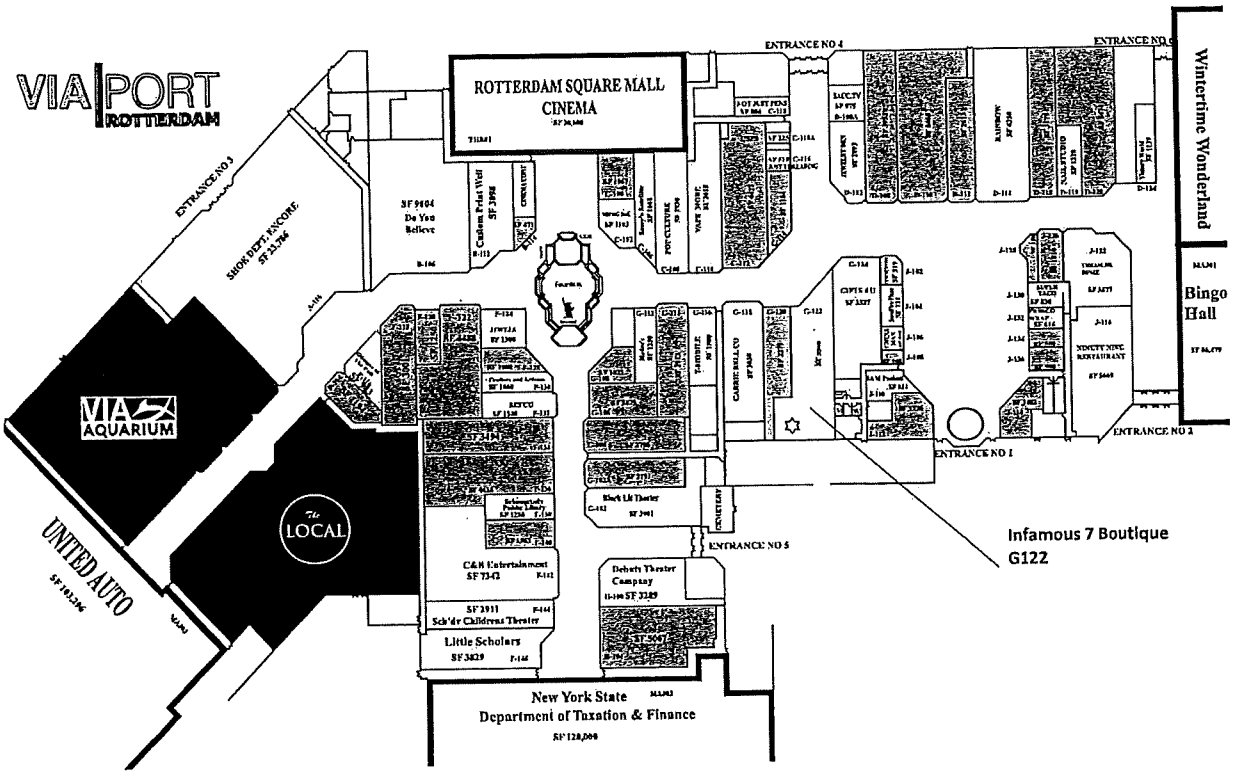
NOW, THEREFORE, In consideration of the promises and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the Parties agree as follows.

1. **Premises.** The "**Premises**" are located within the portion of the Center known as **G122** containing approximately **5546** square feet, which location is depicted on Exhibit "A" attached hereto and made part of this Agreement by this reference. Tenant may use the Premises to display and sell its services and merchandise in accordance with the Permitted Use set forth in Paragraph 3 of this Agreement. No other portion on the Center may be used by Tenant except that Tenant shall have a non-exclusive easement to use all Common Areas (hereafter defined) within the Center, for vehicular parking and vehicular and pedestrian ingress and egress to and from the Premises, except for those parking facilities located in front of the New York State Office of Tax and Finance, including, but not limited to, those spots marked as being for the exclusive use of the New York State Office of Tax and Finance. As used herein, the term "**Common Areas**" shall mean all realty improvements in or at the Center now or hereafter made available by Landlord for the general use, convenience and benefit of Tenant and other tenants upon the Center. Tenant agrees that the Premises may be relocated at any time at the discretion of, and without liability to, the Landlord.

2. **Term.** The "**Term**" of this Agreement shall commence on February 01, 2024 (the "**Commencement Date**") and will expire on August 31, 2024 unless sooner terminated as provided herein. Tenant will operate its business upon the Premises throughout the Term. Landlord shall have the right to terminate this Agreement upon thirty (30) day's written notice from Landlord in Landlord's sole and absolute discretion and without cause. Tenant shall be granted the right (the "Option") to extend the term of this Agreement for one (1) additional

EXHIBIT A

Site Map



WAIVER OF SITE PLAN REVIEW

Date: **February 20, 2024** **PC2024-W07**

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

APPLICANT: **Keshan Harrinarain**
MBMG Deli, LLC
ADDRESS: **93 W. Campbell Road**
Schenectady, NY 12306

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner X Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a deli in tenant space C-102, former Kay Jewelers, ±1,103 square feet, from January 15, 2024 – January 14, 2025 in Via Port Rotterdam.

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

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

The Commission action on the Waiver application took place at the Planning Commission meeting of February 20, 2024 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

DRAFT

RECEIVED

FEB 12 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

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

1. **Copy of Site Plan Map (8 X 11) that identifies:**
   - **Kiosk or tenant space (highlighted).**
   - **Clearly identified with space number**
2. **On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:**
   - **Number of employees**
   - **Exact nature of business and hours of operation.**
3. **A completed Commercial Building Permit Application and/or Fire Inspection Application.**
4. **~~$75.00~~ $100.00 application fee (Checks to be made payable to the Town of Rotterdam).**

APPLICANT(S): MBMG DeLi LLC. - Keshan Harrinarain

ADDRESS: 93 W. Campbell Road Schenectady NY 12306

DAYTIME TELEPHONE: 518-407-9053 **(FAX)** _____

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

REQUEST: Use of Building will Be a food Service Deli. Serving Coffe, Snacks fruit Bowls and Smoothies

LICENSE AGREEMENT DATE: _____ **AREA:** 1103 sf

TERM: FROM 1/15/24 **TO** 1/14/25 **KIOSK OR TENANT SPACE #:** C-102

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 Keshan Harr **DATE** 02-12-2024

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

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

10.12.18

VIA|PORT NEW YORK LLC

SPECIALITY LEASE AGREEMENT

This Speciality Lease Agreement ("**Agreement**") is made as of this __1____ day of ___12_____ 2023 by and between **Via|Port New York LLC**, a New York Limited Liability Company (the "**Landlord**") and, **MBMG Deli LLC**, a New York Limited Liability Company (the "**Tenant**"). Landlord and Tenant shall sometimes referred to herein collectively as the "**Parties**" or individually as a "**Party**."

RECITALS

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

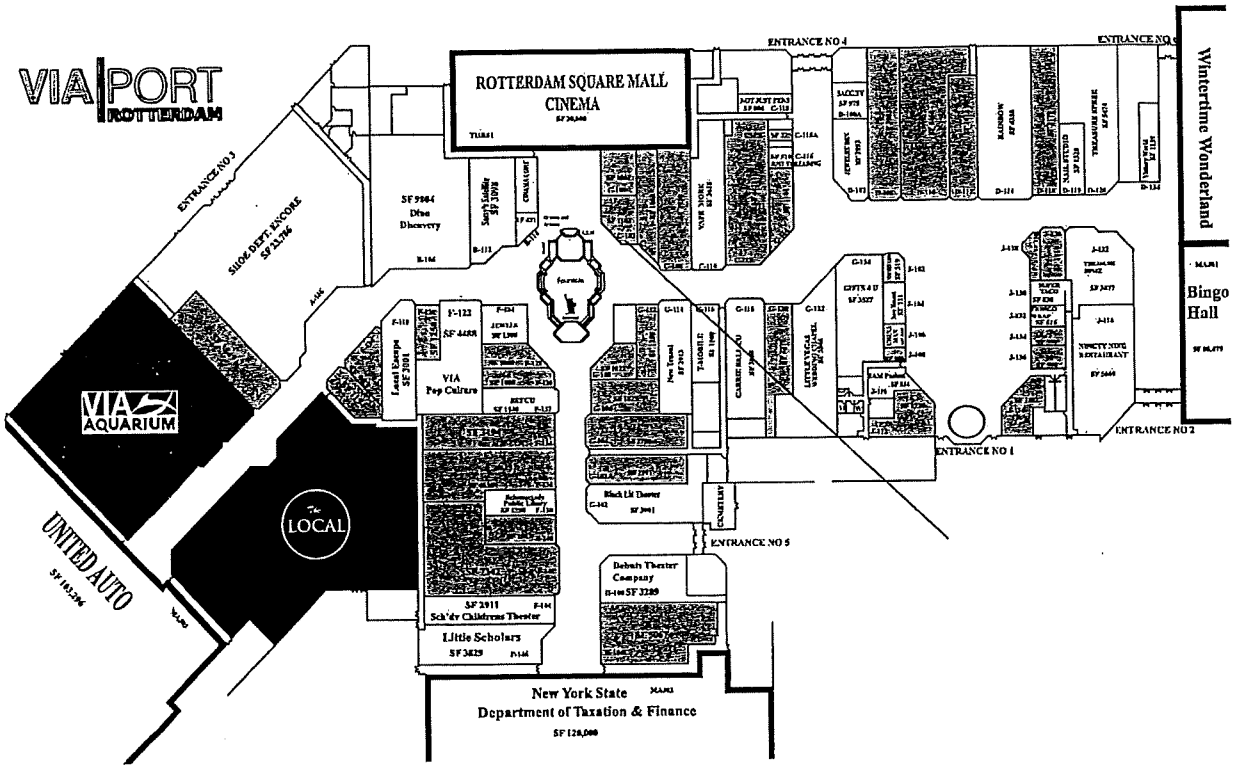
WHEREAS, Tenant desires to lease certain premises at the Center for the Permitted Use.

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

1. **Premises.** The "**Premises**" are located within the portion of the Center known as **C102** containing approximately **1103** square feet, which location is depicted on Exhibit "A" attached hereto and made part of this Agreement by this reference. Tenant may use the Premises to display and sell its merchandise in accordance with the Permitted Use set forth in Paragraph 3 of this Agreement. No other portion on the Center may be used by Tenant except that Tenant shall have a non-exclusive easement to use all Common Areas (hereafter defined) within the Center, for vehicular parking and vehicular and pedestrian ingress and egress to and from the Premises except for those parking facilities located in front of the New York State Office of Tax and Finance, including, but not limited to, those spots marked as being for the exclusive use of the New York State Office of Tax and Finance. As used herein, the term "**Common Areas**" shall mean all realty improvements in or at the Center now or hereafter made available by Landlord for the general use, convenience and benefit of Tenant and other tenants upon the Center. Tenant agrees that the Premises may be relocated at any time at the discretion of, and without liability to, the Landlord.

2. **Term.** The "**Term**" of this Agreement shall commence on January 15, 2024 (the "**Commencement Date**") and will expire on January 14, 2025 unless sooner terminated as provided herein. Tenant will operate its business upon the Premises

EXHIBIT A


VIA PORT ROTTERDAM
ROTTERDAM SQUARE MALL CINEMA
ENTRANCE NO 4
ENTRANCE NO 3
ENTRANCE NO 1
ENTRANCE NO 2
ENTRANCE NO 5
Winterdine Wonderland
Bingo Hall
VIA AQUARIUM
The LOCAL
UNITED AUTO
SHOM DEPT. ENCORE
Dine Discovery
VIA Pop Culture
Black Box Theater
Debosh Theater Company
Little Scholars
New York State Department of Taxation & Finance

DPW Comments
February 20, 2024

1. **Govin Sarju –Tower Avenue.** Report and Recommendation to Town Board on a Change of Zone from Single Family Residential (R-1) to Light Industrial (I-1) for the construction of ±2,000 square foot storage garage on a ±0.35-acre parcel. Engineer: Ingalls & Associates.

    1. This Change of Zone request was forwarded by the Town Board to the Planning Commission for a report and recommendation on February 14, 2024.

    SEQR Requirement: 6 NYCRR 617 Unlisted Action. The Town Board should establish lead agency.

Involved/Interested Agencies:
Schenectady County Planning Department
Schenectady County Department of Health
Schenectady County Department of Public Works
Rotterdam Highway Department
New York State Department of Environmental Conservation – Region #4
Fire District #3

****

TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

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

Application Fee **$650**

Existing Zone Classification: R-1 One-Family Residential

Proposed Zone Classification: I-1 Light Industrial

PART II
GENERAL INFORMATION

Legal Owner's Name: Govin Sarju
Mailing Address: 2175 Tower Avenue
City: Schenectady State: NY Zip: 12304
Daytime Phone: 347-531-5124 Fax

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

Owner's Designated Contact: Ingalls & Associates, LLP

Mailing Address: 116 West Avenue Unit 102
City: Saratoga Springs State: NY Zip: 12866
Daytime Phone: 518-393-7725 ext. 110 Fax 518-393-2324

Project/Proposal Site Area: (Acres or sq. ft.) 0.35 Acres
Assessor Tax Parcel No.(s) of Site: 59.7-10-1.12

Adjacent Parcels Owned or Controlled: (Acres or sq. ft.) 0.34 Acres
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:
59.7-10-1.2

Street Address of Proposed Site (if any): Tower Avenue

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

The parcel is currently vacant with a gravel driveway. There are no utilites on the parcel.

School District: Mohonasen

Fire District: #3

Water Supply Town of Rotterdam

Proposed Use of Property:

( ) **A1** One-family dwelling
( ) **A2** Two-family dwelling
( ) **B1** Multiple Dwelling (permanent occupancy)
( ) **B2** Multiple Dwelling (transient occupancy)
( ) **B3** Multiple Dwelling (senior citizen housing)
( ) **B4** Multiple Dwelling (adult residential care facility)

( ) **C1** Business
( ) **C2** Mercantile
(✓) **C3** Industrial
( ) **C4** Storage
( ) **C5** Assembly
( ) **C6** Institutional
( ) **C7** Miscellaneous

LEGAL INFORMATION

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

The parcel is located on the corner of Tower Avenue and Chrisler Avenue.

Name of Public Road(s) Providing Access: Tower Avenue

Width of Property Fronting on the Existing Public Road in Linear Feet: 146 feet

Does the Proposal Have Access to an Arterial or Planned Arterial? (●) Yes ( ) No

Name(s) of Arterial Road(s): NYS 890

A legal description of the proposed site must be attached: ( ) Yes (✓) No Description is in the deed

A copy of the assessor's map of the proposed site must be attached: (✓) Yes ( ) No

A copy of the most current deed(s) of the proposed site must be attached: (✓) Yes ( ) No

(All applications must contain a legal description that describes the exterior boundaries of the entire area to be rezoned. Please include the legal description for the entire area to be rezoned and also a copy of the assessor's map. A simple copy of the deed is not sufficient to process the change of zone request).

If you do not hold title to property, what is your interest in it? N/A

What factors support this rezone? (This may be provided on a separate sheet of paper if necessary)

The parcel is adjacent to the I-1 Industrial Zoning District and the B-2 General Business District. The proposed development of the parcel will be better served designated in the I-1 Light Industrial District as there are parcels across the street and adjacent on Chrisler Avenue that are in the I-1 Industrial District. This will allow for the business garage as well as provide a logical transition from Chrisler Ave. to the neighboring Residential District.

UTILITIES

Proposed Source of Water:

( ) Individual Wells
( ) Private Community System
(✓) Public System
(✓) Other, please describe There will be no public or private utilities on the site.

Proposed Means of Sewage Disposal:

( ) Public Sewer
(✓) Septic Tank & Leachfield
(✓) Other, please describe

There will be no public or private utilities on the site.

PART III

****

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

****

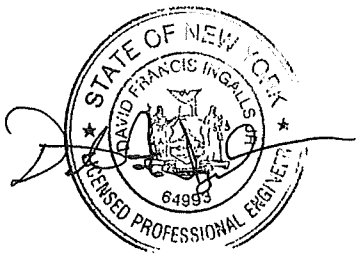
I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: _____ Date: 01-19-24

Address: 116 West Avenue Unit 102 Phone: 518-393-7725

Saratoga Springs, NY Zip: 12866

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



****

LEGAL OWNER SIGNATURE

****

(Signature of legal owner or representative 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 am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Name: Govin Sarju
Address: 2175 Tower Avenue
Schenectady, NY

Date: _____
Phone: 347-531+5124
Zip: 12304

Govin Sarju
Signature of applicant/or representative

1-8-24
Date

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 8th day of January, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
Residing at: 237 Congua Ln
My appointment expires: 5-23-2026

JODY BINKLEY
Notary Public, State of New York
No. 01BI5028035
Qualified in Schenectady County
Commission Expires May 23, 2026

PLEASE AFFIX NOTARY SEAL HERE

SITE LOCATION MAP

SCALE: 1" = 2000'

SITE STATISTICS:

	CURRENT ZONE	PROPOSED ZONE	
ZONING CLASSIFICATION:	R-1	I-1	
REQUIRE:			PROPOSED:
MIN LOT AREA:	15,000 SQ. FT.	20,00 SQ. FT.	15,246 SQ. FT.*
MIN. LOT WIDTH:	100 FT.	100 FT.	146 FT.
MAX. LOT COVERAGE:	45%	60%	58%
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	75 FEET	35 FEET
BUILDING SETBACKS:			
FRONT –	25 FT.	25 FT.	25 FT.
SIDE –	10 FT.	25 FT.	12.5 FT.**
REAR –	25 FT.	25 FT.	25 FT.

NOTE: GARAGE – 5 FT. FROM SIDE AND REAR YARD

*AREA VARIANCE REQUIRED FOR A RELIEF OF 4,754 SQ. FT.

**SIDE YARD SETBACK VARIANCE REQUIRED FOR A RELIEF OF 12.5 FT.

NOTES:

1) SURVEYED PARCEL: TOWN OF ROTTERDAM – TAX MAP 59.07, BLOCK 10, PARCEL 1.12.

2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A NOVEMBER 2023 FIELD SURVEY.

3) NORTH ORIENTATION SHOWN REFERS TO THE NAD83 STATE PLANE COORDINATE SYSTEM–NEW YORK EAST ZONE BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

4) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.

6) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

8) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1988 AND LAST REVISED ON JULY 18, 1997.

DEED REFERENCE:

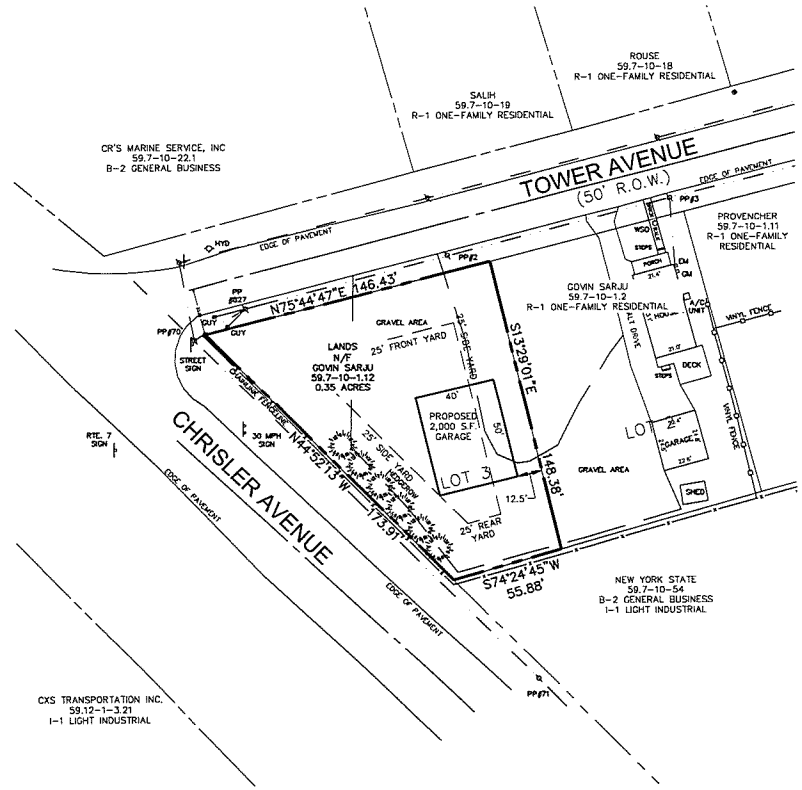
1) CONVEYED BY KIMBERLY A. CONSTANTINO TO GOVIN SARJU BY DEED DATED NOVEMBER 18, 2019 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON NOVEMBER 21 2019 IN LIBER 2025 OF DEEDS AT PAGE 283.

MAP REFERENCE:

1) MAP ENTITLED "MAP SHOWING PROPOSED SUBDIVISION AS IT PERTAINS TO THE ELIMINATION OF ACREAGE AND THE CREATION OF THREE NEW LOTS TO BE KNOWN AS LOT 1, LOT 2 AND LOT 3 LANDS OF JAY RENTAL COMPANY, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, N.Y." AS PREPARED BY BLACKSTONE LAND SURVEYORS ON APRIL 22, 1993 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON JULY 28, 1993 IN PLAT CABINET I AS MAP NO. 267.

LEGEND

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
PROPOSED SETBACK	
ADJACENT PROPERTY LINE	
PROPOSED EASEMENT	
EXISTING CONTOUR	200
EXISTING TREELINE	
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	NG 19
EXISTING SIGN	S1
EXISTING CATCH BASIN	CB
EXISTING SANITARY MANHOLE	S
EXISTING SANITARY SEWER	S
EXISTING STORM SEWER	S
EXISTING WATERMAIN	W
EXISTING OVERHEAD WIRE	OH



TAX MAP ID:
59.7-10-1.12

SITE AREA:
0.35± ACRES

OWNER/APPLICANT:
GOVIN SARJU
2175 TOWER AVENUE
SCHENECTADY, NY 12304

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT 811 UDIG NY TO LOCATE ALL UNDERGROUND UTILITIES.

FOR MUNICIPAL APPROVAL ONLY
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY

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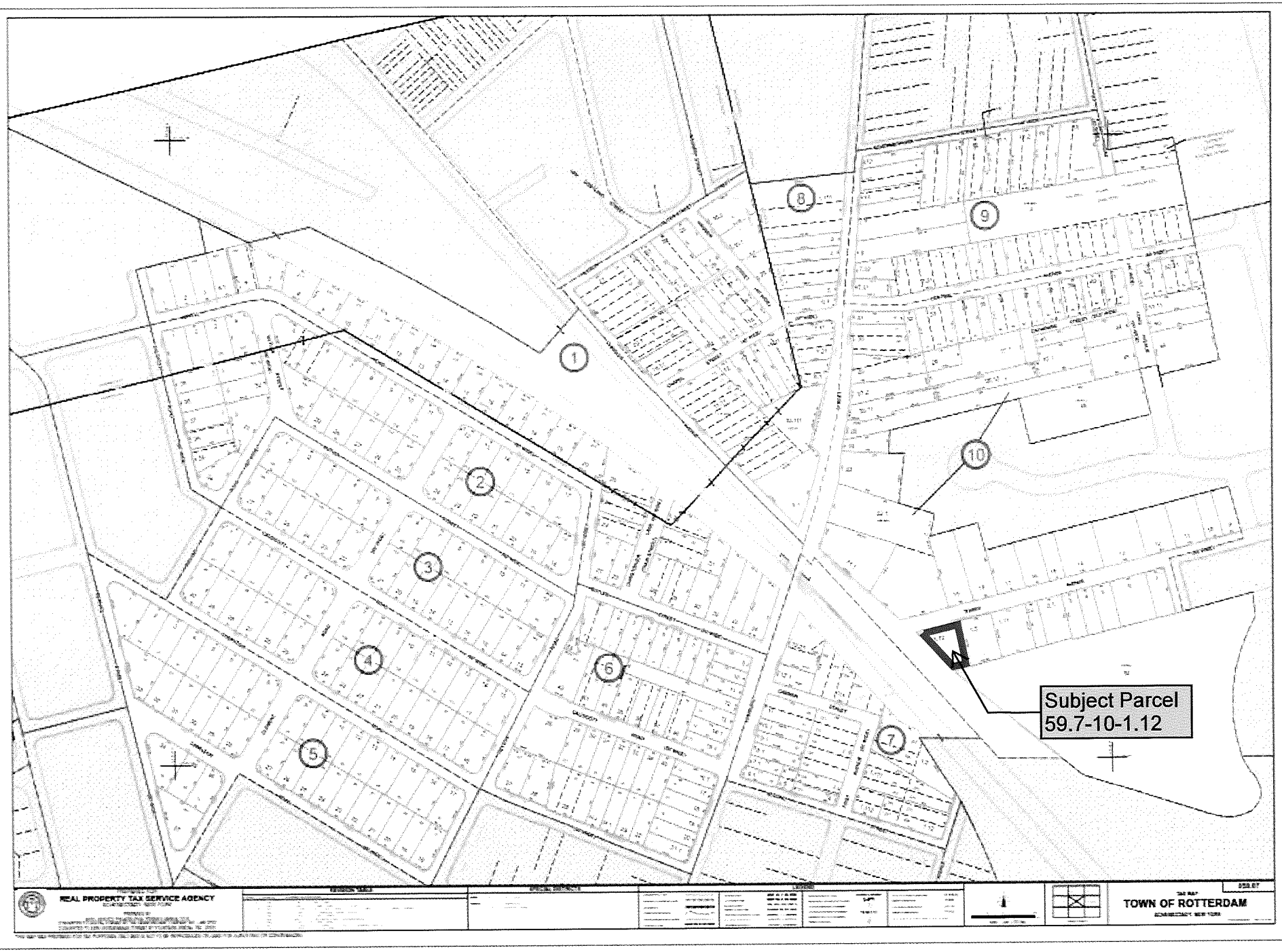
DAVID F. INGALLS JR., P.E.
N.Y.S. LIC. NO. 084003

ingalls
ingalls & associates, LLP
engineering, environmental, surveying
115 WEST AVENUE; UNIT 102
SARATOGA SPRINGS, N.Y. 12866
PHONE: (518) 583-7726
FAX: (518) 583-5324

SITE PLAN
LANDS OF SARJU
TOWER AVENUE

TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY STATE OF NEW YORK

DATE: JANUARY 19, 2024
CHECKED BY: D.F.I.
JOB NO. 23-095
SCALE: 1" = 30'
DRAWN BY: CWP
CADD FILE: 23-095 DF
SHEET 1 OF 1


1
2
3
4
5
6
7
8
9
10
Subject Parcel
59.7-10-1.12
REAL PROPERTY TAX SERVICE AGENCY
TOWN OF ROTTERDAM

DPW Comments
February 20, 2024

2. **496 Rotterdam LLC - 496 Duanesburg Road.** Sketch Site Plan/Special Use Permit to convert tenant space three (3) ±2,078 square feet into a motor vehicle repair shop on ±1.12 acres. Engineer: Advanced Engineering & Surveying, PLLC.

    1. Site plan was approved and a SEQR Negative Declaration was issued on September 15, 2020. Applicant is requesting to occupy Tenant Space #3 with a motor vehicle repair shop which would require a Special Use Permit.

    2. No more than ten (10) vehicles shall be stored outside at any time. All vehicles on-site must be in the process of being repaired for customers only. Long term storage of vehicles (more than 2 weeks) is prohibited. Failure to adhere to this condition may result in revocation of the Special Use Permit.

    3. All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers and in an area screened from view at all points on any public or private property or street when viewed from the ground level.

    4. Add note to plan: All repairs shall be performed within the principal building on the premises.

    5. Add note to plan: No body work or auto painting shall be performed on-site.

    6. Add note to plan: Dumpster shall be in a screened enclosure.

    7. Add note to plan: No vehicles shall be parked less than 10 feet from any property line.

    8. Add note to plan: The sale of motor vehicles is strictly prohibited.

    SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

    <u>Involved/Interested Agencies</u>
    Schenectady County Economic Development and Planning
    Schenectady County Department of Health
    New York State Department of Environmental Conservation – Region #4
    Rotterdam Police Department
    Fire District #6

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information

Legal Owner's Name: 496 Rotterdam LLC

Mailing Address: 600 Consalus Ave

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-857-6394 E-mail: JCstruc@Gmail.com

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 Ciliento JR

Mailing Address: 600 Consalus Ave

City: Schdy State: NY. Zip: 12306

Daytime Phone: 518-857-6394 E-mail: JCstruc@Gmail.com

Project/Proposal Site Area (Acres or sq. ft.): 50,280 SF
Assessor Tax Parcel No.(s) of Proposal Site: 48.18-7-2

Adjacent Area Owned or Controlled (Acres or sq. ft.): 0
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:

Street Address of Proposed Site (if any): 496 Duanesburg Rd NY.

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

Existing Zoning Classification: I-1 Light industrial

School District: Schalmont Fire District: South Schdy

Water Supply town of 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: Duanesburg Rd

Width of property fronting on public road: 200 Lnft

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

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

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

permanent

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO ✓. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

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 an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

not, small auto repairs which will not impact area

(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, actually adds value

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

not, currently it is in area where other similar business is conducted.

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

yes, Building was existing and used for the same type of operation.

(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, Full easement to the property is part of the deed

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))

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

Name: Joseph Cilientto Date: 2/6/2024

Address: 600 Consclus Ave Phone: 518-857-6394

Schdy NY 12306 Zip: 12306

*#1Signature of Owner #1 2/6/2024 Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 7th day of February, 2024.

NOTARY SEAL

ANGELA MASCITELLI
Notary Public, State of New York
Qualified In Schenectady County
Reg. #01MA6040739
My Comm. Exp April 24, 20 26

Notary Signature

Notary Public in and for the State of New York
My appointment expires: 4/26

Name: _____ Date: _____

Address: _____ Phone: _____

_____ Zip: _____

*#2Signature of Owner #2 Date

Notary
*(For Signature #2 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: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Joseph Cilirendo, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed special use application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 48.18-7-2

I hereby grant _____ and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: 2/6/2024

NOTARY

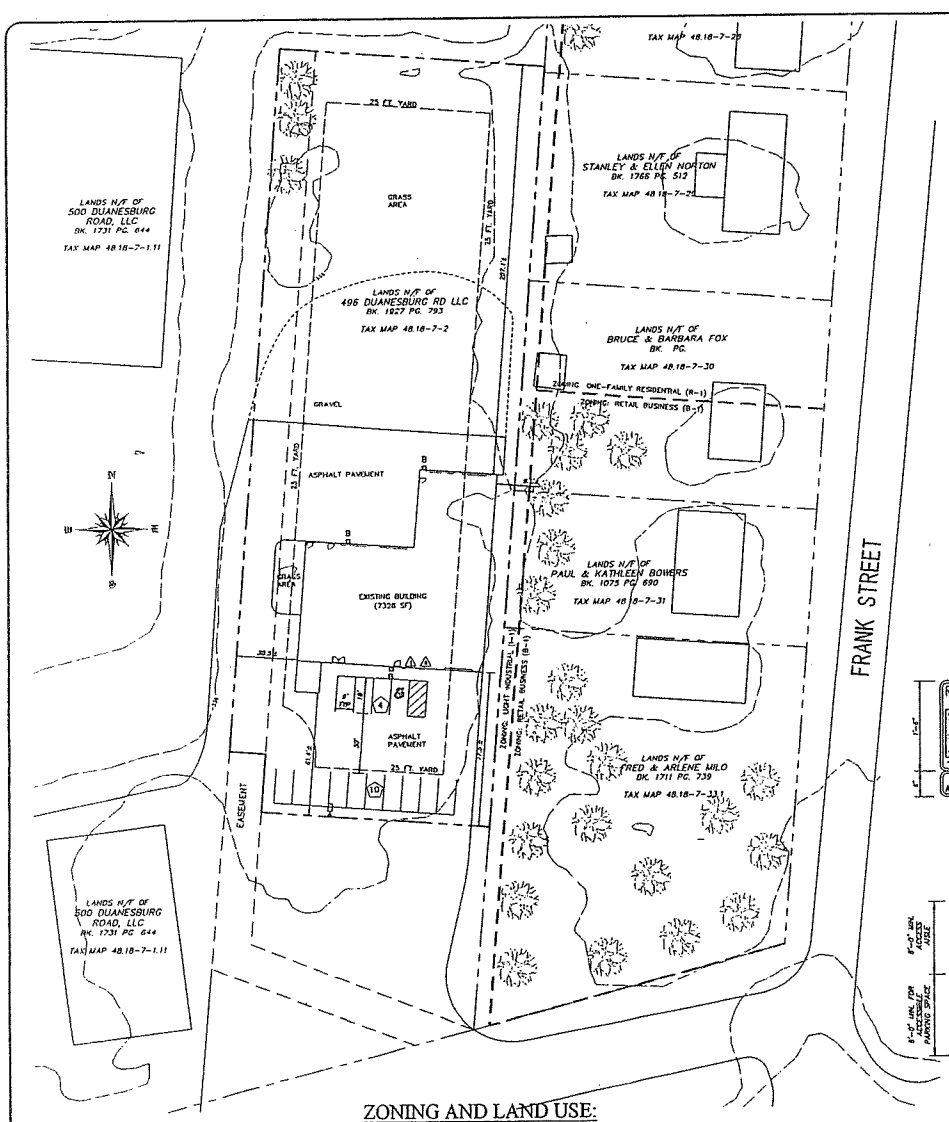
STATE OF NEW YORK) ss:
COUNTY OF Schenectady)
SUBSCRIBED AND SWORN to before me this 7th day of February, 2024

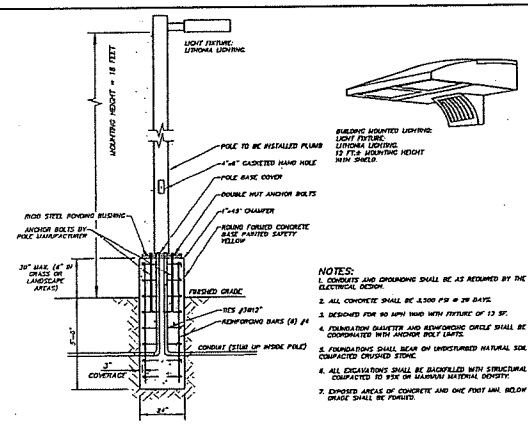
NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
Residing at: 911 Sheridan Ct
My appointment expires: 4/24

ANGELA MASCITELLI
Notary Public, State of New York
Qualified In Schenectady County
Reg. #01MA6040739
My Comm. Exp April 24, 2024





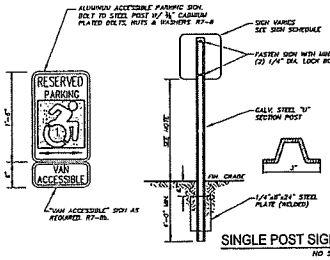
NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE 2,500 PSI @ 28 DAYS.
3. DESIGNED FOR 90 MPH WIND WITH FIXTURE OF 13 SF.
4. FOUNDATION DIAMETER AND REINFORCING CAGE SHALL BE COORDINATED WITH ANCHOR BOLT LAYOUT.
5. FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED CRUSHED STONE.
6. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
7. EXPOSED AREAS OF CONCRETE AND ONE FOOT MIN. BELOW FINISHED GRADE SHALL BE FORMED.

Luminaire Schedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description
	A	1	Lithonia Lighting	DSX1 LED 60C 700 40K T3M MVOLT WHOUSE SIDE SHIELD	DSX1 LED WITH (3) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700 Ma,HSS
	B	3	Lithonia Lighting	DSXW2 LED 30C 700 50K TFTM MVOLT	DSXW2 LED WITH (3) LIGHT ENGINES,30 LED'S,TYPE FORWARD THROW, 5000K LED, @ 700 Ma,HSS

Lamp	Lumens per Lamp	Light Loss Factor	Wattage
LED	0710	1	131
LED	0134	1	71

LIGHT FIXTURE AND POLE BASE DETAIL

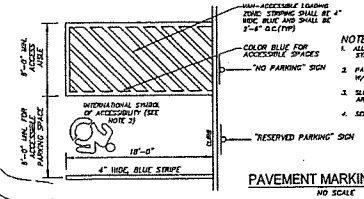
NO SCALE



NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7 FT. MINIMUM HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" – 2009 EDITION AND THE "NYS SUPPLEMENT."
2. SIGNS FOR ACCESSIBLE PARKING SPACES AND ACCESS ISLES SHALL BE PERMANENTLY INSTALLED AT A CLEAR HEIGHT OF BETWEEN 60" AND 84" ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS ISLE.

SINGLE POST SIGN MOUNTING DETAIL

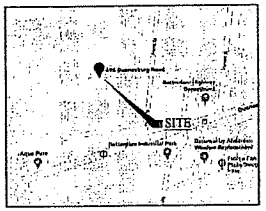
NO SCALE



NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARDS AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBILITY SYMBOL TO BE IN ACCORDANCE W/ ICC A117.1-09 STANDARDS AS AMENDED BY NYS.
3. SLOPE OF PAVEMENT SURFACE IN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE.

PAVEMENT MARKING DETAIL

NO SCALE



SITE LOCATION MAP

N.T.S.

ZONING MAP

N.T.S.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	50,280 S.F.		UNCHANGED	
LOT WIDTH	132.00'		UNCHANGED	
PAVED AREA	24,454 S.F.	48.6	24,454 S.F.	48.6
GREEN SPACE	18,418 S.F.	36.6	18,418 S.F.	36.6
BUILDING AREA	7,328 S.F.	14.6	7,328 S.F.	14.6
TOTAL	50,280 S.F.	100.0	50,280 S.F.	100.0

PARKING ANALYSIS:

PARKING REQUIRED:
INDUSTRIAL AND MANUFACTURING USES: 2 FOR EVERY 3 EMPLOYEES, PLUS 4 FOR EACH 1,000 SQUARE FEET OF OFFICE SPACE ASSOCIATED WITH SUCH USE.

PARKING REQUIRED = 18 EMPLOYEES x 2/3 = 12 SPACES

385 SF OFFICE SPACE / 250 = 2 SPACES

PARKING PROVIDED = 14 SPACES (INCLUDES 1 HANDICAP SPACE)

NOTES:

1. SUBJECT PROPERTY IS LOCATED IN THE LIGHT INDUSTRIAL (I-1) ZONING DISTRICT.
2. SNOW/ICE ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS / WALKWAYS WITHIN 48 HOURS.
3. ALL STORAGE OF MATERIALS, EQUIPMENT, SHALL BE WITHIN THE PRINCIPAL BUILDING, WITH THE EXCEPTION OF REFUSE AND TRASH, WHICH SHALL BE STORED IN CLOSED CONTAINERS AND IN AN AREA SCREENED FROM VIEW AT ALL POINTS ON ANY PUBLIC OR PRIVATE PROPERTY OR STREET WHEN VIEWED FROM GROUND LEVEL.
4. MOTOR VEHICLE REPAIRS AND SALES ARE PROHIBITED
5. A WATER METER MUST BE INSTALLED PRIOR TO OCCUPANCY AND IN ACCORDANCE WITH DPW SPECIFICATIONS.
6. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANOR AS TO PREVENT OFF-SITE ILLUMINATION.
7. APPLICANT SHALL COMPLY WITH ALL NYS BUILDING AND FIRE CODES AND MUST OBTAIN A BUILDING PERMIT AND BE ISSUED A CERTIFICATE OF OCCUPANCY FROM THE TOWN OF ROTTERDAM BUILDING INSPECTOR PRIOR TO OPERATION.
8. APPLICANT SHALL COMPLY FULLY WITH THE TOWN SIGN CODE AND OBTAIN A BUILDING PERMIT FOR ANY SIGNAGE.
9. OWNER/APPLICANT SHALL INSTALL KNOX BOX FOR EMERGENCY PERSONNEL. COORDINATE SPECIFICATION REQUIREMENTS WITH FIRE DISTRICT FE.

ZONING AND LAND USE:

CHAPTER 270: ZONING
TOWN OF ROTTERDAM
DIMENSIONAL REQUIREMENTS
[ADOPTED 8-24-1988 BY L.L. No. 6-1988]

DISTRICT	LOT AREA MINIMUM (square feet)	BUILDING HEIGHT MAXIMUM (feet)	LOT WIDTH (FRONTAGE) MINIMUM (feet)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)	MAXIMUM LOT COVERAGE (PERCENTAGE)
I-1 (LIGHT INDUSTRIAL)	20,000	75	100	25	25	25	60%

SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. REQ'D.	TYPE OF MOUNTING	MUTCD NO.
A	R7-8 RESERVED PARKING; R7-8b VAN ACCESSIBLE	12" x 24"	BACKGROUND WHITE/BLUE; LEGEND GREEN/WHITE	1	GROUND MOUNTED METAL POSTS	R7-8 R7-8b
B	R1-1 STOP	18" x 18"	BACKGROUND WHITE; LEGEND RED	1	GROUND MOUNTED METAL POSTS	R7-1

SURVEY NOTES:

1. BASE MAPPING SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
2. TAX MAP DESIGNATION: 48.18 – 7 – 2.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM NYSDOS CLEARINGHOUSE FILE GEODATABASES OF VECTOR 2-FT CONTOURS FOR SCHENECTADY COUNTY DERIVED 2008 LIDAR DATA AND DO NOT REPRESENT A FIELD TOPOGRAPHY SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING PLLC.

OWNER / APPLICANT

496 ROTTERDAM LLC
600 CONSALUS AVENUE
SCHENECTADY NY 12306

CHAIRMAN, ROTTERDAM PLANNING COMMISSION
DATE: _____

NO.	REVISION	BY	APPRO.	DATE
1)	REVISED PER SURVEY	NM	NC	1/7/20
2)	REVISED FOR COMMENTS 8/14/20 COMMENTS	TM	NC	9/1/20
3)	REVISED FOR COMMENTS 9/14/20 COMMENTS	TM	NC	9/15/20

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING - CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 694-7772
E-MAIL: NCOSTA@gmail.com
NICHOLAS COSTA, P.E.
10/09/20

SITE PLAN
CONCEPT MIXED-USE PLAN
ST. NO. 496 DUANESBURG ROAD
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
STATE OF NEW YORK
DATE: JULY 16, 2020
SCALE: 1" = 30'

SHEET NO
SITE
1 OF 1 20092-SKETCH1

Dig Safely. New York
Call 811
before you dig

GENERAL NOTES:

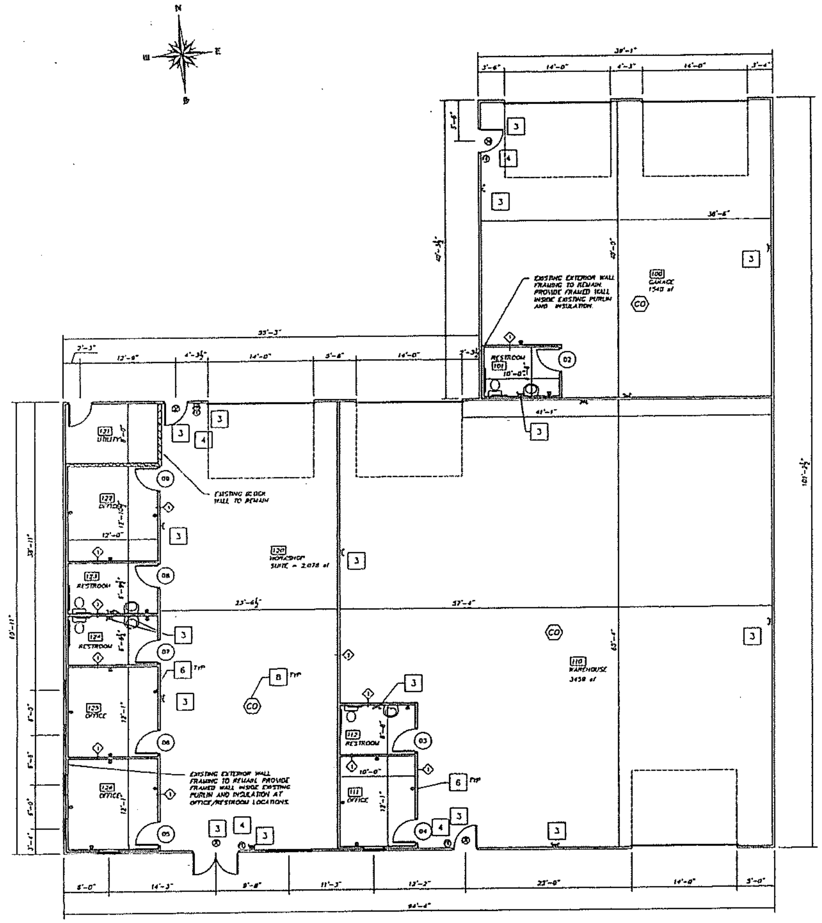
1. PROPOSED OCCUPANCY CONSISTS OF MIXED USE AS FOLLOWS (PER BCNYS SECTION 304):
   1.1. STORAGE (GROUP S1)
   1.2. FACTORY (GROUP F1)
   1.3. BUSINESS (GROUP B)
2. EXISTING BUILDING CONSTRUCTION IS TYPE VB
3. BASED ON NON-SPRINKLERED, TYPE VB CONSTRUCTION AND MIXED USE OCCUPANCY:
   3.1. THE ALLOWABLE BUILDING HEIGHT IS 40 FT > ACTUAL < 25 FT±
   3.2. THE ALLOWABLE NUMBER OF STORIES = 1 > ACTUAL = 1
   3.3. THE ALLOWABLE BUILDING AREA (GROUP F) = 8,500 SF < 7,065 TOTAL SF OF EXISTING BUILDING
4. ALL TENANT SPACES CONSIDERED TYPE F1, S1, OR B OCCUPANCY AND MAY BE NON-SEPARATED (BCNYS SECTION 508.3).
5. INTERIOR WALL AND CEILING FINISHES FOR NON SPRINKLERED F1, S1, OR B OCCUPANCY SHALL HAVE FLAME SPREAD INDEX NOT GREATER THAN: (PER BCNYS SECTION 803.11)
   5.1. CLASS A FOR INTERIOR EXIT STAIRWAYS AND RAMPS
   5.2. CLASS B FOR CORRIDORS AND EXIT ACCESS ENCLOSURES
   5.3. CLASS C FOR ALL OTHER ROOMS AND SPACES
6. THE PROPOSED TENANT SPACE MAXIMUM ALLOWABLE OCCUPANT LOAD (PER BCNYS TBL 1004.1.2) AS FOLLOWS:
   SPACE 100: GARAGE 1,540 SF / 300 SF PER OCC = 6 PEOPLE
   SPACE 110: WAREHOUSE 3,459 SF / 300 SF PER OCC = 12 PEOPLE
   SPACE 120: BUSINESS, STORAGE, STOCK, SHIPPING 2,078 SF / 300 SF PER OCC = 7 PEOPLE
7. OCCUPANT LOAD OF EACH SPACE IS LESS THAN 29 FOR GROUP S (49 FOR GROUP B AND F) AND COMMON PATH OF TRAVEL IS LESS THAN 100 FEET. PER TABLE 1006.2.1, ONE EGRESS DOOR IS REQUIRED FROM EACH INDIVIDUAL SPACE.
8. EXIT ACCESS TRAVEL DISTANCE IS LESS THAN 200 FEET ALLOWABLE (PER BCNYS TBL 1017.2).
9. MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: (PER BCNYS TBL 2902.1)
   9.1. WC: 1 PER 25 FOR FIRST 50 OCCUPANTS. 1 REQUIRED.
   9.2. LAV: 1 PER 40 FOR FIRST 80 OCCUPANTS. 1 REQUIRED.

CONSTRUCTION KEYNOTES:

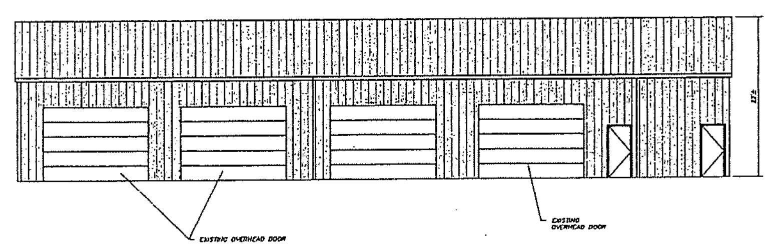
1. PROVIDE SUSPENDED CEILING GRID AND PANELS AS SHOWN ON REFLECTED CEILING PLAN (9'-0" AFF TYP).
   1.1. CEILING PANELS: USG "F" FISSURED BASIC PANELS WITH SL REVEAL EDGE 2X2X¾" CLASS A FIRE RATED (OR AS SELECTED BY OWNER).
   1.2. CEILING GRID: USG DONN DX/DXL 15/16" INTERMEDIATE DUTY, FLAT WHITE WITH 5' HANGER SPACING
2. PROVIDE NEW EXHAUST FAN MIN 70 CFM IN NEW BATHROOMS, VENT TO OUTSIDE.
3. PROVIDE NEW WALL MOUNTED EMERGENCY LITE AND/OR EXIT SIGN AS SHOWN (90 MIN BATTERY).
4. PROVIDE FIRE EXTINGUISHER CLASS ABC 2A:10BC AND WALL BRACKET
5. PROVIDE NEW 3'-0" x 7'-0" SOLID CORE WOOD DOOR, FRAME AND TRIM PER SCHEDULE. PAINT DOOR AND TRIM.
6. PROVIDE NEW RECEPTACLE AT LOCATIONS SHOWN ON PLAN (4 DUPLEX PER CIRCUIT MAX). PROVIDE ADDITIONAL POWER OUTLETS AS DIRECTED BY TENANT AND AS REQUIRED BY CODE.
7. PROVIDE NEW AURORA VERSILITE 30W 2X2 DIMMABLE TROFFER MODEL #AR-TF22308D/35 (OR FIXTURE AS SELECTED BY OWNER) PER REFLECTED CEILING PLAN, INCLUDE PHILLIPS OCCUSWITCH OCCUPANCY SENSOR WALL SWITCH IN INDIVIDUAL ROOMS (W/MANUAL ON/AUTO OFF SWITCHING).
8. PROVIDE CO DETECTION SYSTEM COMPLYING WITH FCNYS 915.4.2 (TYP)

CONSTRUCTION NOTES:

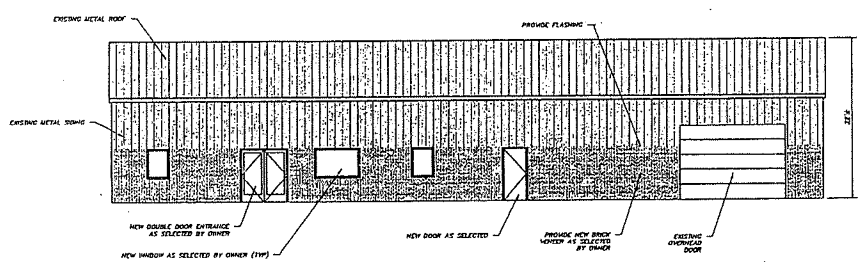
1. DIMENSIONS SHOWN TO FACE OF NEW FRAMING AND EXISTING DRYWALL. FIELD VERIFY ALL DIMENSIONS.
2. LAYOUT OF NEW WORK IS BASED ON PROGRAM AND FLOOR PLAN PROVIDED BY OWNER. WHERE DIMENSIONS TO EXISTING WORK VARY FROM THAT SHOWN, COORDINATE REVISED LAYOUT WITH ENGINEER AND OWNER.
3. PROVIDE NEW WALL PARTITIONS, DOORS, AND FRAMES WHERE SCHEDULED. TAPE ALL SEAMS, PRIME AND PAINT DRYWALL.
4. PROVIDE SOLID BLOCKING AT ALL WALL BUMPERS AND ALL FIXTURE LOCATIONS.
5. PRIME AND PAINT ALL WALLS AND DOOR FRAMES, COLOR SELECTED BY OWNER.
6. EXISTING OPEN AREA HIGH BAY LIGHTING TO REMAIN. RECONFIGURE WIRING AND SWITCHING AS REQUIRED TO FACILITATE CONSTRUCTION OF NEW SPACE.
7. ELECTRICAL POWER, SWITCHING AND LIGHTING SHALL BE PROVIDED ON A DESIGN BUILD BASIS AND SHALL BE CONFIGURED TO FACILITATE NEW WORK AND AS REQUIRED FOR CODE COMPLIANCE.
8. PLUMBING SYSTEM SHOWN IS DIAGRAMMATIC IN NATURE AND SHALL BE PROVIDED ON A DESIGN BUILD BASIS IN ACCORDANCE WITH THE PLUMBING CODE OF NYS.
9. HVAC SYSTEMS SHALL BE PROVIDED ON A DESIGN BUILD BASIS IN ACCORDANCE WITH MECHANICAL CODE OF NEW YORK STATE.



PROPOSED PLAN
SCALE: ⅛" = 1'-0"



REAR ELEVATION
SCALE: ⅛" = 1'-0"



FRONT ELEVATION
SCALE: ⅛" = 1'-0"

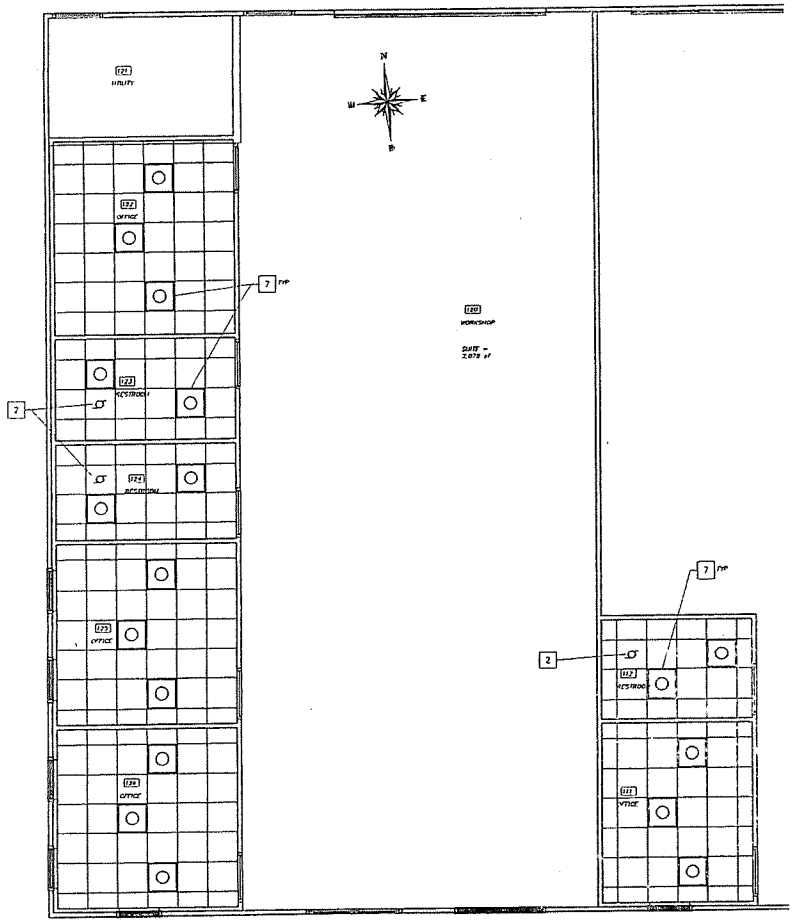
NO.	REVISION	BY	APPD.	DATE
1)	REVISED PER OWNER COMMENTS		NC	08.05.20
1)	ISSUED FOR PERMIT		NC	10.01.20

PROPOSED PLAN AND ELEVATION
BUILDING ALTERATIONS
ST. NO. 496 DUANESBURG ROAD
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY NEW YORK
DATE: AUGUST 5, 2020 SCALE: AS SHOWN

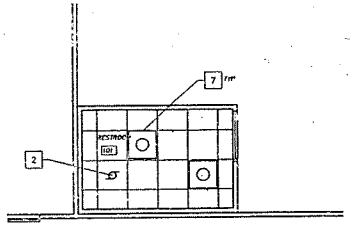
Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772 E-MAIL: NCOSTAPE@gmail.com

10.01.20
NICHOLAS COSTA, P.E.

SHEET NO.
PLAN
1 OF 3 20092-BLDG



PARTIAL REFLECTED CEILING PLAN
SCALE: 1" = 1'-0"



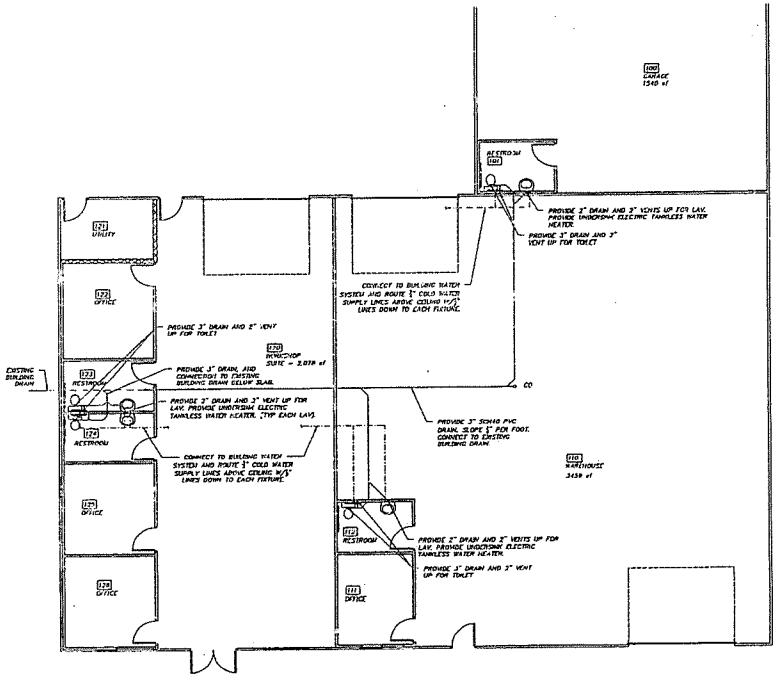
PARTIAL REFLECTED CEILING PLAN
SCALE: 1" = 1'-0"

CONSTRUCTION KEYNOTES:

1. PROVIDE SUSPENDED CEILING GRID AND PANELS AS SHOWN ON REFLECTED CEILING PLAN (9'-0" AFF TYP).
   1.1. CEILING PANELS: USE "X" FISSURED BASIC PANELS WITH SL REVEAL EDGE 2X2X¾" CLASS A FIRE RATED (OR AS SELECTED BY OWNER).
   1.2. CEILING GRID: USE DONN DX/DXL 15/16" INTERMEDIATE DUTY, FLAT WHITE WITH 5' HANGER SPACING
2. PROVIDE NEW EXHAUST FAN MIN 70 CFM IN NEW BATHROOMS, VENT TO OUTSIDE.
3. PROVIDE NEW WALL MOUNTED EMERGENCY LITE AND/OR EXIT SIGN AS SHOWN (90 MIN BATTERY).
4. PROVIDE FIRE EXTINGUISHER CLASS ABC 2A:10BC AND WALL BRACKET
5. PROVIDE NEW 3'-0" x 7'-0" SOLID CORE WOOD DOOR, FRAME AND TRIM PER SCHEDULE. PAINT DOOR AND TRIM.
6. PROVIDE NEW RECEPTACLE AT LOCATIONS SHOWN ON PLAN (4 DUPLEX PER CIRCUIT MAX). PROVIDE ADDITIONAL POWER OUTLETS AS DIRECTED BY TENANT AND AS REQUIRED BY CODE.
7. PROVIDE NEW AURORA VERSALITE 30W 2X2 DIMMABLE TROFFER MODEL #AR-TF22308D/35 (OR FIXTURE AS SELECTED BY OWNER) PER REFLECTED CEILING PLAN, INCLUDE PHILLIPS OCCUSWITCH OCCUPANCY SENSOR WALL SWITCH IN INDIVIDUAL ROOMS (W/MANUAL ON/AUTO OFF SWITCHING).
8. PROVIDE CO DETECTION SYSTEM COMPLYING WITH FCNYS 915.4.2 (TYP)

PLUMBING NOTES:

1. PROVIDE PLUMBING PVC DRAIN AND VENT AND PEX SUPPLY LINES, VALVES AND FITTINGS PER PLAN AND AS REQUIRED PER THE INTERNATIONAL PLUMBING CODE ADOPTED BY NEW YORK STATE. PROVIDE 4' MAX HANGER SPACING FOR PVC AND 32" FOR PEX.
2. PROVIDE FLEXIBLE, CLOSED CELL, ELASTOMERIC THERMAL INSULATION (AP ARMAFLEX) ON ALL WATER SUPPLY PIPING. USE 1" WALL THICKNESS FOR HOT WATER AND ½" WALL THICKNESS FOR COLD WATER PIPING.
3. PROVIDE CHROME ESCUTCHEON, STOP VALVE AND 3/8"ø STAINLESS STEEL BRAIDED HOSE CONNECTIONS AT ALL HOT AND COLD SUPPLY TO FIXTURES.
4. PROVIDE CHROME ESCUTCHEON AT ALL P-TRAP WALL CONNECTIONS.
5. PLUMBING FIXTURES AND ACCESSORIES AS FOLLOWS (VERIFY SELECTIONS W/OWNER):
   - WC = AMERICAN STANDARD VORMAX HET RIGHT HEIGHT (ADA) ELONGATED TOILET 1.28 GPF, COLOR: WHITE, SEAT: WHITE WITH SLOW CLOSE SNAP-OFF HINGES.
   - LAV = AMERICAN STANDARD 0356.041 LUCERNE WALL HUNG LAV, COLOR WHITE, FIXTURE: AMERICAN STANDARD 0114.118.002 MONTERREY SINGLE CONTROL CENTERSET FAUCET.
   - POINT OF USE, UNDERSINK, 120V ELECTRIC TANKLESS WATER HEATER = CHROMOLITE LARS 60XTR, 2,400 WATT, 20 AMP.
   - MIRROR (1) PER LAV @ ADA HEIGHT: BOBRICK: B-290 24X30 SS ANGLE FRAMED.
   - TOILET PAPER DISPENSERS (1) PER TOILET: BOBRICK CLASSIC SERIES B-2740.
   - SOAP DISPENSER (1) PER LAV: BOBRICK CLASSIC SERIES B-155.
   - PAPER TOWEL DISPENSER (1) PER LAV: BOBRICK CLASSIC SERIES SURFACE MOUNTED, B-262.
   - GRAB BARS PER DETAIL ELEVATIONS.
8. ABOVE AND BELOW GROUND BUILDING DRAINAGE AND VENT PIPING SHALL USE PVC SCH 40 ASTM D2665 SOLID CORE PIPE AND FITTINGS. HORIZONTAL DRAINAGE PIPING SHALL BE SLOPED A MINIMUM OF ¼" PER FOOT FOR 2½" OR SMALLER PIPE SIZES AND A MINIMUM OF ⅛" PER FOOT FOR 3 TO 6" PIPE.



PARTIAL PLUMBING PLAN
SCALE: 1" = 1'-0"

NO.	REVISION	BY	APPRL.	DATE
3	REVISED PER OWNER COMMENTS	NJ	NC	08.05.20
2	ISSUED FOR PERMIT	NJ	NJ	03.04.20
1	ISSUED FOR PRICE			

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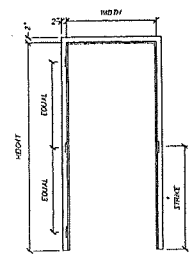
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 785-3772 E-MAIL: NICOSTAR@aol.com
NICHOLAS COSTA, P.E.

REFLECTED CEILING AND PLUMBING PLANS
BUILDING ALTERATIONS
ST. NO. 496 DUANESBURG ROAD
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
NEW YORK
DATE: AUGUST 5, 2020
SCALE: 1" = 1'-0"

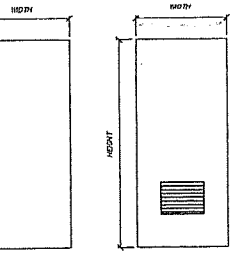
SHEET NO
RCP
2 OF 3
20092-BLDG



1

FRAME ELEVATIONS

NTS



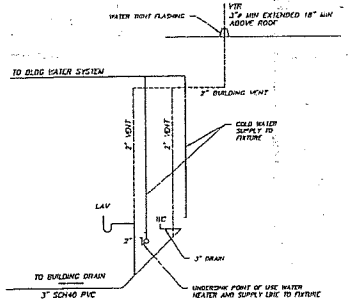
A B

DOOR ELEVATIONS

NTS

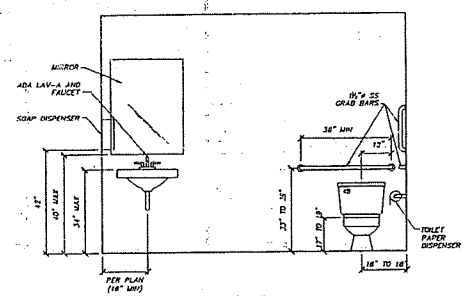
DOOR AND FRAME NOTES:

1. WOOD DOORS SHALL BE SOLID WOOD MARSHFIELD SIGNATURE SERIES (OR APPROVED EQUAL HEAVY DUTY). DOORS SHALL HAVE A GRADE-A BIRCH VENEER FACTORY FINISHED AS SELECTED BY OWNER.
2. METAL FRAMES SHALL BE HEAVY DUTY AND SHALL BE FACTORY PRIMED FOR FIELD PAINTING.
3. HARDWARE SET 1 SHALL INCLUDE:
   3.1 WE'LOCK RELIANT PASSAGE BRISTOL LEVER IN SATIN NICKEL
   3.2 HINGES (3 PER DOOR): EVERBILT 3½" IN. SATIN NICKEL ½" RADIUS DOOR HINGE
   3.3 (1) WALL BUMPER: ROCKWOOD 409, 280 (W/SOLID BLOCKING)
   3.4 (1) SET SLEEVERS
4. HARDWARE SET 2 SHALL INCLUDE:
   4.1 WE'LOCK RELIANT PASSAGE BRISTOL LEVER IN SATIN NICKEL
   4.2 HINGES (3 PER DOOR): EVERBILT 3½" IN. SATIN NICKEL ½" RADIUS DOOR HINGE
   4.3 (1) WALL BUMPER: ROCKWOOD 409, 280 (W/SOLID BLOCKING)
   4.4 (1) SET SLEEVERS
   4.5 (1) HIGH PLATE ON PUSH SIDE OF DOOR: 10"x34" SS/630 PCS #400 CS.
   4.6 DOOR CLOSER: LCN 4010 SHOGINNEX SERIES SURFACE MOUNTED CLOSER.
5. VERIFY LOCK FUNCTION AND KEYING WITH OWNER.



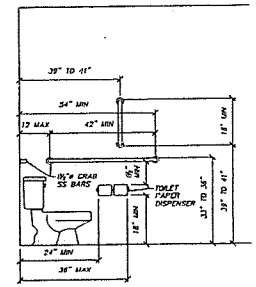
WASTE AND VENT RISER DIAGRAM

NTS



FIXTURE ELEVATION FOR RESTROOM

NTS

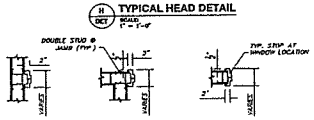


TYPICAL SIDE WALL ELEVATION RESTROOM

NTS

H DET TYPICAL HEAD DETAIL

SCALE: 1" = 1'-0"



J DET TYPICAL JAMB DETAIL

SCALE: 1" = 1'-0"

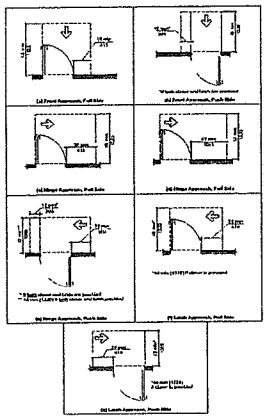
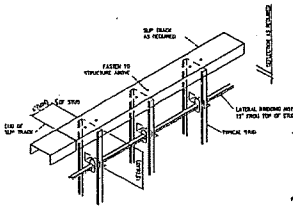
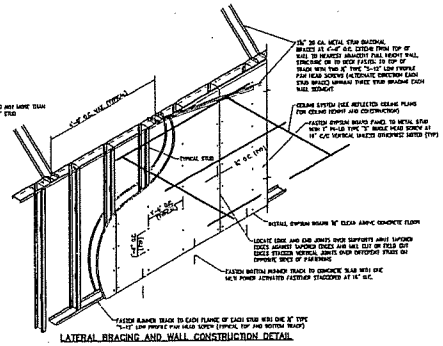


FIG. 404.2.3.3

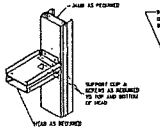
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



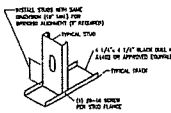
SLIP TRACK DETAIL



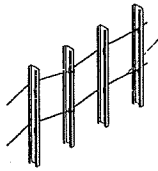
LATERAL BRACING AND WALL CONSTRUCTION DETAIL



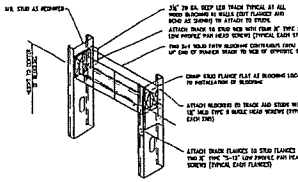
HEAD DETAIL



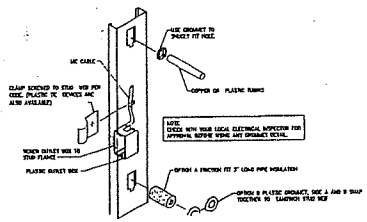
STUD BASE DETAIL

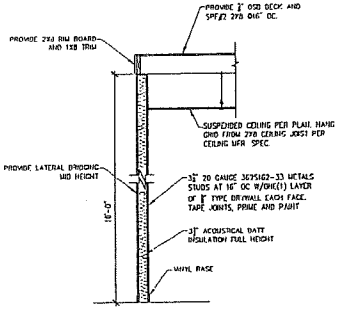


INSULATION SUPPORT AND WIRE DETAIL



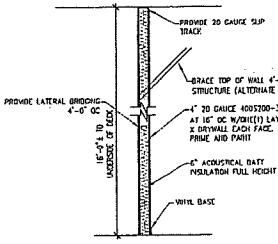
TYPICAL WOOD BLOCKING DETAIL





1 YY TYPICAL WALL TYPE 1

SCALE: 1/2" = 1'-0"



2 YY TYPICAL WALL TYPE 2

SCALE: 1/2" = 1'-0"

DOOR SCHEDULE

LOCATION	DOOR NUMBER	DOOR SIZE W x H x T	DOOR MATERIAL	TYPE	GLAZE	FINISH	COLOR	FRAME MATERIAL	TYPE	FINISH	COLOR	DETAILS HEAD	JAMB	SILL	HARDWARE	REMARKS
OFFICE	01	3'-0" x 7'-0" x 1 3/4"	WOOD	A	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	1	CLASSROOM FUNCTION
RESTROOM	02	3'-0" x 7'-0" x 1 3/4"	WOOD	B	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	2	PROVIDE 12X12 LOUVER, PRIVACY FUNCTION
RESTROOM	03	3'-0" x 7'-0" x 1 3/4"	WOOD	B	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	2	PROVIDE 12X12 LOUVER, PRIVACY FUNCTION
OFFICE	04	3'-0" x 7'-0" x 1 3/4"	WOOD	A	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	1	CLASSROOM FUNCTION
OFFICE	05	3'-0" x 7'-0" x 1 3/4"	WOOD	A	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	1	CLASSROOM FUNCTION
OFFICE	06	3'-0" x 7'-0" x 1 3/4"	WOOD	A	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	1	CLASSROOM FUNCTION
RESTROOM	07	3'-0" x 7'-0" x 1 3/4"	WOOD	B	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	2	PROVIDE 12X12 LOUVER, PRIVACY FUNCTION
RESTROOM	08	3'-0" x 7'-0" x 1 3/4"	WOOD	B	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	2	PROVIDE 12X12 LOUVER, PRIVACY FUNCTION
OFFICE	09	3'-0" x 7'-0" x 1 3/4"	WOOD	A	–	POLY	SELECT	MTL	1	PAINT	SELECT	H	J	–	1	CLASSROOM FUNCTION

NO.	REVISION	BY	APPRO.	DATE
1	REVISED PER PLANNER COMMENTS	TJ	MC	08.03.20
2	REVISED FOR PERMIT	TJ	MC	10.05.20
3	REVISED FOR PERMIT			

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11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 659-1772
E-MAIL: NICOSLIFE@gmail.com
NICHOLAS J. COSTA, P.E.
NO. 081748
STATE OF NEW YORK

DETAILS
BUILDING ALTERATIONS
ST. NO. 496 DUANESBURG ROAD
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
NEW YORK

DATE: AUGUST 5, 2020

SCALE: AS SHOWN

SHEET NO.
DET
3 OF 3

20092-BLDG

Certificate of Attestation of Exemption

NEW YORK STATE OF OPPORTUNITY. | Workers' Compensation Board

Instructions for obtaining and filing a Certificate of Attestation of Exemption from Workers' Compensation and/or Disability and Paid Family Leave Benefits (CE-200) through New York Business Express

Follow these steps:

1. Go to businessexpress.ny.gov.
2. Select **Log in/Register** in the top right-hand corner. A NY.gov Business account is required.
3. If you do not have a NY.gov business account, go to step 4 to set up your account.
   If you have a NY.gov log-in and password, go to step 15.
4. Select **Register with NY.gov** under New Users.
5. Select **Proceed**.
6. Enter the following:
   - First and Last Name
   - Email
   - Confirm Email
   - Preferred Username (check if username is available)
7. Select **I'm not a robot**.
   - You may have to complete a Captcha Verification before proceeding.
8. Select **Create Account**.
   - If you already have a NY.gov account, the screen will display your existing accounts, either Individual or Business.
   - Do one of the following:
     - If the account(s) shown is a NY.gov Individual account, select **Continue**.
     - If the account(s) shown is a NY.gov Business account, select **Email Me the Username(s)**.
9. Verify that the account information is correct.
   - Select **Continue**.
10. An activation email will be sent.
    - If you do not receive an email, see the **No Email Received During Account Creation** page.
11. Open your activation email and select **Click Here**.
    - Specify three security questions.
    - Select **Continue**.
12. Create a password (must contain at least eight characters).
13. Select **Set Password**. You have successfully activated your NY.gov ID.
14. Select **Go to MyNy**.
    - At the top of the screen select **Services**.
    - Select **Business**.
    - Select **New York Business Express**.
    - Select **Log in/Register**.
15. On the New York Business Express home page, do one of the following:
    - Scroll down to Top Requests and select **Certificate of Attestation of Exemption**, or
    - Search Index A-Z for *CE-200*.
16. Under **How to Apply**:
    - Select **Apply as a Business**, or
    - Select **Apply as a Homeowner** (applies to those obtaining permits to work on their residence).
17. Complete application screens.
18. Review Application Summary.
19. Attest and submit.

You will receive an email when your certificate has been issued.

To view your certificate:
- Select **Access Recent Activity** from your email, or
- Access businessexpress.ny.gov, and then access your **Dashboard** (under your login name on right).

Print and sign the ***Certificate of Attestation of Exemption.***

Submit your ***CE-200*** for your license, permit or contract to the issuing Agency.

DPW Comments
February 20, 2024

3. **Primax Properties, LLC (Contract Vendee) – 2945 Hamburg Street.** Sketch Site Plan review to construct a ±10,640 square foot retail Dollar General store on a ±2.24-acre parcel. Engineer: Bohler Engineering.

    1. See attached verbatim minutes from January 23, 2024.

    2. Applicant should provide a traffic and site distance analysis for impacts to the existing roadway system.

    3. Applicant should provide building elevations for Planning Commission review.

    4. Building shall be required to connect to the existing sanitary sewer along Hamburg Street, lateral(s) have been installed to property boundary, check with DPW for specific location.

    5. Applicant should use concrete pavement for the 13 parking spaces along the north side of the building.

    6. Bollards should be shown and detailed.

    7. The Town Designated Engineer has been retained and should begin technical review, plans to be sent to involved/interested agencies for their feedback.

DPW Comments January 23, 2024

1. What is the use and functionality of the existing 3 drywells located on the northern side of the property?
2. The secondary curb cut onto Hamburg Street is proposed to be removed.
3. Applicant should provide a pedestrian crossing across Hamburg Street in the vicinity of the Valentine Meadows development located on the east side of Hamburg Street. Additionally, the proposed concrete entryway sidewalk should be extended the length of the building frontage and a connection made to existing sidewalk in the vicinity of the new pedestrian crossing.
4. A 3' high metal ornamental fence with brick piers every 6' should be considered for the frontage along Hamburg Street.
5. Dumpster enclosure should be changed from stockade fence to composite material similar to the recently constructed enclosure at the Dollar General in Rotterdam Junction.
6. The Planning Commission should authorize the Chairman to execute an agreement to retain the services of a Town Designated Engineer (TDE) to assist in the review of this project.
7. Adjoining building located at 2933 Hamburg Street is close to the property line and contains several apartments. Lighting plan should take this into consideration.
8. Soils should be very porous in this area and the lot appears to be large enough to utilize surface stormwater retention. The design should incorporate ground cover and materials that will be easy to maintain.
9. Town code call for 54 parking spaces. The applicant is requesting a waiver to construct 33 spaces which seems reasonable and provides for additional greenspace.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on January 23, 2024. Application materials should be circulated to involved/interested agencies.

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 – Audrey Burneson
Rotterdam Police Department
Metroplex Development Authority
Fire District #3

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: Emilio C. Pennacchia, Lynn M. Pennacchia

Mailing Address: 310 Trinacria Ct

City: Schenectady State: NY Zip: 12303

Daytime Phone: _____ E-mail: _____

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: Bohler Engineering and Landscape Architecture, PLLC

Mailing Address: 17 Computer Drive West

City: Albany State: NY Zip: 12205

Daytime Phone: 518-438-9900 E-mail: cmlodzianowski@bohlereng.com

Project/Proposal Site Area (Acres or sq. ft.): 2.435 acres
Assessor Tax Parcel No.(s) of Proposal Site: Section 59.19, Block 1, Parcel 7.1

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): 2945 Hamburg Street

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

Existing Zoning Classification: B-1 Retail Business District (CORR)

School District: Mohonasen Fire District: _____

Water Supply public water supply

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):
Approximately 500' North of the round about intersection of Curry Road, Carmen Road and Hamburg Street.

Name of public road (s) providing access: Hamburg Street (NYS Route 146)

Width of property fronting on public road: 250 feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):
Requesting site plan approval for a proposed retail store located within B-1 Retail Business Zoning District.

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

The proposed use is a permanent retail store.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO ✔. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

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 an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

(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:

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

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

(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:

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

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TOWN OF ROTTERDAM
PUBLIC WORKS

PART IV

LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

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

Name: Emilio C. Pennacchia Date: 1/16/24

Address: 310 Trinacria Ct. Phone: (518) 928-4960

Schenectady, NY Zip: 12303

Emilio C. Pennacchia 1/16/24

*#1Signature of Owner #1 Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 16 day of January, 2024

NOTARY SEAL **David R. Green**
Notary Public, State of New York
No. 02GR6070559
Qualified in Albany County
Commission Exp. 3/4/2026

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

Name: Lynn M. Pennacchia Date: 1/16/24

Address: 310 Trinacria Ct. Phone: (518) 928-4960

Schenectady, NY Zip: 12303

Lynn M. Pennacchia 1/16/24

*#2Signature of Owner #2 Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 16 day of January, 2024.

NOTARY SEAL

David R. Green
Notary Public, State of New York
No. 02GR6070559
Qualified in Albany County
Commission Exp. 3/4/2026

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Emilio C. Pennacchia, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed retail store application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): Section 59.19, Block 1, Parcel 7.1

I hereby grant Primax Properties, LLC and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Emilio C. Pennacchia

Date: 1/16/24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)
SUBSCRIBED AND SWORN to before me this 16 day of January, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
Residing at:
My appointment expires:

David R. Green
Notary Public, State of New York
No. 02GR6070559
Qualified in Albany County
Commission Exp. 3/4/2026

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
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LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Lynn M. Pennacchia, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed retail store application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): Section 59.19, Block 1, Parcel 7.1

I hereby grant Primax Properties, LLC and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Lynn M. Pennacchia

Date: 1/16/24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)
SUBSCRIBED AND SWORN to before me this 16 day of January, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
Residing at:
My appointment expires:

David R. Green
Notary Public, State of New York
No. 02GR6070559
Qualified in Albany County
Commission Exp. 3/4/2026

Part II
TOWN OF ROTTERDAM
PLANNING COMMISSION SITE PLAN CHECKLIST

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

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

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

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

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

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

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

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

Caryn Mlodzianowski, Project Manager
Print Name

02/09/2024
Date

Signature

Short Environmental Assessment Form
Part 1 - Project Information

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TOWN OF ROTTERDAM
PUBLIC WORKS

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 10,640+/- square-foot Retail Store

Project Location (describe, and attach a location map):
2945 Hamburg Street, Schenectady NY (Sec. 59.19, Block 1, Parcel 7.1)

Brief Description of Proposed Action:
A retail store is proposed on the 2.235-acre parcel along with an access to Hamburg Street, parking, landscaping, utilities, lighting, and stormwater management.

Name of Applicant or Sponsor:	Telephone: (518)-438-9900
Primax Properties, LLC c/o Bohler Engineering and Landscape Architecture NY, PLLC	E-Mail: cmlodzianowski@bohlereng.com

Address:
17 Computer Drive West

City/PO:	State:	Zip Code:
Albany	NY	12205

	NO	YES
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.	☑	☐
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: Town Planning Board, Building Department, NYSDOT, Town water & sewer	☐	☑

3. a. Total acreage of the site of the proposed action? 2.235 acres
   b. Total acreage to be physically disturbed? +/-1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.235 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): Cemetery
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
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

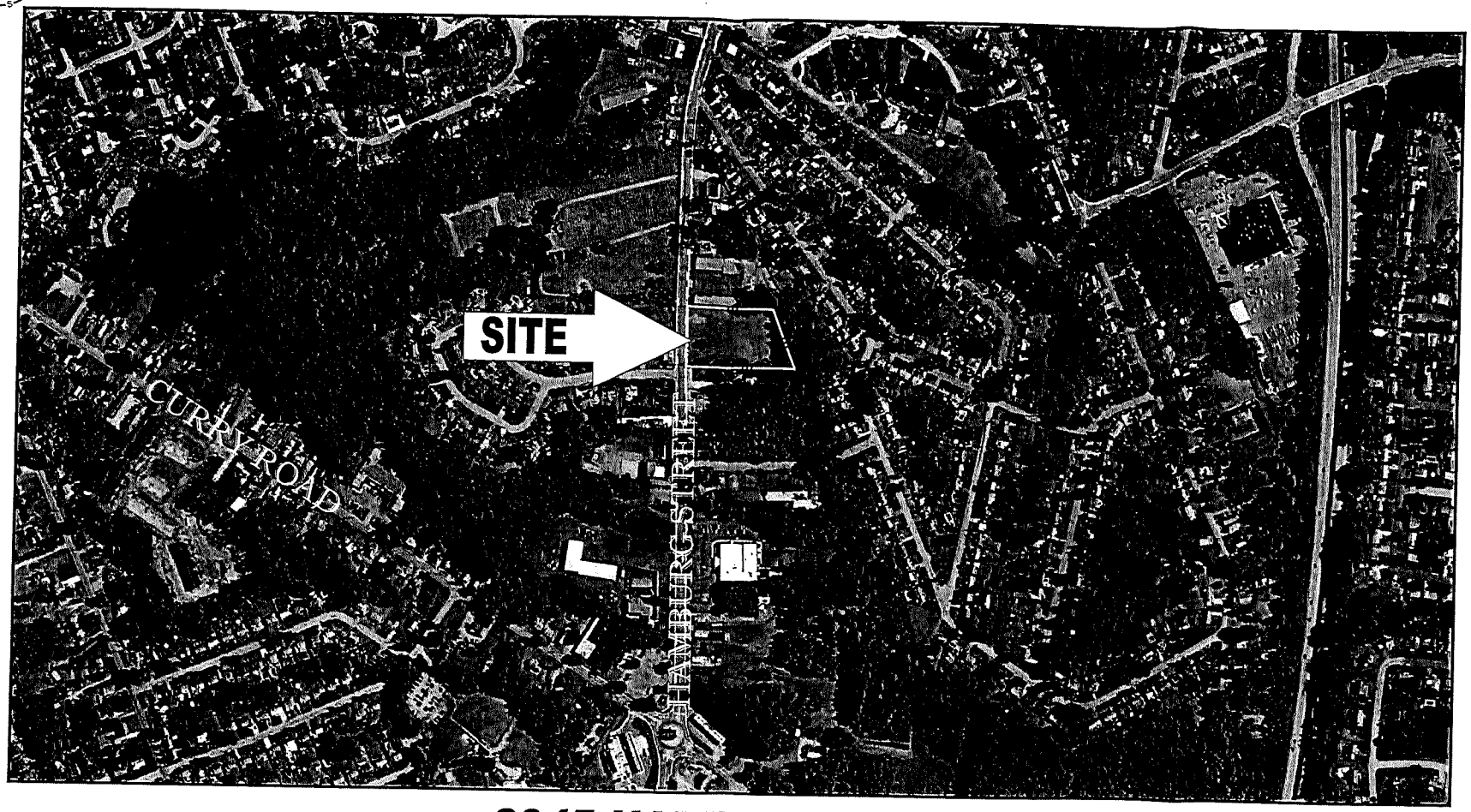
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If 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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Caryn Mlodzianowski Date: 02/08/2024

Signature: _____ Title: Project Manager

PRINT FORM



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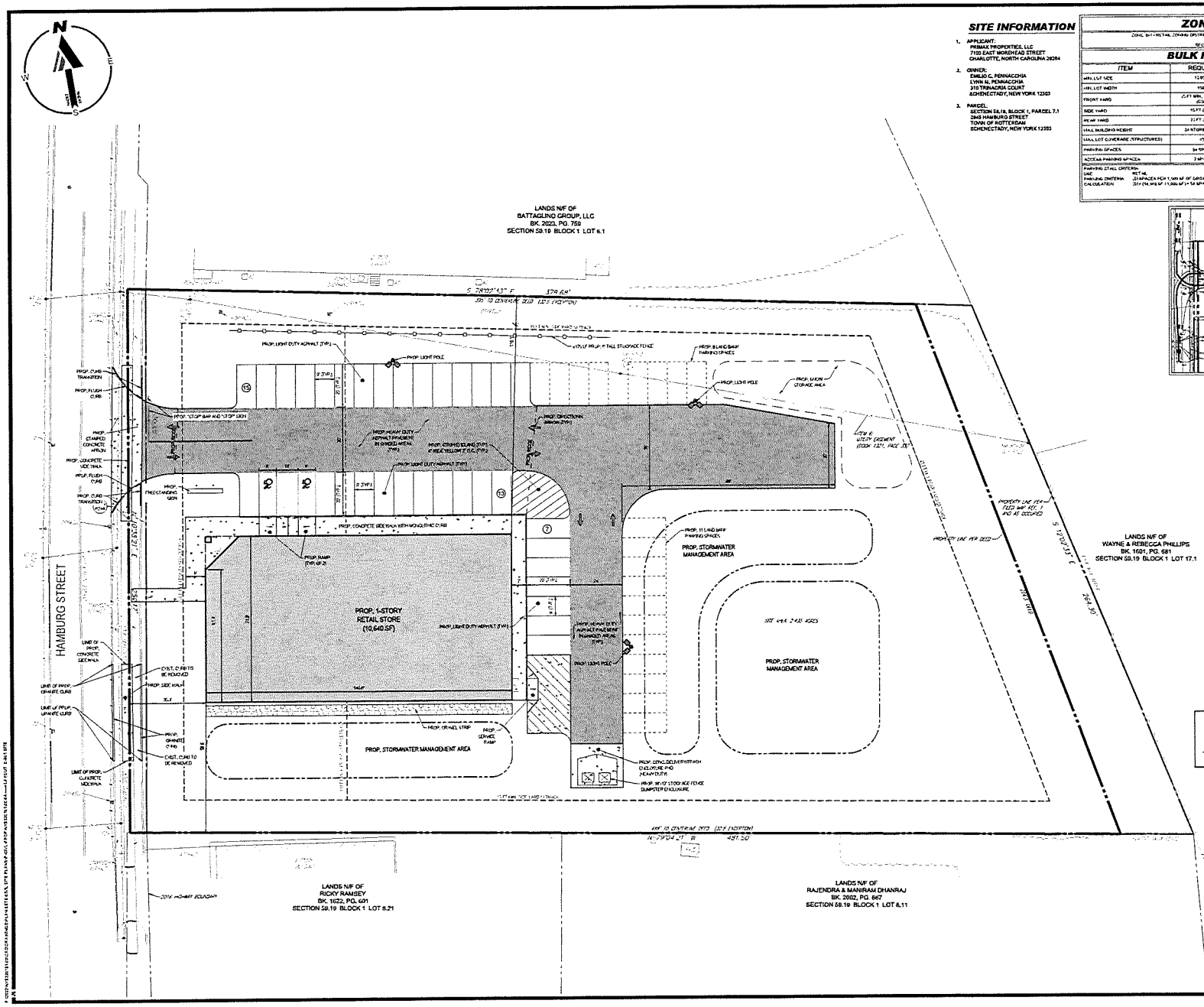
FEB 12 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

2945 HAMBURG STREET
TOWN OF ROTTERDAM
SCHENECTADY COUNTY, NEW YORK

PREPARED BY
BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.bohlerengineering.com



SITE INFORMATION

1. APPLICANT:
   PRIMAX PROPERTIES, LLC
   7100 EAST MORGHEAD STREET
   CHARLOTTE, NORTH CAROLINA 28284
2. OWNER:
   EMILIO C. PENNACCHIA
   LYNN M. PENNACCHIA
   310 TRINACRIA COURT
   SCHENECTADY, NEW YORK 12303
3. PARCEL:
   SECTION 59.19, BLOCK 1, PARCEL 7.1
   2945 HAMBURG STREET
   TOWN OF ROTTERDAM
   SCHENECTADY, NEW YORK 12303

ZONING TABLE

ZONE: B-1 - RETAIL ZONING DISTRICT, ZONE - CORRIDOR COMMERCIAL OVERLAY DISTRICT
USE: RETAIL
SEC 59.19 - BLK 1 - PARCEL 7.1

BULK REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,000 SF	43,534 SF (1.000 ACRES)	NO CHANGE
MIN. LOT WIDTH	100 FT	250.17 FT	NO CHANGE
FRONT YARD	0 FT MIN, 100 FT MAX (CORR)	N/A	81.3 FT
SIDE YARD	10 FT (CORR)	N/A	38.6 FT
REAR YARD	20 FT (CORR)	N/A	211.3 FT
MAX. BUILDING HEIGHT	3.5 STORIES / 40 FT	N/A	25 FT ±
MAX. LOT COVERAGE (STRUCTURES)	40 %	0 %	24.4 %
PARKING SPACES	54 SPACES	N/A	51 SPACES (NET) (+19 LAND BANKED SPACES)
ACCESS PARKING SPACES	2 SPACES	N/A	2 SPACES
PARKING STALL CRITERIA:			
USE:	RETAIL		N/A = NOT APPLICABLE
PARKING CRITERIA:	3.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA		N/S = NOT SPECIFIED
CALCULATION:	3.5 × (10,640 SF / 1,000 SF) = 54 SPACES		(V) = VARIANCE REQUESTED
			(NV) = VARIANCE REQUESTED
			(E) = EXIST. NON-CONFORMANCE

TRUCK TURN

SCALE: 1" = 10'
TRUCK: WB-67

SURVEY REFERENCE NOTE:

ALTA/NSPS LAND TITLE SURVEY OF THE LANDS OF EMILIO & LYNN PENNACCHIA, DATED NOVEMBER 11, 2022 AND REVISED FEBRUARY 28, 2024

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES

SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS

SCALE: 1" = 20'

CHAIRMAN, ROTTERDAM PLANNING COMMISSION — DATE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
RESEARCH & DEVELOPMENT
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	MODIFIED BY / APPROVED BY
1	01/12/2023	REVISED SITE PLAN	NCN / CVM
2	01/31/2024	PER DOT SUBMITTAL	JRA / CVM

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast, it's free, it's the law.

PRELIMINARY

PROJECT No.: NYB230161
DRAWN BY: NCN
CHECKED BY: CVM
DATE: 11/21/2023
CAD LD.: P:\CIV_PROJ\NYB230161_00-SA

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PRIMAX PROPERTIES, LLC

PROPOSED DEVELOPMENT

SEC 59.19 - BLK 1 - PARCEL 7.1
2945 HAMBURG STREET
TOWN OF ROTTERDAM
SCHENECTADY COUNTY
NEW YORK STATE

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 436-9900
Fax: (518) 436-0900
www.BohlerEngineering.com

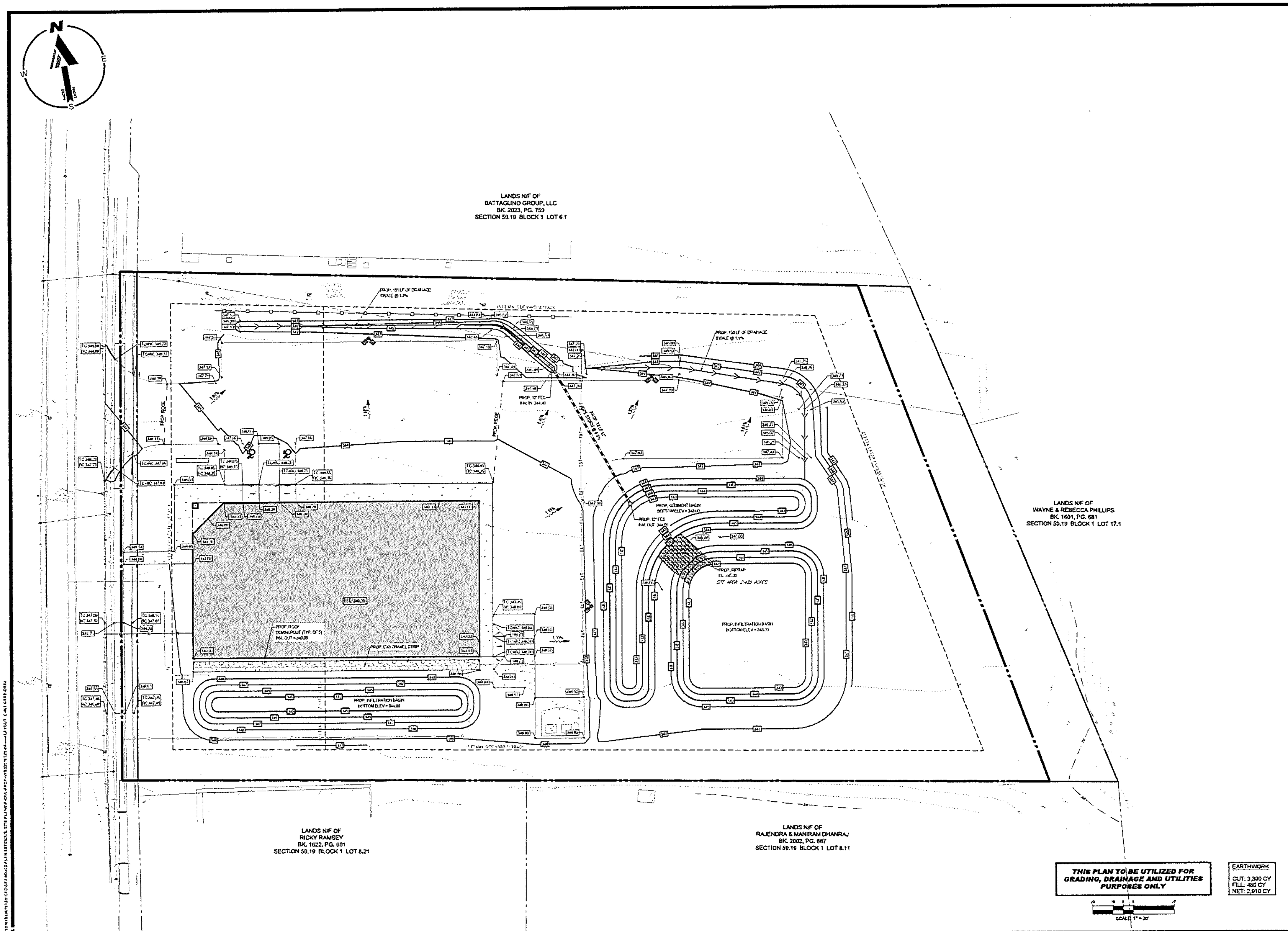
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 01/31/2024



BOHLER//

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	
1	01/12/2023	REVISED SITE PLAN	NCN / CVM
2	01/31/2024	PER DOT SUBMITTAL	JKG / CVM

Know what's below. Call before you dig.
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PRELIMINARY

PROJECT No.: NYB230161
DRAWN BY: NCN
CHECKED BY: CVM
DATE: 11/21/2023
CAD I.D.: P-CIVL-PROP-NYB230161.00-0A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PRIMAX PROPERTIES, LLC

PROPOSED DEVELOPMENT

SEC 59.19 - BLK 1 - PARCEL 7.1
2945 HAMBURG STREET
TOWN OF ROTTERDAM
SCHENECTADY COUNTY
NEW YORK STATE

BOHLER//

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

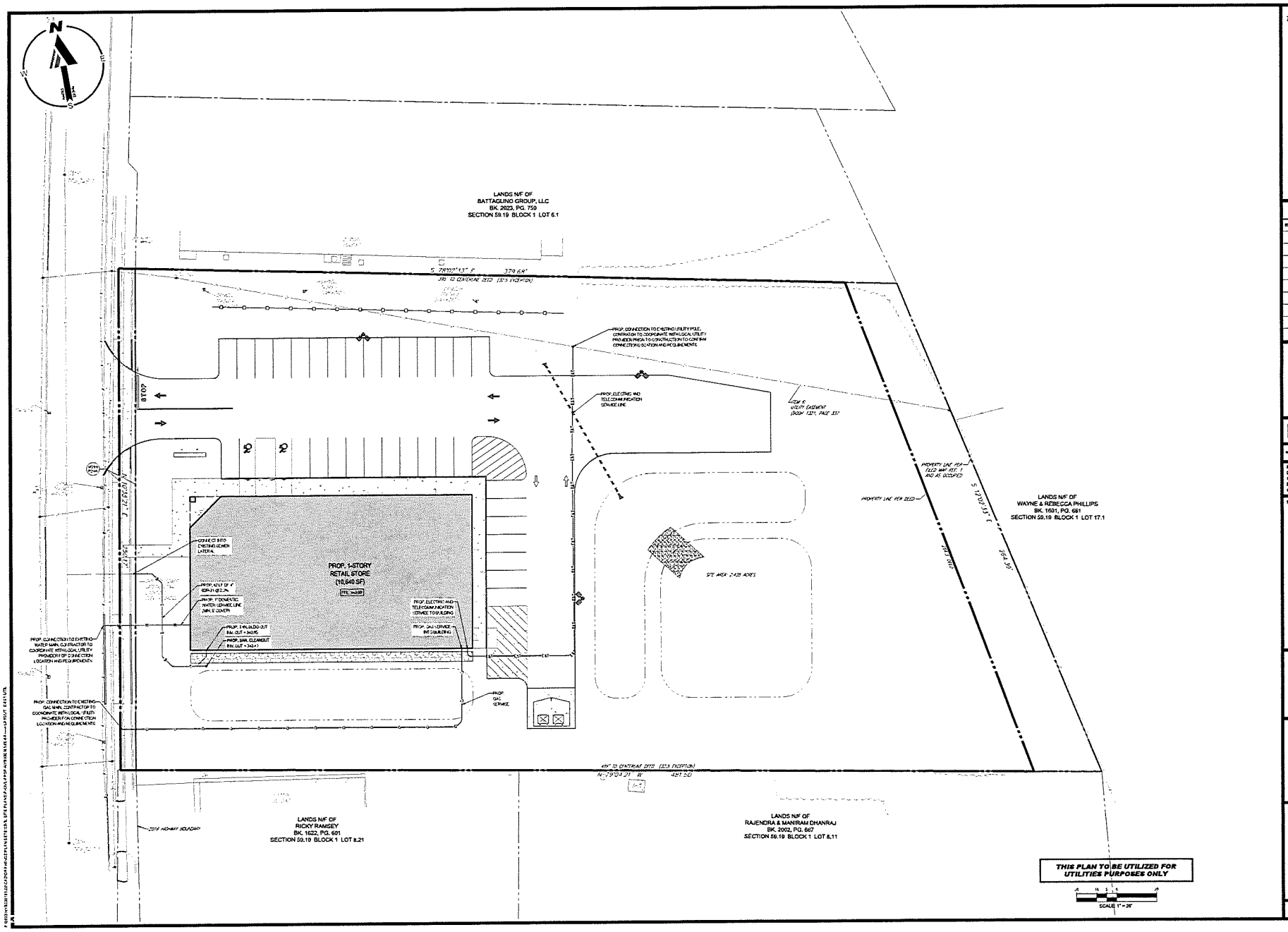
SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 2 - 01/31/2024



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
RESTORATION ECOLOGY
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF BOHLER. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	Revision Initiated By
1	01/12/2023	REVISED SITE PLAN	NCN
			CVM
2	01/31/2024	PER DOT SUBMITTAL	JRG
			CVM

811 Know what's below. Call before you dig.

ALWAYS CALL 811
It's fast, it's free, it's the law.

PRELIMINARY

This drawing is intended for interim review purposes only, and not approved as a construction document unless indicated otherwise.

PROJECT No.:	NYB230161
DRAWN BY:	NCN
CHECKED BY:	CVM
DATE:	11/21/2023
CAD LOC.:	P:\CIVIL\PROJ\NYB230161.00-SA

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PRIMAX PROPERTIES, LLC

PROPOSED DEVELOPMENT

SEC 59.19 - BLK 1 - PARCEL 7.1
2945 HAMBURG STREET
TOWN OF ROTTERDAM
SCHENECTADY COUNTY
NEW YORK STATE

BOHLER

17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 434-3900
Fax: (518) 434-5200
www.BohlerEngineering.com

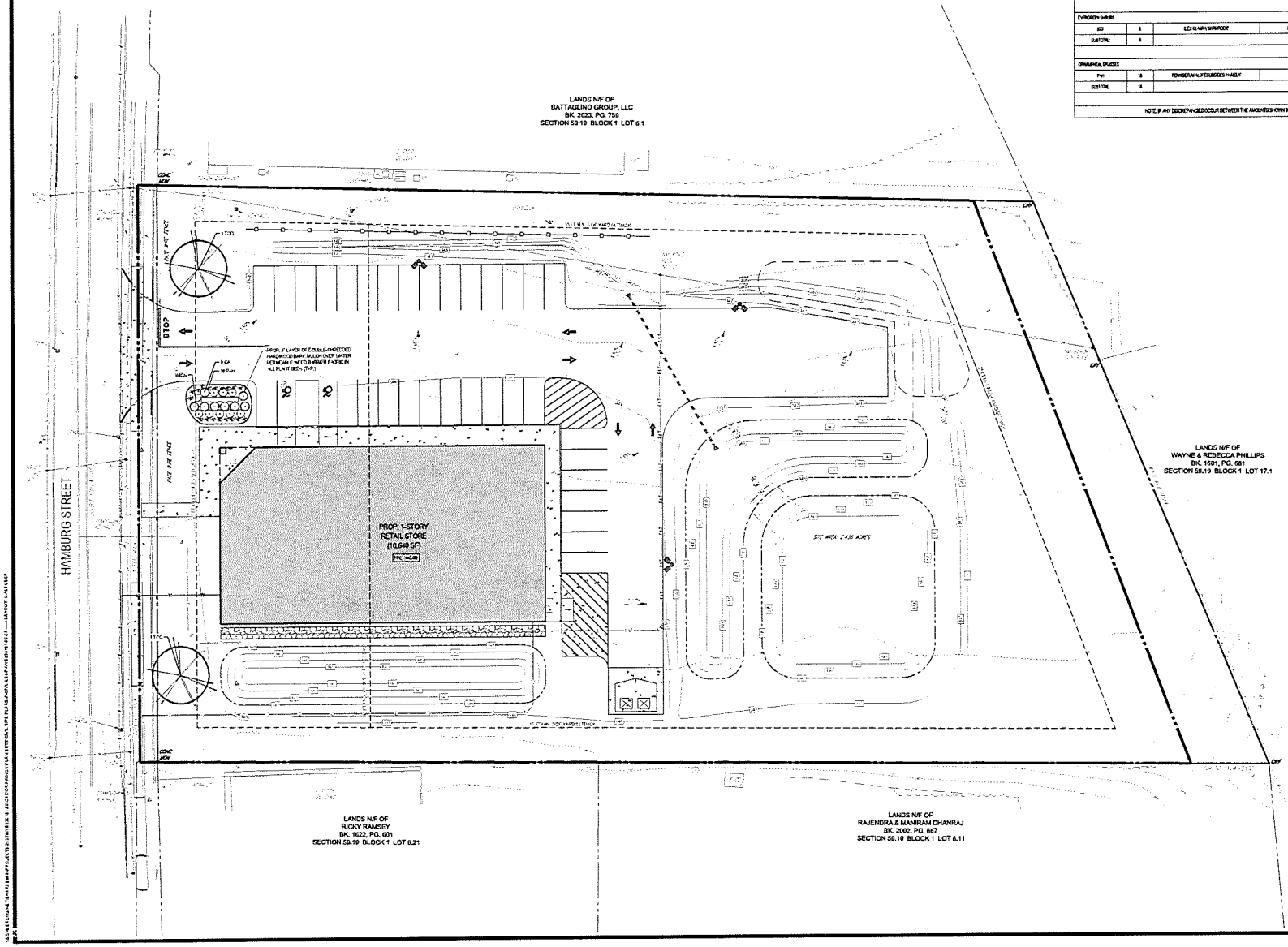
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 2 - 01/31/2024



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
TCO	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" DIA.	B&B
SUBTOTAL	2				
DECIDUOUS SHRUBS					
CA	9	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
SUBTOTAL	9				
EVERGREEN SHRUBS					
ILG	8	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	B&B
SUBTOTAL	8				
ORNAMENTAL GRASSES					
PAM	18	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL	18				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/12/2023	REVISED SITE PLAN	NCN / CVM
2	01/31/2024	PER DOT SUBMITTAL	JRE / CVM

ALWAYS CALL 811
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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB230161
DRAWN BY: NCN
CHECKED BY: CVM
DATE: 11/21/2023
CAD LO.: P-CIVIL-LSCP-NYB230161.99-SA

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PRIMAX PROPERTIES, LLC

PROPOSED DEVELOPMENT

SEC 59.19 - BLK 1 - PARCEL 7.1
2945 HAMBURG STREET
TOWN OF ROTTERDAM
SCHENECTADY COUNTY
NEW YORK STATE

BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-9900
www.BohlerEngineering.com

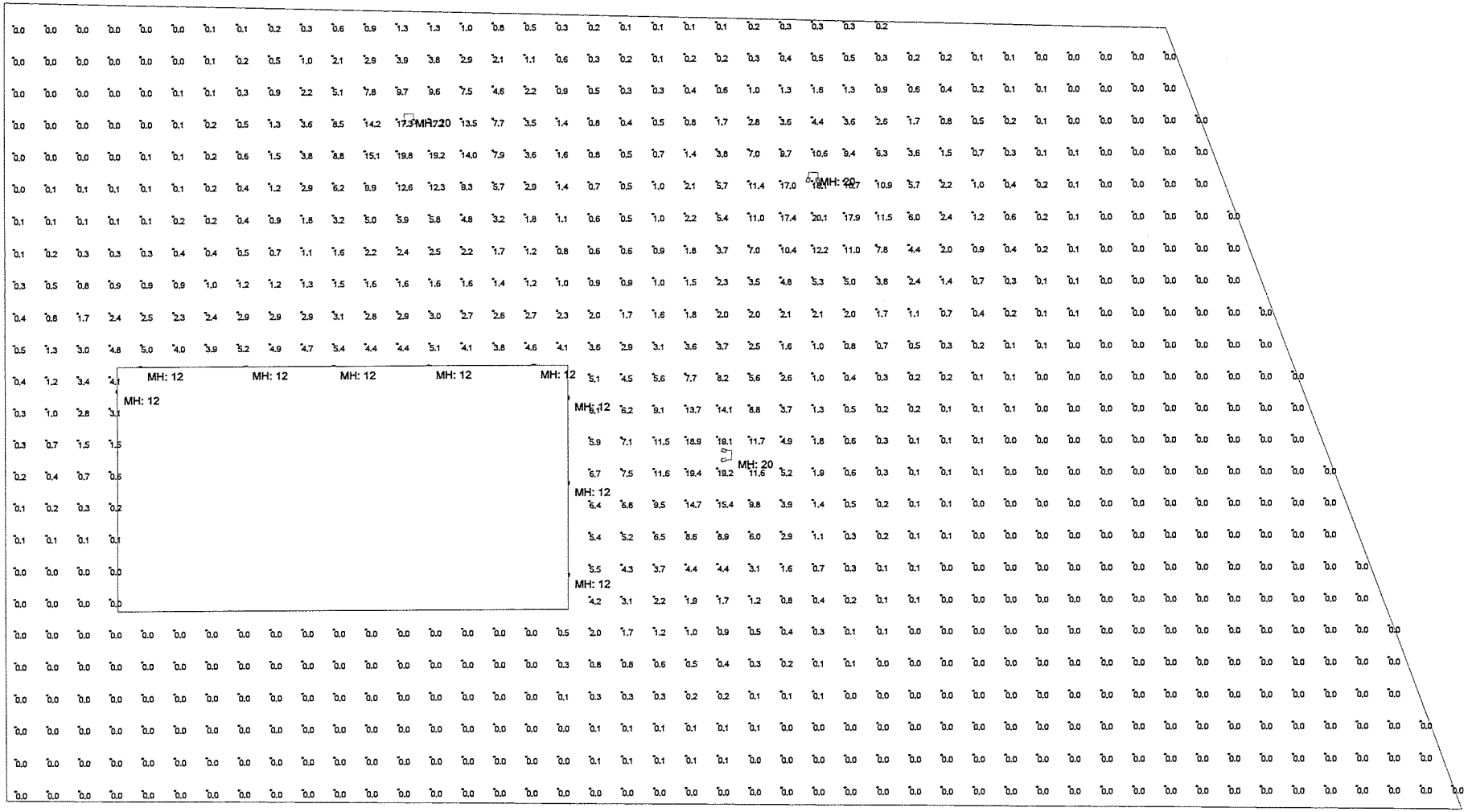
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 2 - 01/31/2024



Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

DG #30563 - Rotterdam NY (E).AGI
Date:2/2/2024
Project Name: 10640 SF E
Prepared For: Dollar General

Page 1 of 2 | Completed By: SH

500 Morris Oliver Way
Suite 200
Katy, TX 77494

TOLL FREE
866.972.9191
713.972.9191
713.972.9393 FAX

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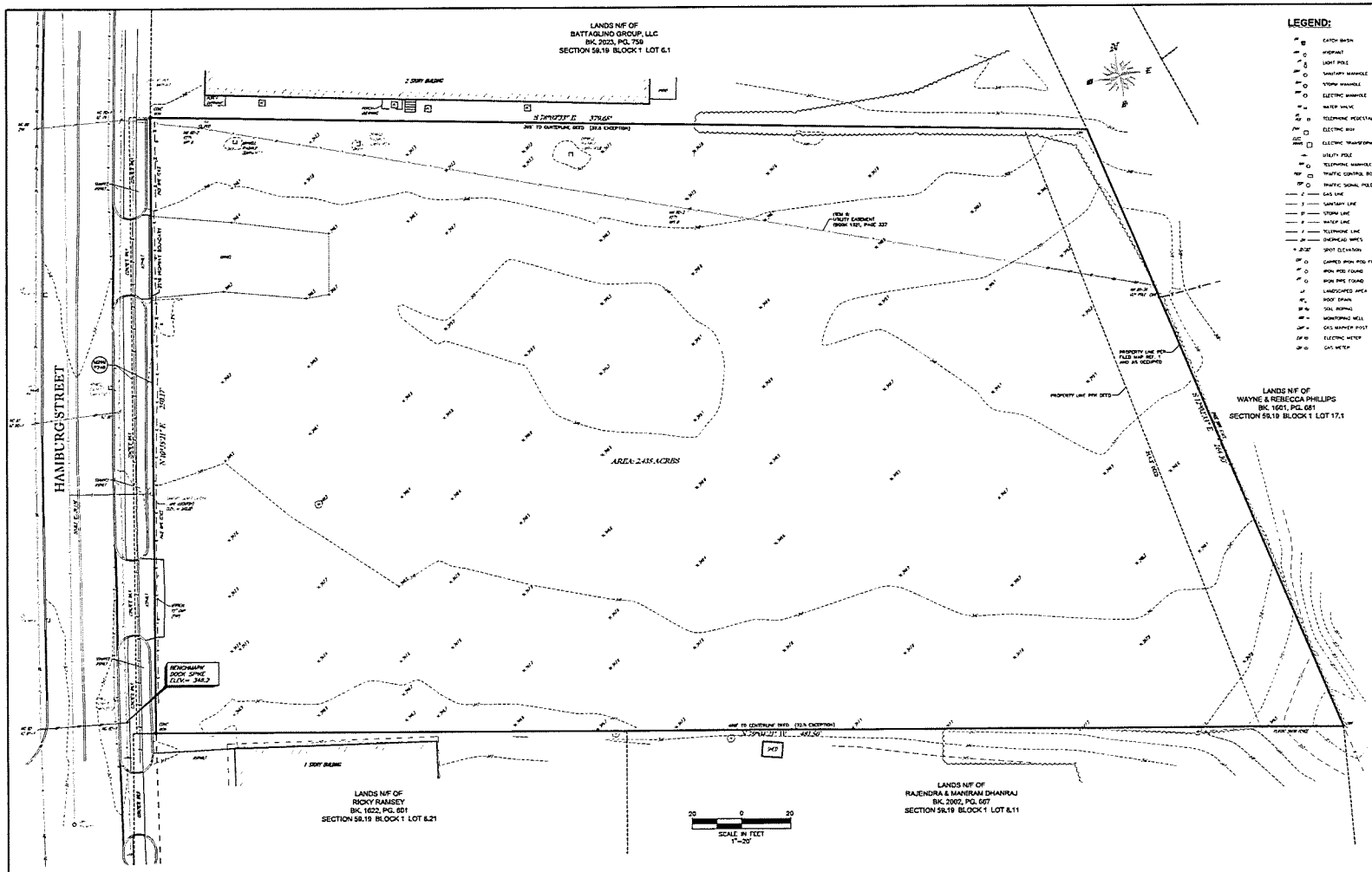
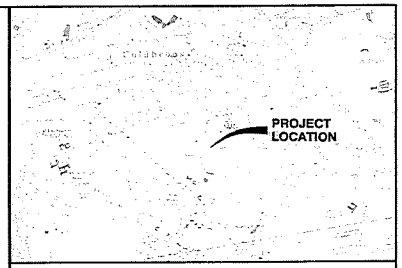


LEGEND:

- CATCH BASIN
- HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- UTILITY POLE
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- TELEPHONE LINE
- OVERHEAD WIRES
- SPOT ELEVATION
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- LANDSCAPED AREA
- ROOF DRAIN
- SOIL BORING
- MONITORING WELL
- GAS MARKER POST
- ELECTRIC METER
- GAS METER



SITE LOCATION PLAN: 1"=2000'

SUGGESTED DESCRIPTION:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF HAMBURG STREET, BEING THE DIVISION LINE OF THE LANDS OF BATTAGLINO GROUP, LLC (BOOK 2023, PAGE 759) ON THE NORTH AND THE LANDS NOW OR FORMERLY OF EMILIO C. AND LYNN M. PENNACCHIA (BOOK 1800, PAGE 437) ON THE SOUTH; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID DIVISION LINE, SOUTH 78°02'33" EAST, 379.68 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF WAYNE AND REBECCA PHILLIPS (BOOK 1601, PAGE 681), SOUTH 12°02'33" EAST, 264.30 FEET TO A POINT, THENCE ALONG THE LANDS NOW OR FORMERLY OF RAJENDRA AND MANIRAM DHANRAJ (BOOK 2002, PAGE 667) AND THE LANDS NOW OR FORMERLY OF RICK RAMSEY (BOOK 1622, PAGE 601), NORTH 79°04'29" WEST, 481.50 FEET TO A POINT, THENCE ALONG THE AFORESAID EASTERLY LINE OF HAMBURG STREET, NORTH 10°36'21" EAST, 250.17 FEET TO THE POINT OR PLACE OF BEGINNING

CONTAINING IN ALL 2.435 ACRES OF LAND BEING MORE OR LESS.

NOTES CORRESPONDING TO TITLE COMMITMENT:

BASED UPON REVIEW OF CHICAGO TITLE INSURANCE COMPANY, SUPP ORDER NO: C-80497, EFFECTIVE DATE SEPTEMBER 28, 2023, SCHEDULE B-SECTION 2 EXCEPTIONS:

ITEM NO 6: UTILITY EASEMENT – BOOK 1321, PAGE 337, AFFECTS THE PREMISES AND IS SHOWN HEREON.

FLOOD ZONE NOTE:

THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED MAP NUMBER 36093C0170D, PANEL 170 OF 257, OF THE TOWN OF ROTTERDAM (COMMUNITY NUMBER 360740), SCHENECTADY COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF JANUARY 2, 2014

CERTIFICATION:

THIS IS TO CERTIFY TO PIPMAN PROPERTIES AND CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS WAS COMPLETED IN NOVEMBER, 2023.

SIGNED: _____ DATE: NOVEMBER 28, 2023
N.Y.S. REGISTRATION NO: 049597

GENERAL NOTES:

HORIZONTAL DATUM IS NEW YORK STATE PLANE EAST ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

TAX PARCEL NUMBER:

TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK
SEC. 59.19 – BLK. 1 – PARCEL 7.1

MAP REFERENCES:

1. "BOUNDARY SURVEY OF LANDS OF EMILIO C. PENNACCHIA AND LYNN M. PENNACCHIA" PREPARED BY NORTHEAST LAND SURVEY, DATED MAY 31, 2010 AND FILED IN THE SCHENECTADY COUNTY CLERKS OFFICE AS MAP M-144.

2. "SCHENECTADY GUILDERLAND ROAD S.H. NO 5774" MAP NO. 259, PARCEL 248 SHEET 1 OF 2, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, ON FILE AT DISTRICT OFFICE NO. 1, ALBANY, N.Y.

DEED REFERENCES:

1. GILBERT E. LAWYER, JR. AND FRANCES N. LAWYER TO EMILIO C. AND LYNN M. PENNACCHIA, DATED APRIL 21, 2009 AND RECORDED IN THE SCHENECTADY COUNTY CLERKS OFFICE IN DEED BOOK 1800 AT PAGE 437.

2945 HAMBURG STREET

ALTA/NSPS LAND TITLE SURVEY OF THE LANDS OF EMILIO & LYNN PENNACCHIA

TOWN OF ROTTERDAM	SCHENECTADY COUNTY, N.Y.
SCALE: 1"=20'	NOVEMBER 11, 2023
DRAWN BY: KGW	PROJECT NO: 23-3382

REVISED

11-13-23

Ausfeld & Waldruff Land Surveyors LLP
323 CLINTON STREET, SCHENECTADY NY
Phone: (518) 346-1594 Fax: 518-770-1655

VINCENT P. AUSFELD P.L.S.
LICENSED PROFESSIONAL SURVEYOR
www.awlsllp.com

Drawing Name: Z:\PROJECTS\2023\23-3382\dwg\23-3382-PM.dwg
Staff: Attached
Date Printed: Nov 28, 2023, 12:22pm

Peter Comenzo

From: Danielle Ciampino <dsalvatore@nycap.rr.com>
Sent: Wednesday, February 14, 2024 8:55 PM
To: Peter Comenzo; Kimberly Ricker Scannell
Subject: RE: The Dollar General

To follow up from my last email, I just wanted to add a few of the many articles I found about the Dollar General. Maybe they can be perused before the next meeting. In particular, I would like to draw your attention to "17 Reasons: How Dollar Store Chains Hurt Communities." Many of those 17 reasons are ones that I brought up in my previous email, property value, crime, traffic, hurting small and local businesses. Stewart's is local to New York, a great place to work, and are very generous in our community, the same goes for Golub and Gabriel's. The Garden shop and yarn barn, both sell products that can be purchased at a cheaper price at Dollar General.

I also wanted to provide you with a little background about the residents of Fasula Blvd. Former Councilman Signore's daughter lives on Fasula and is an EMT for Rotterdam EMS. Fasula was also where many members of former Supervisor Tommasone's family called home. Keith Collins and CJ Heinbach are both Carman Fire Department Commissioners. Keith is a retired Rotterdam Police Sergeant and CJ also sits on the Rotterdam emergency medical board and his wife is an officer for the Mohonasen PTO. Austin McCrum is a Police Officer. I sit on the Mohonasen School Board and volunteer for numerous other school and town organizations. My husband and at least another half dozen other fathers volunteer their time to coach Rotterdam sports. We have multiple people who live on the street who also own or rent other properties in Rotterdam that they run their small businesses out of. I could continue, but the point is, that even though we are only a community of 30 houses, I challenge you to find a street in Rotterdam that has a higher percentage of residents who are directly giving back to our town in so many different ways.

Frank Marco, a small Hamburg street business owner and the brother of our very own town clerk, signed the petition that you will soon see. Sandy Rudesheim, our Hamburg Street neighbor, who's family owned all the land our houses were built on, signed the petition.

After you read through these articles, I think it will be very clear that a Dollar General is absolutely not part of the Town's Comprehensive Plan. Dollar General Targets rural or low income communities. We are not rural, which means we are thought of by Dollar General as low income, or having the ability to attract that demographic from surrounding areas. I don't want that stigma for this side of Rotterdam. I don't want the value of my house to go down (which you will read that surrounding neighborhoods statistically see a tremendous decrease in value). I don't want my kids just steps away from a business that has the potential for high crime rate. After foiling Rotterdam crimes over the last five years, there was a laundry list of larceny and suspicious activity around the Walmart/Hannaford Plaza/Dollar Tree area. The median lane on Hamburg Street stops at Howell Street and Hamburg remains two single lanes for the rest of the way to the circle. Look at the statistical impact Dollar Generals have on Traffic (often delevop land bordering on low-density residential neighborhoods, whose roads are rarely designed to accommodate the traffic volume a chain dollar store generates). Research their past issues with stormwater runnoff, their OSHA violations, all the decisions to allow a Dollar General into a community that have been reversed, or denied from the beginning.

You can absolutely say "NO" to this and have hard facts and evidence to back up your decision!

Thanks again for your time,

Danielle Ciampino

https://www.nytimes.com/2023/03/28/business/dollar-general-osha-fines.html

https://ilsr.org/17-problems/

https://www.cnn.com/2020/06/26/business/dollar-general-robberies/index.html

https://capitalbnews.org/dollar-stores-legal-battle/

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Peter Comenzo <pcomenzo@rotterdamny.org>
Date: 2/6/24 9:10 AM (GMT-05:00)
To: Danielle Ciampino <dsalvatore@nycap.rr.com>, Kimberly Ricker Scannell <krscannell@rotterdamny.org>
Subject: RE: The Dollar General

Danielle:

Thank you for your comments. I will add them to the record.

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: Danielle Ciampino <dsalvatore@nycap.rr.com>
Sent: Tuesday, February 6, 2024 7:30 AM
To: Kimberly Ricker Scannell <krscannell@rotterdamny.org>; Peter Comenzo <pcomenzo@rotterdamny.org>
Subject: The Dollar General

Good morning,

I wanted to formally send my thoughts on the Dollar General being put on Hamburg Street. There will be more to come, but for now I just wanted this email on record.

I will be presenting the Planning Commission with a Petition signed by all of Fasula blvd. as well as many of the small businesses on Hamburg. The site plan provided, in the prior Planning Commission's meeting minutes, does not indicate that the retail space is slated to be a Dollar General. To me, it looks like you are trying to hide that from town residents. I want to know what legal reasons can be used to justify the denial of this plan? According to the Comprehensive Plan for the Hamburg Street area, a new development should compliment the community's character (surrounding neighborhoods) and ensure it's future growth. Not only are the residents of Fasula and other surrounding neighborhoods directly affected by the Dollar General, but so are many of the small businesses on Hamburg Street, who may very likely find themselves out of business because of the Dollar General. This definitely does NOT compliment our community. Our neighborhood is already surrounded by the Quality Inn, Super 8, CDTA bus stop, and St. Peter's Addiction Recovery Center. Adding a Dollar General would just allow yet another hang out for those individuals at the four previously mentioned places. Bradt school is right there, those are our 5 to 8 years old, not to mention all the other kids around, this is both dangerous and extremely irresponsible. Our children's safety should be everyone's number one concern.

With that said, again I ask, what is a lawful reason to deny this? Has there been an economic impact study done? Has there been a traffic impact study done? If so, have they been conducted by a neutral third party? If not, there needs to be. What does the Dollar General do for our resale value, what does it do to small businesses? The Comprehensive Plan addresses left hand turns, street congestion, safety challenges for both pedestrians and for drivers. The Dollar General doesn't seem to fit the Comprehensive Plan and adds additional strain to all of that.

I understand the need for tax revenue, but that lot has been vacant for 30 plus years, what's a few more to try and find a perfect retailer for that spot. From the plan, it looks like the side of the building will be facing Hamburg Street, I assume that lot will be lit up in some way 24/7. What would be placed infront to ensure neighbors aren't bothered by that light? Who will maintain the grounds around the Dollar General to ensure it doesn't look like a pile of trash like the dollar tree on Altamont, and maintain quality standards like our small business owners do? Will a traffic light be added, it is already difficult to turn left during certain times of the day and that is the narrowest part of the street? The plan only shows one way in and the same way out, that can't be good for traffic. Will there be a high fence going around the entire property to prevent people on foot from using the back part of the lot as a thoroughfare? There are so many reasons to turn this down and only one to approve it (tax revenue). Tax money, especially from a big box store, shouldn't take precedence over the community that already lives and/or provides businesses on Hamburg, especially if those small businesses end

up going under, and especially since this is a safety concern. I'm quite certain all that I outlined is more than enough to legally deny this. It was very thoughtless of the landowners to sell this lot without taking into consideration what would be done to it, especially with them being from Rotterdam themselves, don't make that same mistake.

Thank you for your time,

Danielle Ciampino

Sent from my Verizon, Samsung Galaxy smartphone

2. **Primax Properties, LLC (Contract Vendee) – 2945 Hamburg Street. Sketch Site Plan review to construct a ±10,640 square foot retail store on a ±2.24-acre parcel. Engineer: Bohler Engineering.**

Ms. Scannell: We have Caryn Mlodzianowski. Am I saying that properly?

Ms. Mlodzianowski: Perfect.

Ms. Scannell: From Bohler Engineering to present. Welcome.

Ms. Mlodzianowski: Thank you. Good evening, Caryn Mlodzianowski, Bohler Engineering on behalf of Primax Properties, LLC here this evening to introduce the proposed retail store at 2945 Hamburg Street here in the Town.

The property is currently vacant and it is outlined on the map as you can see here across from St. Adalbert Cemetery. We do have some existing commercial buildings on either side of the property. As mentioned, it is about 2.2 acres in size and we are proposing a 10,640 square foot retail store.

The property is within the B-1 zoning district with the option to apply the core overlay as well. We did share an initial site plan with Peter, thank you for meeting with us to take a look at that. We did have some parking and asphalt between the building and the road at that time. So, we did go back to the drawing board and took a look at the core standards as well which seems to be the direction that the Town is heading between the overlay and the Comprehensive Plan and the intent a mix of both walkable, pedestrian friendly site as well as vehicle accommodations. So, in taking a look at that, we brought the building closer to the road so it's between the outlined front setback of 25 minimum to a 100-foot maximum. So, we are at about 45' setback in the front with greenspace in-between the building and sidewalk.

If you are familiar with the site, today, it does have two (2) curb cuts. We looked at keeping both of those. Who doesn't want multiple driveways but it didn't really prove to be beneficial. The store can function with one so we are proposing to close the southernmost curb cut which is approximately in this area that is here. We will be keeping the northern most curb cut and that street frontage has been improved recently so it does have the sidewalk and pavers which is nice. We will have a sidewalk connection but we are just at sketch level here. So, looking for a "Inaudible" general site plan layout. As you can see it's a pretty small development for this lot. Lots of greenspace can be retained. I did want to note that per code, we would be required for this building to have about 54 parking spaces. We only need 33, which is what we are showing. It would be our intent to request a waiver for the parking to have less asphalt and more green space as far as that is concerned.

It looks like we have all the utilities here, water, sewer, so we are excited to present this project at sketch plan level tonight.

Ms. Scannell: I'm not sure if you were here for our workshop portion and what, if anything, you may have heard us talking about. Thank you for referencing our Comprehensive Plan. It is something that we are looking towards for guidance. I understand that this is just a sketch plan and hopefully you will be open to hearing the feedback of what esthetically we were be interested in seeing in that corridor. It would be one of the newer buildings and it's an opportunity for Dollar General to shine and in a really positive way. There is a lot of residential neighborhoods surrounding the property, but like you said, there is also a lot of businesses. So, Peter and I have been looking online and I can't believe how many different Dollar General's there are style wise. Really, really impressive and hopefully you guys are willing to work with us on that. Is that something that you would entertain?

Ms. Mlodzianowski: Yes, first we want to make sure the layout is accepted. This would be a corner entry if you are familiar with Rotterdam Junction and that building and it would be similar to that with the corner entry. If you're not, I did bring a picture of the built store as far as that goes with architecture as well.

Ms. Scannell: That corridor is completely different than this corridor. Are you suggesting that it would be a similar building?

Ms. Mlodzianowski: We haven't proposed or submitted architecture.

Ms. Scannell: Gotcha.

Ms. Mlodzianowski: I know that is in the town and we did that recently.

Ms. Heinel: She meant the corner entrance is proposed to be the same.

Ms. Mlodzianowski: The corner entrance is not typical so it would be similar in that regard. This building is slightly bigger but we did make enhancements on that building and that is why I referenced it.

Ms. Scannell: And have you had an opportunity to see the comments from DPW?

Ms. Mlodzianowski: Yes.

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

Mr. Miglucci: It's just the initial plan. I mean as long as there is enough parking and everything seems like it falls in line. Like I said, the façade of the building will probably make a bigger impact for that area. It's empty space and it's across from the cemetery and there is nothing going on there. You are bringing another business into Rotterdam is okay with me.

Ms. Scannell: Mr. Signore?

Mr. Signore: I'm fine with it as long as they change façade so that it is somewhat with the character of the area there.

Ms. Mlodzianowski: When you say change it, we haven't submitted anything yet. Change it from…

Mr. Signore: I mean in your thoughts that is all that I'm thinking. I just don't want to see a big square building painted bright yellow. Something that kinds of goes a little more with the character of the neighborhood here.

Ms. Mlodzianowski: Okay.

Mr. Signore: I understand that you can't get the façade out until you have the plan but I just want you to maybe…

Ms. Mlodzianowski: We appreciate that, thank you.

Ms. Scannell: Thank you. Mrs. Flansburg?

Mrs. Flansburg: Yes, I think it would be an amazing addition to the Hamburg Street corridor we have and it can only continue to improve. Like the Chairperson said, it's the first potential new business not just a retro fit of another business. It's an opportunity for something unique but exciting for both sides. Site plan wise, I looked into a few other places to see the parking. The one out in Schoharie is one that I happen to be familiar with so I just goggle earth real quick and they had 29 so, 33 seems good. There is one in Adirondacks doesn't seem to have 54. I didn't know if we would be able to waive or I know that some businesses in the past have banked parking in case that it is ever needed and it looks like there is plenty of room to add it, should you need it, if that becomes a good problem to have where your parking lot is so full. At least it is something "Inaudible."

As a first glance for a sketch plan, I think, the very basics of it obviously going to the one entrance/exit is probably more reasonable than what is there now. I think the project would be coming in after all of the corridor improvements have been made on Hamburg Street, which is a benefit to the business before it is even started. I am in favor of the project and we will just work on some of the technical stuff as we go along with lighting and nearby neighbors and things like that.

Thank you.

Ms. Scannell: Mr. Collins?

Mr. Collins: I think it's a great project. So, you are going to use that back strip as probably snow storage, is that what your intent is for that?

Ms. Mlodzianowski: Yes.

Mr. Collins: I got one other question and maybe you can answer and maybe not. These drywells are they going to be deadheads for stormwater.

Ms. Mlodzianowski: Those are existing. They are right here on the map.

Mr. Collins: And there is a couple up front, right?

Ms. Mlodzianowski: Yes. We anticipate good soils here and we move forward with Geotech investigations. I mean, even in the right-of-way, there are drywells that are there.

Mr. Collins: I don't know why they are there.

Ms. Mlodzianowski: Well…

Mr. Collins: I was just curious if you were going to use them like stormwater deadhead or so forth if there is water runoff.

Ms. Mlodzianowski: That's right, it is for stormwater. What I gather from walking the site is these drywells that are existing here, the adjacent business actually has "Inaudible" downspouts and it appears that they drain into those on the property. We will just avoid them and let them be.

Mr. Comenzo: I suspect they were probably part of the Rolling Greens when the building was there, which was twenty something years ago.

Mr. Collins: The only suggestion that I had but if you plan on doing and I don't know if the one in the junction came back and decided to sell propane.

Mr. Miglucci: The one in the junction sells propane.

Mr. Collins: If you put bollards around that if you do but we will get into that later. I think it's a great plan and I'm looking forward to it. That is all that I have.

Ms. Scannell: Mr. Calder?

Mr. Calder: I would agree with Mr. Collins and it's a good plan and it will be well utilized over there. That property has been empty for probably 20 years or better. It is good to add something to the tax base in that area. I'm for this project. Thank you.

Ms. Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: I think it's a great project for the area. That's a huge lot and that is going to fill in most of it. This is what we have been planning for when we put the sewers in to draw business in so this is nice to see that this is what has come out of it. I think this would be a real good project there. Thank you.

Ms. Scannell: I agree with everyone on the Planning Commission and I especially love how much green space that you are leaving. Aesthetically it's a really nice addition to that corridor. I took a drive down the street at the far end of the parcel and people thought I was a stalker or something but just to kind of see what they would be seeing and there seems to be a row of trees that you are planning on leaving that there at the end as a buffer.

Ms. Mlodzianowski: Yes.

Ms. Scannell: I think it's great. I'm just curious and I don't even know if you would know this but is this Dollar General going to be one that sells produce at it because I know some of them are starting to?

Ms. Mlodzianowski: Not that I'm aware of but I can ask.

Ms. Scannell: I was just curious.

At this time, I would like to entertain a motion that the Rotterdam Planning Commission declare lead agency for this project.

Mrs. Flansburg: I'll make that motion.

Mr. Signore: I second the motion.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried. I will also entertain a motion to authorize myself, the chairman, to enter into an agreement to hire a Town Designated Engineer to assist in the review of this property.

Mr. Collins: I'll make that motion.

Mr. Signore: I'll second.

Ms. Scannell: Please call the roll.

Ms. Carter: Mr. Collins?

Mr. Collins: Yes.

Ms. Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Carter: Mr. Calder?

Mr. Calder: Yes.

Ms. Carter: Mr. Signore?

Mr. Signore: Yes.

Ms. Carter: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Carter: Ms. Scannell?

Ms. Scannell: Yes.

Motion carried.

Ms. Mlodzianowski: Site layout is okay.

Ms. Scannell: Yes, and it looks great and we really look forward to working with you and Peter has some great ideas, we all have some great ideas so, we look forward to talking with you moving forward to how we can really achieve the best for everybody.

Ms. Mlodzianowski: I'm looking forward to it as well. Thank you.

Mr. Comenzo: Were you okay with the DPW comments? This is still a sketch but there were some thoughts about landscaping and putting a pedestrian crossing in where already closing off that curb cut to get across the street. In the vicinity there to put some type of midblock crossing.

Ms. Mlodzianowski: Okay, I will have to look at that.

Ms. Heinel: Obviously, it's a State street so that would be subject to any DOT approvals or concerns that they would have related to it.

Ms. Mlodzianowski: We can consider all these.

Mr. Comenzo: Great.

DPW Comments
February 20, 2024

4. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.** Conceptual Review for a 102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station at 900 Duanesburg Road and a 2,000 square foot retail building with associated drive thru. Engineer: ABD Engineers LLC.

    1. Applicant to provide an update to the Planning Commission since project concept was last presented on September 5, 2023.

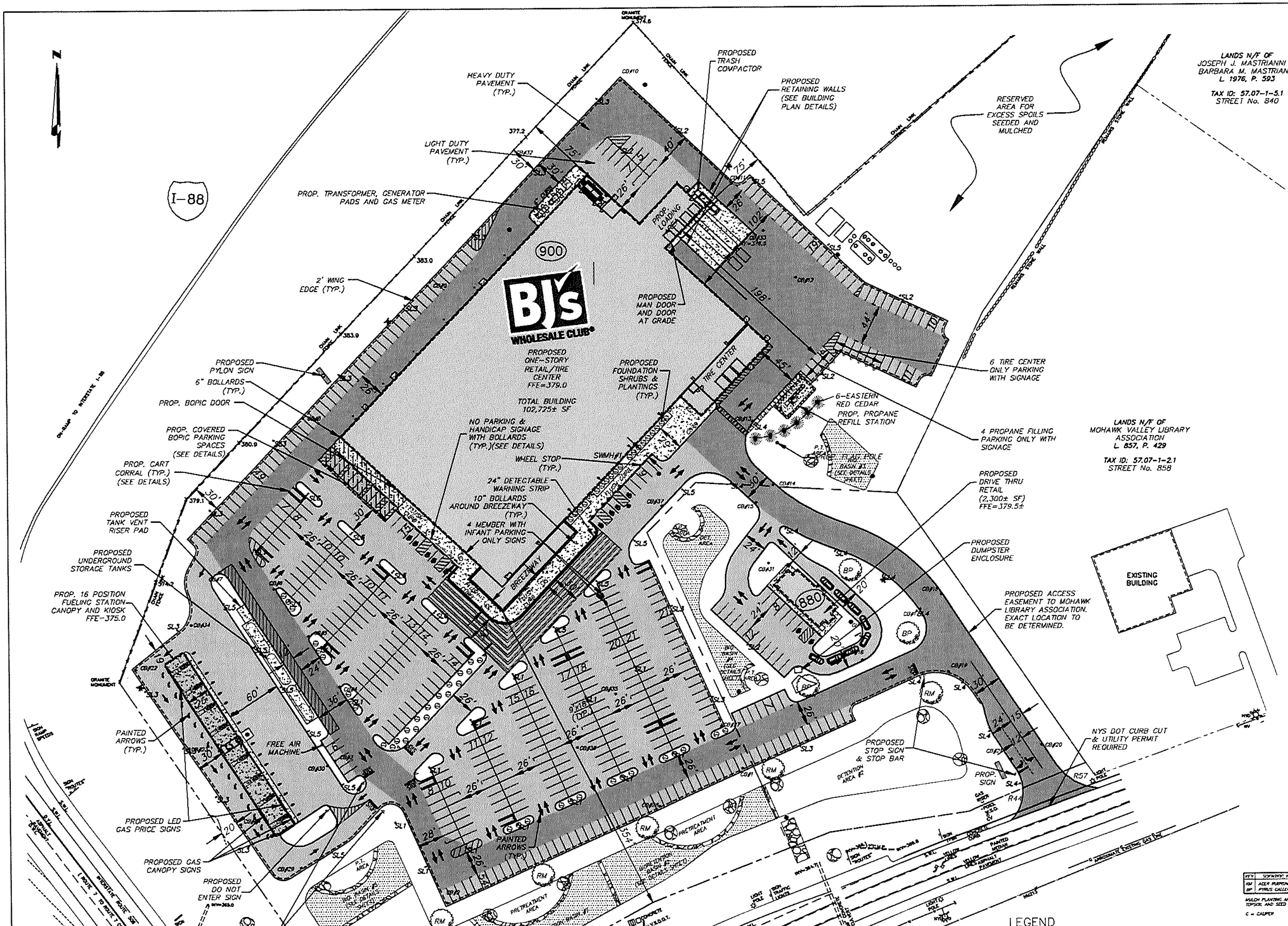
DPW Comments September 5, 2023

1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.
2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.
3. A Town Designated Engineer (TDE) will be necessary to assist in SEQR review. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to begin the process.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board declared lead agency on September 27, 2023.

<u>Involved/Interested Agencies</u>

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
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District



NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP. FROM MAP REFERENCES AND 2023 SURVEY.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.
3. SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/ WALKWAYS WITHIN 48 HOURS.
4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
5. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
6. SITE IS TO BE ZONED B2, GENERAL BUSINESS DISTRICT. (SUP REQUIRED)
7. SIGN PERMITS SHALL BE OBTAINED FOR THE PROPOSED PROJECT IDENTIFICATION SIGNAGE INCLUDING ANY PROPOSED PYLON, MONUMENT AND/OR BUILDING MOUNTED SIGNAGE.
8. TRASH PICK UP TO BE AFTER 7:00 AM AND NO LATER THAN 10:00 PM.
9. WATER METER WITH OUTSIDE READER TO BE INSTALLED IN ACCESSIBLE LOCATION ACCEPTABLE TO THE TOWN OF ROTTERDAM.
10. LOT LINE ADJUSTMENT MUST OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. LANDSCAPED AREAS LOCATED AROUND THE BUILDING SHALL CONTAIN AN IRRIGATION SYSTEM WHICH IS MAINTAINED AND OPERATIONAL.
12. ALL DEAD/DYING LANDSCAPING MATERIALS SHALL BE REPLACED IN KIND AND MAINTAINED IN PERPETUITY.
13. EXISTING WATER UTILITIES SHALL BE TERMINATED AT THE MAIN AND VERIFIED BY THE TOWN DPW PRIOR TO CERTIFICATE OF OCCUPANCY.
14. OWNER/APPLICANT SHALL INSTALL KNOX BOX FOR EMERGENCY PERSONNEL. CHECK WITH FIRE DISTRICT #6 FOR SPECIFICATIONS.
15. NO STOCKPILING OR BURYING OF CONSTRUCTION DEBRIS, SLASH, STUMPS, OR CONSTRUCTION MATERIAL IS PERMITTED.

MAP REFERENCE:

MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY LANDS TO BE CONVEYED TO GOODARD DEVELOPMENT PARTNERS V, LLC STREET NO.'S 880 AND 900 DUANESBURG ROAD" PREPARED BY ABD ENGINEERS & SURVEYORS, LLC, DATED JANUARY 18, 2024, LAST REVISED JANUARY 26, 2024.

EXISTING: TOWN OF ROTTERDAM	
ZONING	A-1 AGRICULTURAL
SETBACKS:	
FRONT:	25'
SIDE:	15'
REAR:	25'
MINIMUM LOT AREA:	1 ACRE
MAXIMUM LOT COVERAGE:	30%

PROPOSED: TOWN OF ROTTERDAM		PROVIDED:
ZONING:	B-2 GENERAL BUSINESS DISTRICT	
SETBACKS:		
FRONT:	30'	354'
SIDE:	10'	75'
REAR:	25'	75'
MINIMUM LOT AREA:	15,000 SF	17.3 ACRES
MINIMUM LOT WIDTH:	100'	708'
MAXIMUM LOT COVERAGE:	60% (PRINCIPAL/ACCESSORY)	14.1%

PARKING REQUIREMENTS	PROVIDED
TOWN OF ROTTERDAM RETAIL 5 SPACES PER 1,000 SF OF GROSS FLOOR AREA (102,725 / 1,000) * 5 = 514 SPACES	4.5 SPACES PER 1,000 SF (463± PER BJ'S REQUEST)* 467 SPACES PROVIDED
(2,300 / 1,000) * 5 = 12 SPACES	20 SPACES PROVIDED
TOTAL REQUIRED SPACES = 526 SPACES	587 TOTAL SPACES PROVIDED

*PLANNING COMMISSION WAIVER REQUESTED

COVERAGE STATISTICS	PROPOSED	
BUILDINGS:	105,025 SF	14.1%
PAVEMENT:	303,400 SF	40.8%
GREEN SPACE:	334,420 SF	45.1%
TOTAL	742,845 SF (17.05 ACRES)	100%

PROPOSED HEAVY DUTY PAVEMENT

PROPOSED LIGHT DUTY PAVEMENT

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT	SIZE	COMMENTS
RM	ACER RUBRUM	RED MAPLE	3	2" TO 2.5" C	B & B
BP	PYRUS CALLERYANA	BRADFORD PEAR	3	2" TO 2.5" C	B & B

MULCH PLANTING AND FLOWER BEDS AS NOTED TOPSOIL AND SEED ALL DISTURBED AREAS

MULCHED AREA W/ PERENNIALS

C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED

LEGEND

NORMAL TEXT	EXISTING ITEMS	CB	CATCH BASIN
SLANTED TEXT	PROPOSED ITEMS	MH	MANHOLE
—G—	GAS LINE	NM	NIMO ID #
	CHAIN LINK FENCE	RD	ROOF DRAIN
—OH—	OVERHEAD UTIL.	DW	DRYWELL
—W—	WATER LINE	GV	GATE VALVE
	EXISTING CONTOUR	HYD	HYDRANT
	TREE LINE	LP	LIGHT POLE
	LIMITS OF CLEARING & GRADING	IPF	IRON PIN FOUND
—350—	PROPOSED CONTOUR	MB	MAILBOX
—X—	PROPOSED SILT FENCE	WSO	WATER SHUTOFF
	PROPOSED SEWER LINE	CO	CLEANOUT
—ST—	PROPOSED STORM LINE	BML	BLDG MOUNTED LIGHT
—C—	PROPOSED CONDUIT		
	PROPERTY LINE		
PP	UTILITY POLE		TEST PIT LOCATION

NO.	REVISION	BY	DATE
6	BJ COMMENTS	JD	2/8/24
5	TOWN & TDE COMMENTS	JD	1/16/24
4	TOWN BOARD RESUBMISSION	JD	10/27/23
3	TOWN & BJ COMMENTS	JD	9/15/23
2	BJ COMMENTS	JD	8/17/23
1	REVISED ZONING DISTRICT	OLS	6/8/23

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

PROGRESS PRINT 2/13/24

LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94678

PRELIMINARY LAYOUT & LANDSCAPING PLAN

BJ's WHOLESALE CLUB

WITH FUELING STATION PLAZA

900 & 880 DUANESBURG ROAD

TOWN OF ROTTERDAM | COUNTY OF SCHENECTADY

STATE OF NEW YORK

ABD ENGINEERS SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE:	SCALE:	DWG.	SHEET OF
FEBRUARY 13, 2024	1" =40'	5657A-533	3 10

5. **Lecce Development Co, LLC & Lecce Senior Living – Helderberg Avenue (rear) and Helderberg Avenue**. Sketch Site Plan/Special Use Permit for the construction of a golf course driving range with ±2,500 square foot maintenance building with guard shack on a consolidated ±3.30-acre parcel. Engineer: ABD Engineers LLC.

    1. Site plan needs to be further developed with grading and details. Soil disturbance is over 1 acre and will require a SWPPP.

    2. Site details need to be better defined and provided on roadway crossing, signage, netting, and the potential for cart use/parking in the vicinity of roadway and at tee boxes.

    3. Applicant needs to resolve existing issues with the lands N/F of Bobbitt to properly subdivide the property.

    4. Provide easement from lands N/F Mlodzianowski to utilize property.

    SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency for proposed two lot subdivision. Driving range may be considered a Type 2 Action pursuant to 617.5(c)(9).

    Involved/Interested Agencies
    Schenectady County Economic Development and Planning
    Schenectady County Department of Health
    New York State Department of Environmental Conservation – Region #4
    Rotterdam Police Department
    Fire District #2

WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

One Commerce Plaza
Albany, New York 12260
518.487.7600 phone
518.487.7777 fax

Terresa M. Bakner
Partner
518.487.7615 phone
tbakner@woh.com

February 9, 2024

Via Email and Hand Delivery

Chair of the Town of Rotterdam Planning Board
and Planning Board members

Chair of the Town of Rotterdam ZBA
and members

Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

Attn: Peter Comenzo, Senior Planner

Re: Lecce Development Co., LLC—Golf Course Driving Range, and Lecce Senior Living LLC—Whispering Pines Phase 1b

Dear Chairs, Members of the Boards and Senior Planner:

On behalf of my clients, Lecce Development Co., LLC and Lecce Senior Living LLC, enclosed are the applications to the Town of Rotterdam Planning Board and the Zoning Board of Appeals for the following approvals:

1. A request for a waiver of subdivision for a lot line adjustment associated with a proposed golf course driving range and golf maintenance building with integrated guard area as shown on a plan prepared by Gil Van Guilder Land Surveyor, PLLC entitled "Lot Line Adjustment Lands of Lecce Development Co., LLC and Lot 3 – Village at Whispering Pines, dated January 5, 2024 (hereinafter referenced as GVG Plan and attached as Exhibit A);

2. A request for site plan approval and special use permit for a golf course driving range and golf maintenance building to be located adjacent to the Whispering Pines project and existing golf course but outside the Senior Living District on land zoned A1 as shown on

the plan prepared by ABD Engineers entitled "Driving Range, Guard Shack/Maintenance Building and Modification Plan for Village at Whispering Pines," dated January 24, 2024 (hereinafter referenced as ABD Plan and attached as Exhibit B);

3. A request for an area variance for the lot currently owned by Alyssa Bobbitt known as tax map parcel no. 71.5-1-1.11. This lot is shown with 25,202 square feet in area with frontage on Helderberg Avenue and is improved with an existing house and driveway. The area variance is requested because the lot is undersized being less than one acre.

4. A request for site plan waiver/amendment for the previously approved Phase 1b of the Whispering Pines project. The requested waiver would allow allow the relocation of an overflow parking area as shown on the approved plan, to move the overflow parking area to a greater distance from the 9th tee of the Whispering Pines golf course and to the opposite side of the main access road. The waiver is also requesting permission from the Planning Board to commence the construction of 12 additional cottages as identified on the enclosed ABD Plan attached as Exhibit B. As you are aware Lecce Senior Living LLC is diligently working on satisfying all of the conditions of site plan approval for phase 1b of the Whispering Pines project and understands that no Certificate of Occupancy will be granted for any cottage until those conditions have been satisfied.

Approvals for Golf Course Driving Range

In support of this request, I have enclosed the completed application forms as Exhibit C to this letter. Also included as exhibit B is the GVG Plan which shows both the Bobbitt parcel and the proposed lot line adjustment both of which are being applied for in connection with the proposed golf course driving range. The GVG Plan shows a small triangle of property being added to tax map parcel no. 71.5-1-36, currently owned by Lecce Development Co., LLC and being removed from tax map parcel no. 71.9-2-22 (lot 3 of the Village of Whispering Pines), currently owned by Lecce Senior Living, LLC.

This parcel as reconfigured is the subject of the application for site plan and special use permit for the golf course driving range including the maintenance building with guard area. This is shown on the ABD Plan. The ABD Plan shows that the proposed driving range meets the requirements of the Town Zoning Code for such facilities in the A1 Zoning District with all applicable setbacks being met. The driving range fronts on the main access road to the Whispering Pines Project which is a suitable road for such frontage based on the Open Development Area determination made for the Whispering Pines Project by the Town Board several years ago.

With respect to the golf course driving range and the proposed maintenance facility, as well as the lot line adjustment, these facilities are located on property that has either been acquired by Lecce Development Co., LLC or is under contract to be acquired by Lecce Development Co., LLC. The property to be acquired (including the easement area to be added to the golf course driving range as shown on the GVG Plan) is owned by the Joseph P. and Mary A. Mlodzianowski Irrevocable Trust. The owner of the property will be moving into one of the cottages in Whispering Pines when construction of the cottage and utilities is complete.

A rendering of the existing golf course club house is also included as Exhibit E. The proposed maintenance building is intended to be similar to the design and architectural treatment of the existing Whispering Pines golf clubhouse.

Mr. Lecce is not proposing to rezone the properties to be used for the maintenance building and for the golf course driving range. The existing zoning is A1. Enclosed for your review is a completed application for a site plan approval and special use permit for the maintenance building (with security area) and golf course driving range, as well as a completed subdivision waiver form for a lot line adjustment.

You have indicated that the Bobbitt lot (tax map no. 71.5-1-1.11) was not appropriately shown on the tax maps or filed with the Schenectady County Clerk's office. To address this an application for an area variance from the Zoning Board of Appeals is contained in Exhibit C. The area variance request approval of the Bobbitt lot size of 25,202 square feet as shown on the ABD and GVG Plans which consist of Ms. Bobbitt's residence, lawn and driveway. According to the A-1 zoning a lot size of one acre is required.

The golf course driving range and maintenance building is allowed in the A1 zone pursuant to Section 270-18 (A) and 270-19(C) respectively. The proposed lot for the driving range and maintenance building fronts on the Whispering Pines Access Road (also used by the existing golf course) and it has ± 174 feet of frontage on the road. The maintenance building and tees have a front yard of 25 feet or more, a side yard of 15 feet, go back in and a rear yard well in excess of 25 feet. The lot size exceeds the minimum requirement of one acre and the lot coverage is well under 30 percent. (See Zoning Code of the Town of Rotterdam Section 270-21).

It is not clear what parking space requirements exist for a golf course driving range since it is not listed in the table. In this case the maintenance building is for use of golf course and security staff who already have parking at the clubhouse. Similarly, those using the driving range would typically be there to also use the Whispering Pines golf course which has sufficient parking at the existing golf course club house. Pedestrian crossing accommodations are proposed to allow users of the driving range to access safely the clubhouse parking lot.

Approvals for Changes to Whispering Pines Site Plan, Phase 1a

In addition to the improvements associated with the golf course driving range, the Applicant is submitting a site plan waiver request to allow the installation of 12 more cottage units prior to the completion of the sewer utilities. In connection with this the Applicant is requesting, as with the 15 cottage units previously authorized, that additional construction be allowed to commence prior to satisfying the conditions of site plan approval.

Also, the Applicant is requesting a minor change to the approved phase 1b site plan to allow the overflow parking to be relocated. As noted above the overflow parking is proposed to be moved away from golf course tee box 9 and to be placed at the beginning of the town homes on the opposite side of the road. This is shown on the ABD Plan.

State Environmental Quality Review Act (SEQR)

A short environmental assessment form, attached as Exhibit D, has been prepared by ABD and is submitted with this application. The only newly proposed structure is less than 4000 square feet GFA so it is our understanding that these actions by the Planning Board are type 2 actions. For the very minor changes to the overflow parking spaces for phase 1b of the Lecce Senior Living Whispering Pines Project, the SEQRA process was completed previously and the minor change to the approved site plan will not result in any significant adverse environmental impacts.

If you require any further information to place us on the Planning Board Agenda for the meeting on February 20, 2024, please let me know.

Very truly yours,

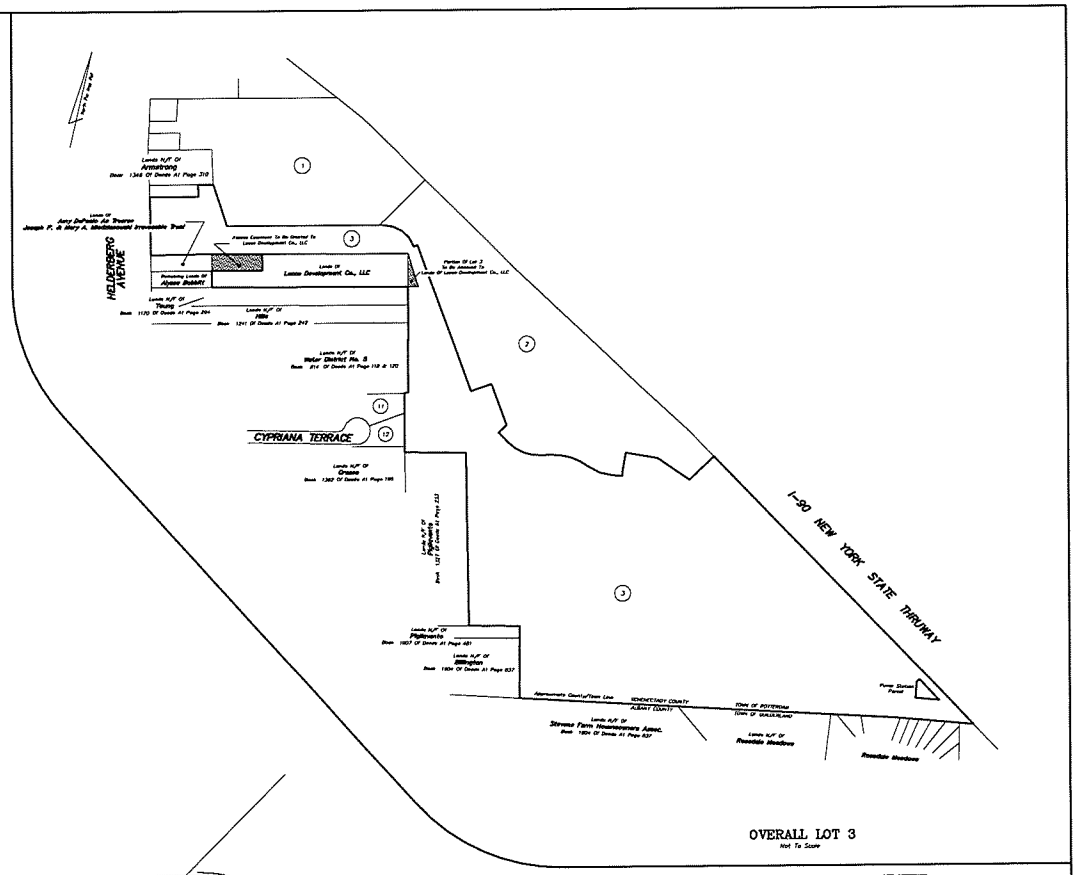
/s/ *Terresa M. Bakner*

Terresa M. Bakner

Enclosure—21 copies

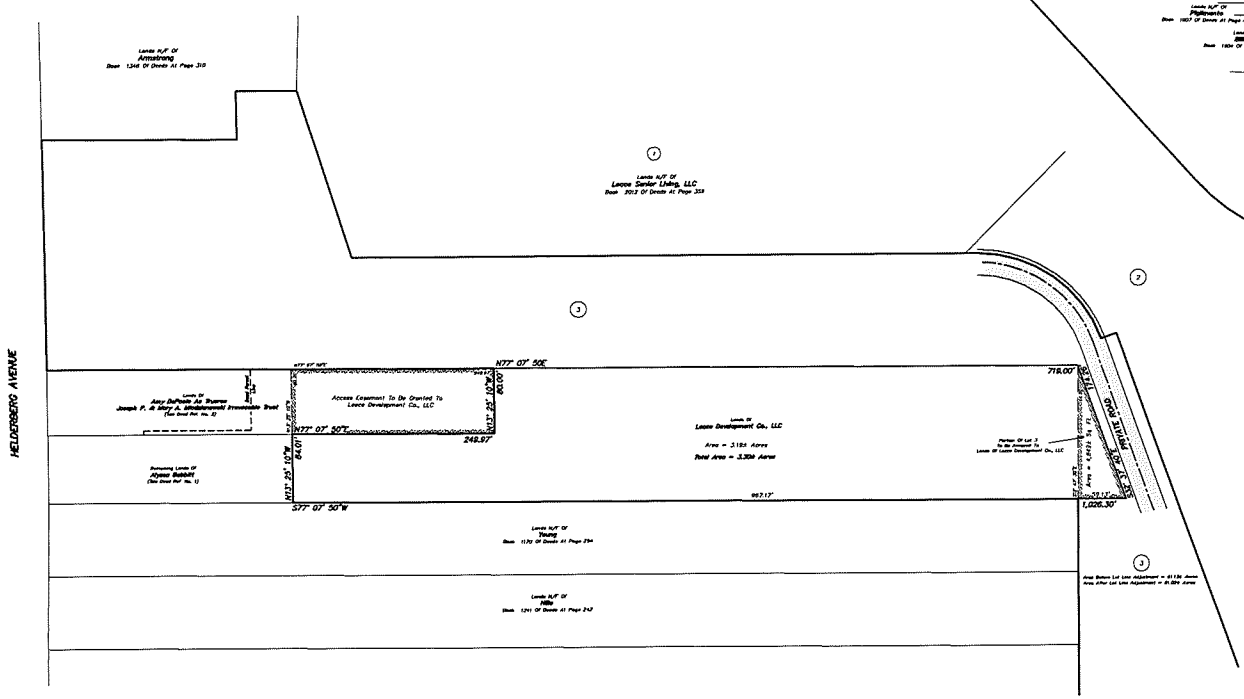
cc: Lou Lecce
Luigi Palleschi
Kevin Weed

Exhibit A



OVERALL LOT 3

Not To Scale



NOTES REFERENCES

1. CONVEYANCE TO LECCE DEVELOPMENT CO., LLC BY DEED DATED DECEMBER 30, 2020 AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 2020 OF DEEDS AT PAGE 1004.
2. CONVEYANCE TO AMY DEPAOLO AS TRUSTEE OF THE JOSEPH P. & MARY A. MINDLESPARGER IRREVOCABLE TRUST BY DEED DATED OCTOBER 5, 2006, AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE IN BOOK 1920 OF DEEDS AT PAGE 1004.

MAP REFERENCE

MAP ENTITLED "VILLAGE AT WHISPERING PINES THREE LOT BOUNDARY LINE ADJUSTMENT SUBDIVISION" DATED JANUARY 24, 2022, PREPARED BY GILBERT VANGUILDER LAND SURVEYOR, PLLC AND RECORDED IN THE SCHENECTADY COUNTY CLERK'S OFFICE.

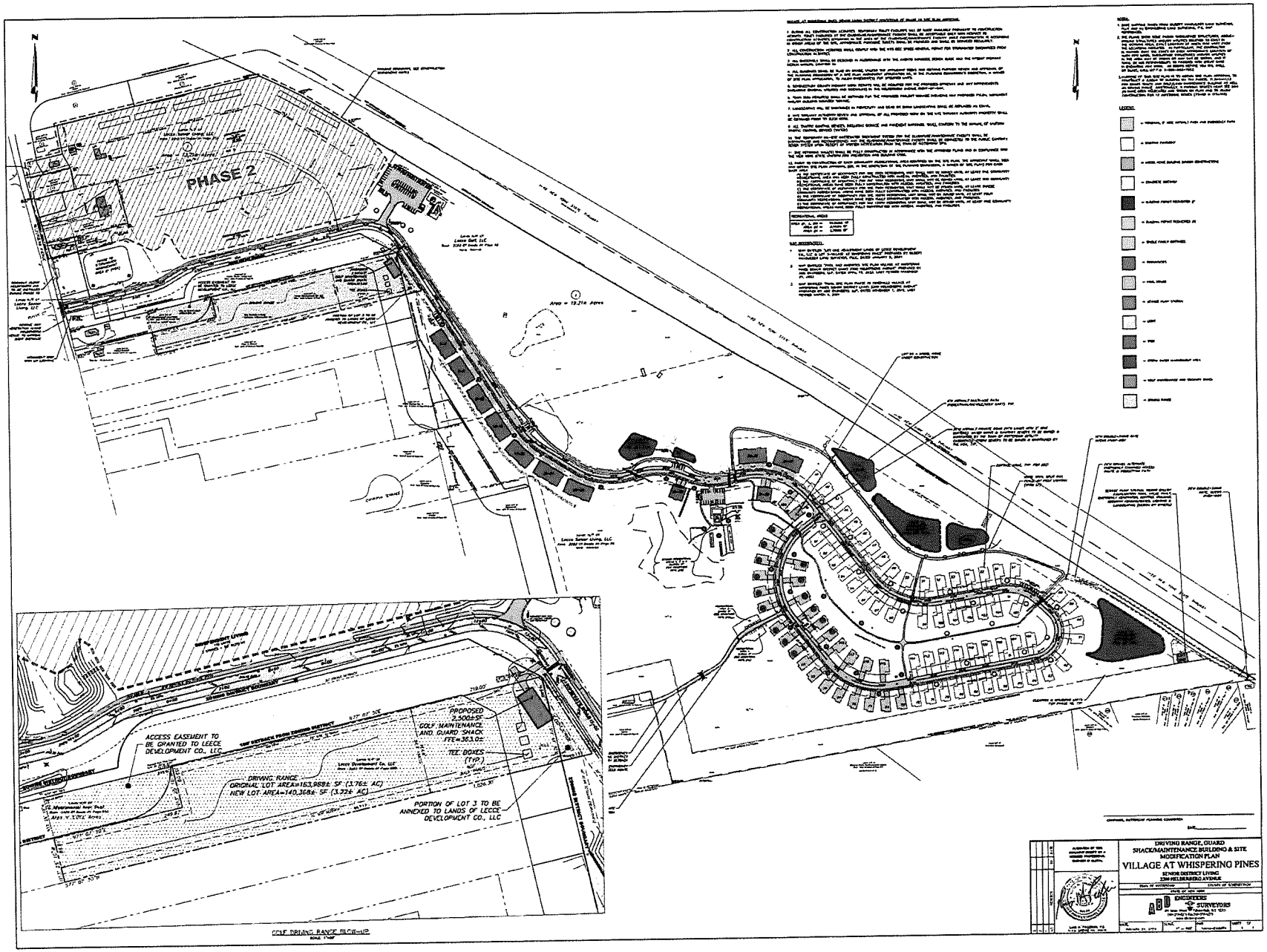
LOT LINE ADJUSTMENT LANDS OF LECCE DEVELOPMENT CO., LLC & LOT 3–VILLAGE AT WHISPERING PINES

TOWN OF ROTTERDAM			SCHENECTADY COUNTY, NEW YORK
MAP NUMBER: 24 – 30 – 04	SCALE:	1" = 60'	DATE: JANUARY 5, 2024

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0534
gvglandsurveyors.com

KEVIN H. WEBB, P.L.S. No. 51,060

MUNICIPAL JURISDICTIONS AS CONFIRMED BY THE COUNTY MAP IS A VIOLATION OF SECTION 1389 (2)(B) OF PENAL LAW OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS MAP BEARING THE LAND SURVEYOR'S ORIGINAL INK AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.



GOLF DRIVING RANGE FLOW-UP

Exhibit C

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Lecce Development Co., LLC, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed lot line adjustment/subdivision/site plan/special use permit application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.5-1-36

I hereby grant Lou Lecce and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: 2/9/2024

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)

SUBSCRIBED AND SWORN to before me this 9 day of February, 2024

NOTARY SEAL _____
Notary Signature

Notary Public in and for the State of New York

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified in Schenectady County
Commission Expires 9/30/25

Residing at: _____

My appointment expires: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Lecce Senior Living LLC, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed lot line adjustment and site plan waiver/amendment application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): _____

I hereby grant Lou Lecce and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____

Date: 2/9/2024

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)

SUBSCRIBED AND SWORN to before me this 9 day of February, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified in Schenectady County
Commission Expires 9/30/25

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Amy DePaolo as Trustee for Joseph P. & Mary A. Mlooziaowski Irrevocable Trust, being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed site plan/special use permit application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.5-1-10.21

I hereby grant Lou Lecce and Lecce Development Co, LLC and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): Amy DePaolo Trustee

Date: 2/9/2024

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 9th day of February, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York

Residing at:

My appointment expires:

LOUIE LECCE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN SCHENECTADY COUNTY
#4779216
COMMISSION EXPIRES 10/31/2026

TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

Town of Rotterdam Boundary Line Adjustment Application

Lecce Development Co., LLC - Lot Line Adjustment for Golfcourse Driving Range and Maintenance Building

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the boundary lines of said parcels:

Tax Map Number(s) #1 71.05-1.11.12 #2 71.05-1-36

these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Lecce Development Co., LLC

Mailing Address: 1209 Troy Schenectady Road, Latham, NY 12110

Phone Number(s) and e-mail (518) 782-1929 / llecce@leccearcodia.com

#2 Property Owner's Name: Lecce Senior Living LLC

Mailing Address: 1209 Troy Schenectady Road, Latham, NY 12110

Phone Number(s) and e-mail (518) 782-1929 / llecce@leccearcodia.com

Contractor's/Agent/Representative's Name (if Applicable) Luigi Palleschi, ABD Engineers & Surveyors, LLP

Address: 411 Union Street, Schenectady, NY 12305

Phone Number(s) and e-mail (518) 377-0315 / luigi@abdeng.com

q

Parcel Size(s) (acreage or sq. ft): #1: 3.1 acres #2: 61.13

Location of Property(s) (911 address) #1: Lecce Senior Living Main Access Road

#2: same

Zone Classification & Lot Size: #1: A-1 #2 A-1 and Lecce Senior Living District

If parcel(s) is in multiple zones, indicate all zones.

Are the lots presently conforming lots? (YES) NO

IF NO, What lot(s) are not conforming: _____

Proposed lot size(s): #1: 3.30 +/- acres #2 61.02 +/- acres

Will the boundary line adjustment leave all proposed lots conforming? (YES) NO

IF NO, What lot(s) will not be conforming: _____

Current use of property: (What is present on this parcel today) list all structures:

#1: Vacant

#2: Vacant (piece to be transferred has no structure or improvements)

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)
Merge lot and part of lot, build as golf course driving range and maintenance building.

Are additional documents presented as part of this application? (YES) NO

* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

Additional data on proposed boundary line adjustment. See WOH LLP letter dated 2.9.24 and ABD Plan and GVG Plan.

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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 PROPERTY OWNER PARCEL #1 _____ **DATE** 2.8.2024
Lou Lecce for Lecce Development Co., LLC

SIGNATURE OF PROPERTY OWNER PARCEL #2 _____ **DATE** 2.8.2024
Lou Lecce for Lecce Senior Living LLC

Part II
TOWN OF ROTTERDAM
PLANNING COMMISSION SITE PLAN CHECKLIST

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

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

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

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

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

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

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

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

Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP
Print Name

February 9, 2024
Date

Signature

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: Lecce Development Co., LLC / Lecce Senior Living LLC

Mailing Address: 1209 Troy Schenectady Road

City: Latham State: NY Zip: 12110

Daytime Phone: (518) 782-1929 E-mail: llecce@leccearcodia.com

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: Lou Lecce

Mailing Address: 1209 Troy Schenectady Road

City: Latham State: NY Zip:

Daytime Phone: (518) 782-1929 E-mail: llecce@leccearcodia.com

Project/Proposal Site Area (Acres or sq. ft.): 3.30
Assessor Tax Parcel No.(s) of Proposal Site: 71.5-1-11.12 + a 4849 sf piece of 71.5-1-36

Adjacent Area Owned or Controlled (Acres or sq. ft.): Lots comprising Lecce Senior Living Project
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 71.5-1.36

Street Address of Proposed Site (if any): N.A.

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

Existing Zoning Classification: A-1 (Agricultural)

School District: Mohonasen Fire District: Rotterdam Fire District #2

Water Supply Town - but no additional potable water needed.
Water District No. 5

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):
The proposed Golf Course driving range is adjacent to the access way to the adjoining Whispering Pines Golf Course.

Name of public road (s) providing access: Access roadway to Golf Course and Lecce Senior Living approved by Town Board as ODA

Width of property fronting on public road: 174.26 ft.

Attach deed or legal description. See attached plan by Kevin Weed of Gilbert Van Guilder Associates

Attach a lease agreement of the proposed site (if applicable). N.A.

Purpose for the requested site plan approval (and special use permit if applicable):
to construct a golf course driving range with maintenance barn.

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

The use is to be permanent.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO __X__. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

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 an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

No, this is a golf course driving range adjacent to the Whispering Pines Golf Course and Lecce Senior Living project. It will be an enhancement to the existing golf course and a further recreational amenity for the Senior Living project.

(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:

This will have no affect on property values. The Helderberg Avenue residents will not be affected. This driving range is proposed on land that was vacant and unused.

(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 it does not, please see the response to (2) above. The driving range will fit in nicely with the existing golf course and will be an asset to the surrounding community as is the existing golf course.

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

No utilities or parking should be necessary as this is adjacent to the existing golf course. A maintenance building for storage of equipment used to maintain the range and golf course is proposed along with space for a security person. It will be necessary to have electricity but no sewer or water is necessary beyond the limited needs for watering the golf driving range tee area.

(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, the driving range lot frontage is on the golf course access road. It is anticipated that the driving range will not generate any traffic itself but that those who use the golf course will also use the driving range.

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))

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

Name: Lecce Development Co., LLC and Lecce Senior Living LLC Date: 2.8.2024

Address: 1209 Troy Schenectady Road Phone: (518) 782-1929

Latham, NY Zip: 12110

*#1Signature of Owner #1 and #2 Date

Lou Lecce

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF ~~SCHENECTADY~~) ALBANY

SUBSCRIBED AND SWORN to me this 9 day of February, 2024.

NOTARY SEAL KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4678373
Qualified in Schenectady County
Commission Expires 9/30/25

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

Name: _____ Date: _____

Address: _____ Phone: _____

_____ Zip: _____

*#2Signature of Owner #2 Date

Notary
*(For Signature #2 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: _____

TOWN OF ROTTERDAM

John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER INVOLVED

I, Lecce Development Co., LLC / Lecce Senior Living LLC, being duly sworn declare that I am the

(PROPERTY OWNER) Trust

owner of the property involved in a proposed special use/site plan approval for golf driving range application request before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 71.5-1-36 (3.3 acres after lot line boundary adjustment)

I hereby grant Lou Lecce and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): _____
Lou Lecce

Date: 2.8.24

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Albany)
SUBSCRIBED AND SWORN to before me this 9 day of February, 2024

NOTARY SEAL _____
Notary Signature

KIM ANN WIRENSKI
Notary Public, State of New York
Registration No. 4878373
Qualified in Schenectady County
Commission Expires 9/30/25

Notary Public in and for the State of New York
Residing at: _____
My appointment expires: _____

TOWN OF ROTTERDAM
SITE DEVELOPMENT PERMIT APPLICATION

Lecce Development Co., LLC
for Golf Course Driving Range & Maintenance Bldg.

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 _____

PROJECT-COST AND LOCATION:	**$$$**
Property Address:	No address, Tax Map No. 71.05-1.11.12
Property Owner:	Lecce Development Co., LLC
Property Owner Address:	1209 Troy Schenectady Road, Latham, NY 12110
Property Owner Phone No.:	(518) 782-1929
Applicant:	Lecce Development Co., LLC
Applicant Address:	1209 Troy Schenectady Road, Latham, NY 12110
Applicant Phone No.:	(518) 782-1929
Contractor:	TBD
Contractor Address:	
Contractor Phone No.:	
Trained Individual:	
Field Phone No.:	

NYSDEC SPDES PERMIT NUMBER :

Zoning: X A-1 (Agricultural Residential) ____ R-1 ____ R-2 ____ R-3 ____ B-1 ____ B-2 ____ I-1 ____ I-2

Type of Site Development:

X New Construction _____ Redevelopment _____ Repair

TOTAL PROJECT AREA: 3.2 acres **AREA OF DISTURBANCE:** less than 1 acre

Clearing and Grading of Site; Installation of Erosion and sediment Control Measures Per Approved Stormwater Pollution Prevention Plan (SWPPP).

Applicant's Signature: _____ Date: 2.8.24
Lou Lecce for Lecce Development Co., LLC

~~Revised 2/09, Revised 08/10/12,~~ Revised 03/2014/Revised 2/2023

Town of Rotterdam
Waiver of Site Plan Review Application
For Lecce Senior Living LLC Phase 1b Minor Changes

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 the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. $100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: $600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Lecce Senior Living LLC

APPLICANT(S)/LESSEE: Lecce Senior Living LLC

MAILING ADDRESS: 1209 Troy Schenectady Road

CITY: Latham **STATE:** NY **ZIP:** 12110

DAYTIME TELEPHONE: (518) 782-1929 **EMAIL ADDRESS** llecce@leccearcodia.com

PROJECT ADDRESS: Helderberg Avenue

APPLICANT IDENTIFIED AS: Owner X Lessee ____ Contract Vendee____

REQUEST: See attached letter dated February 9, 2024 and ABD & GVG Plans and attachments.

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 Lou Lecce for Lecce Senior Living LLC **DATE** 2.8.24

* 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.

Exhibit D

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:
Site Modification for Driving Range, Guard Shack/Maintenance Building

Project Location (describe, and attach a location map):
Village at Whispering Pines, Rotterdam New York

Brief Description of Proposed Action:
Construction of a 2,500± building on tax parcel 71.5-1-11.12 for guard shack/maintenance equipment as well as a driving range. A lot line adjustment is also proposed all as shown on the revised site plan.

Name of Applicant or Sponsor:	Telephone: (518) 608-0182
Lecce Development Co. LLC (Lou Lecce)	E-Mail: llecce@leccearcodia.com

Address:
40 British American Boulevard

City/PO:	State:	Zip Code:
Latham	NY	12110

	NO	YES
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.	☑	☐
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: Town Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 3.22± acres
   b. Total acreage to be physically disturbed? 0.1± acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 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): Golf Course
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☑
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☐	☑

	NO	YES
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?	☐	☑
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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If 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: _____	☑	☐
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: _____	☑	☐
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: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Luigi A. Palleschi Date: 2/7/2024

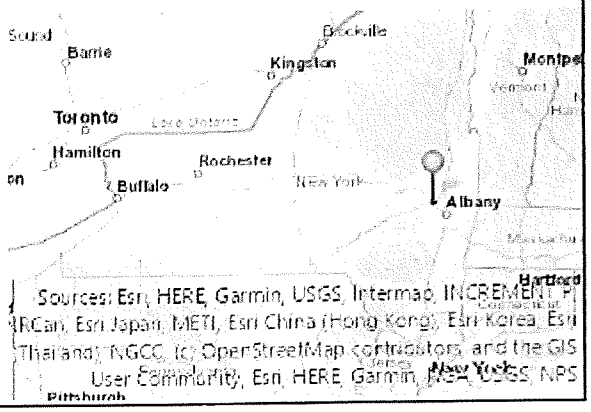
Signature: [signature] Title: Professional Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, January 24, 2024 5:10 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

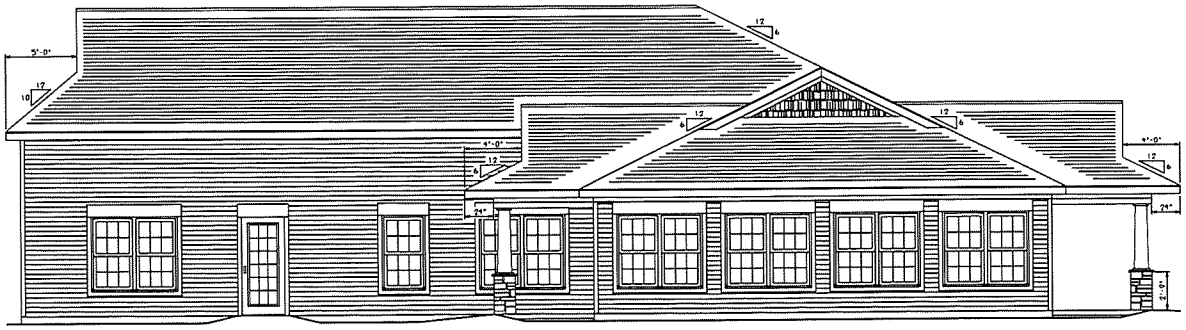


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

Exhibit E

CLUBHOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: USE RAFTER/OVERFRAMING CHART FOR ALL NECESSARY OVERFRAMING.



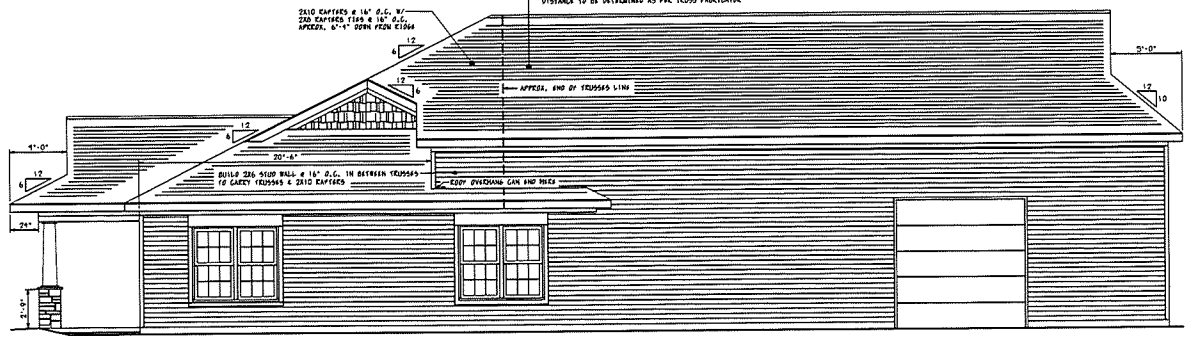
CLUBHOUSE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RAFTER/OVERFRAMING CHART		
MAXIMUM RAFTER SPANS - GROUND SNOW LOAD = 50 PSF OR LESS & 10 PSF DEAD LOAD FOR SPRUCE PINE FIR #2 "50F #2"		
12" O.C.	16" O.C.	24" O.C.
2X4 @ 12" O.C. - 7'-6"	2X4 @ 16" O.C. - 6'-8"	2X4 @ 24" O.C. - 5'-9"
2X6 @ 12" O.C. - 11'-3"	2X6 @ 16" O.C. - 9'-9"	2X6 @ 24" O.C. - 7'-11"
2X8 @ 12" O.C. - 14'-3"	2X8 @ 16" O.C. - 12'-4"	2X8 @ 24" O.C. - 10'-1"

RAFTER/OVERFRAMING CHART		
MAXIMUM RAFTER SPANS - GROUND SNOW LOAD = 50 PSF OR LESS & 10 PSF DEAD LOAD FOR SOUTHERN PINE #1 "50F #1"		
12" O.C.	16" O.C.	24" O.C.
2X10 @ 12" O.C. - 18'-2"	2X10 @ 16" O.C. - 15'-9"	2X10 @ 24" O.C. - 12'-10"
2X12 @ 12" O.C. - 21'-7"	2X12 @ 16" O.C. - 18'-8"	2X12 @ 24" O.C. - 15'-3"

OVERFRAMING NOTE: USE OVERFRAMING CHART FOR ALL OVERFRAMING OR USE RESENGINEERED TRUSSES FOR OVERFRAMING.

NOTE: USE OVERFRAMING CHART FOR ALL NECESSARY OVERFRAMING.



CLUBHOUSE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL LUMBER USED FOR CONSTRUCTION, DIMENSIONED AS 5 1/2", DOES NOT EXCEED 19% MOISTURE.
2. ALL LUMBER USED FOR CONSTRUCTION, DIMENSIONED AS 3 1/2", DOES NOT EXCEED 19% MOISTURE.
3. ALL NAILERS ARE TO BE 2-2X10'S, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED, AS PER CONTRACT.
5. DRAWINGS ARE NOT TO BE SCALE FROM FOR ANY DESIGN.

PRINT DATE: 4/21/20

WHISPERING PINES
CLUBHOUSE
*2200 HELDBERG AVENUE
ROTTERDAM, NEW YORK

DATE: 4/2020

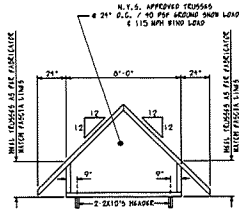
SCALE: AS SHOWN

DRAWN BY:
DANFORTH H. CHRISS
PH: 424-9183

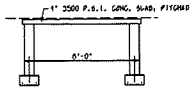
SHEET NO.: 1 OF 4

FILE NAME:
WHISPERING_PINES_CLUBHOUSE.DGN

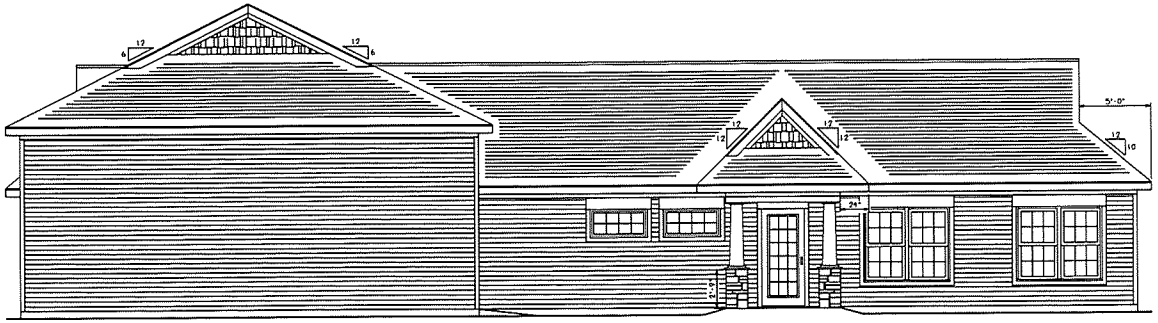
CADD



COVERED PORCHES



SECTION A/2
SCALE: 1/4" = 1'-0"

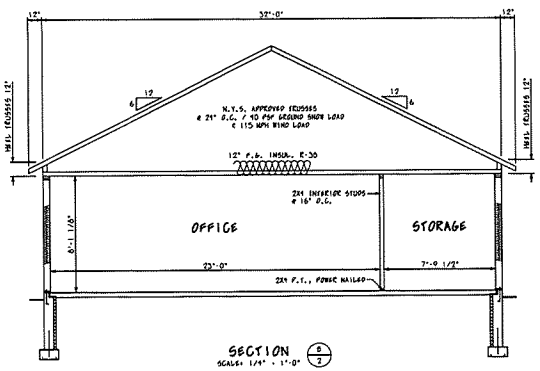


CLUBHOUSE REAR ELEVATION
SCALE: 1/4" = 1'-0"

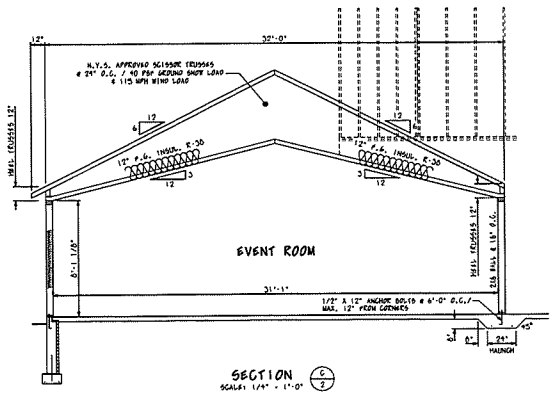
RAFTER/OVERFRAMING CHART		
MAXIMUM RAFTER SPANS - GROUND SNOW LOAD - 30 PSF OR LESS & 10 PSF DEAD LOAD FOR SPRUCE PINE FIR #2 "SPF #2"		
12" O.C.	16" O.C.	24" O.C.
2X4 @ 12" O.C. - 7'-8"	2X4 @ 16" O.C. - 6'-8"	2X4 @ 24" O.C. - 5'-5"
2X6 @ 12" O.C. - 11'-3"	2X6 @ 16" O.C. - 9'-9"	2X6 @ 24" O.C. - 7'-11"
2X8 @ 12" O.C. - 14'-3"	2X8 @ 16" O.C. - 12'-4"	2X8 @ 24" O.C. - 10'-1"

RAFTER/OVERFRAMING CHART		
MAXIMUM RAFTER SPANS - GROUND SNOW LOAD - 30 PSF OR LESS & 10 PSF DEAD LOAD FOR SOUTHERN PINE #1 "SP #1"		
12" O.C.	16" O.C.	24" O.C.
2X10 @ 12" O.C. - 16'-2"	2X10 @ 16" O.C. - 13'-9"	2X10 @ 24" O.C. - 12'-10"
2X12 @ 12" O.C. - 21'-7"	2X12 @ 16" O.C. - 18'-8"	2X12 @ 24" O.C. - 15'-3"

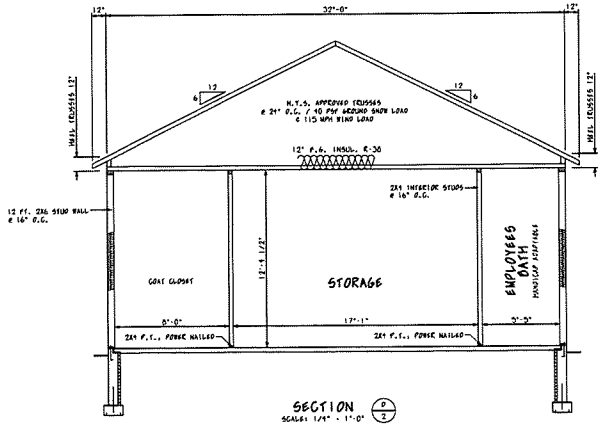
OVERFRAMING NOTE: USE OVERFRAMING CHART FOR ALL OVERFRAMING OR USE PRESENGINEERED TRUSSES FOR OVERFRAMING.



SECTION B/2
SCALE: 1/4" = 1'-0"



SECTION C/2
SCALE: 1/4" = 1'-0"



SECTION D/2
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL INTERIOR WALLS ARE 2X6 CONSTRUCTION, DIMENSIONED AS 5 1/2".
2. ALL EXTERIOR WALLS ARE 2X6 CONSTRUCTION, DIMENSIONED AS 5 1/2".
3. ALL HEADERS ARE 10 OR 2-2X10'S, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO BE FIELD VERIFIED, AS PER CONTRACTOR.
5. DRAWINGS ARE NOT TO BE SCALE FROM FOR ANY REASON.

PRINT DATE: 4/21/20

WHISPERING PINES
CLUBHOUSE
*2200 HELDERBERG AVENUE
ROTTERDAM, NEW YORK

DATE: 4/2020
SCALE: AS SHOWN
DRAWN BY: DANFORTH H. CHRISS
PH: 424-9183

SHEET NO.: 2 OF 4
FILE NAME: WHISPERING_PINES_CLUBHOUSE.DWG

DPW Comments
February 20, 2024

6. **Lecce Senior Living LLC – 2200 Helderberg Avenue**. The applicant requests modifications/amendments to Site Plan approval conditions for Phase #1B dated July 9, 2020 for the relocation of overflow parking farther away from 9th tee and to opposite side of main access road along with allowing an additional 12 building permits to continue construction of cottage homes prior to completion of the roadway and utilities as outlined in Condition #6 in Resolution PC34-2020 (Amended June 20, 2023 by Waiver PC2023-W17). Engineer: ABD Engineers LLC.

    1. Property is currently not in compliance with the SWPPP. See attached email from Stormwater Management Officer dated February 15, 2024.

    2. Applicant should explain proposed changes to the site plan and status of construction.

    3. Western portion of where the proposed additional building permits are requested requires extensive removal of woody debris and will require fill, eastern portion is much lower than the roadway and contains ponding water. A grading plan along with compaction protocols should be developed and approved by the Department of Public Works prior to any approvals to move forward with additional construction.

SEQR Requirement: 6 NYCRR 617 Type 2 Action.

Peter Comenzo

From: Mary Barrie
Sent: Thursday, February 15, 2024 8:14 AM
To: Peter Comenzo; Kimberly Scannell
Cc: Dan Marsello
Subject: Soil Stabilization

These are the rules for all sites. Lou is not in compliance with this rule.

b. Soil Stabilization. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that directly discharge to one of the 303(d) segments 2 (Part I.B.1.b) listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of Temporarily Ceased.

Mary O. Barrie
Stormwater Management Officer
Town of Rotterdam
Department of Public Works
1100 Sunrise Boulevard
Schenectady, NY 12306
518-355-7575 Ext. 358
mbarrie@rotterdamny.org

PHASE 2

ACCESS EASEMENT TO BE GRANTED TO LEECE DEVELOPMENT CO., LLC

DRIVING RANGE
ORIGINAL LOT AREA=163,988± SF (3.76± AC)
NEW LOT AREA=140,368± SF (3.22± AC)

PROPOSED 2,500±SF GOLF MAINTENANCE AND GUARD SHACK FFE=363.0±

TEE BOXES (TYP.)

PORTION OF LOT 3 TO BE ANNEXED TO LANDS OF LEECE DEVELOPMENT CO., LLC

GOLF DRIVING RANGE BLOW-UP

DRIVING RANGE, GUARD SHACK/MAINTENANCE BUILDING & SITE MODIFICATION PLAN

VILLAGE AT WHISPERING PINES

SENIOR DISTRICT LIVING
3300 HELDBERG AVENUE

TOWN OF HAMPTON — COUNTY OF SUMMERTON

STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS

DATE: JANUARY 21, 2014 — SCALE: 1" = 100' — SHEET 1 OF 4

DPW Comments
February 20, 2024

7. **David Gazillo & Casey & Amber Brower – Anna Court**. Sketch/Preliminary Two (2) Lot Consolidation/Subdivision: Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.

1. DPW will be requiring that 6" water main be extended and looped around cul-de-sac. Long 1' laterals off a dead-end line in the Town ROW is not advisable.

2. Surveyor should verify that northern property boundary is correct. Grading for Mariaville Road approach appears to include this property and is inconsistent with common NYSDOT appropriations. Existing concrete monumentation is located on this property and further investigation by the surveyor should be completed or an abstract of title considered.

3. The location of the septic system on proposed Lot #1 is adjacent to the toe of the slope for Mariaville Road. Drainage from the roadway onto the system should be reviewed and additional details provided to show that stormwater runoff will not affect this area.

4. Prior to scheduling for final approval, perc tests and deep hole tests will need to be performed in the location of the proposed septic and house location.

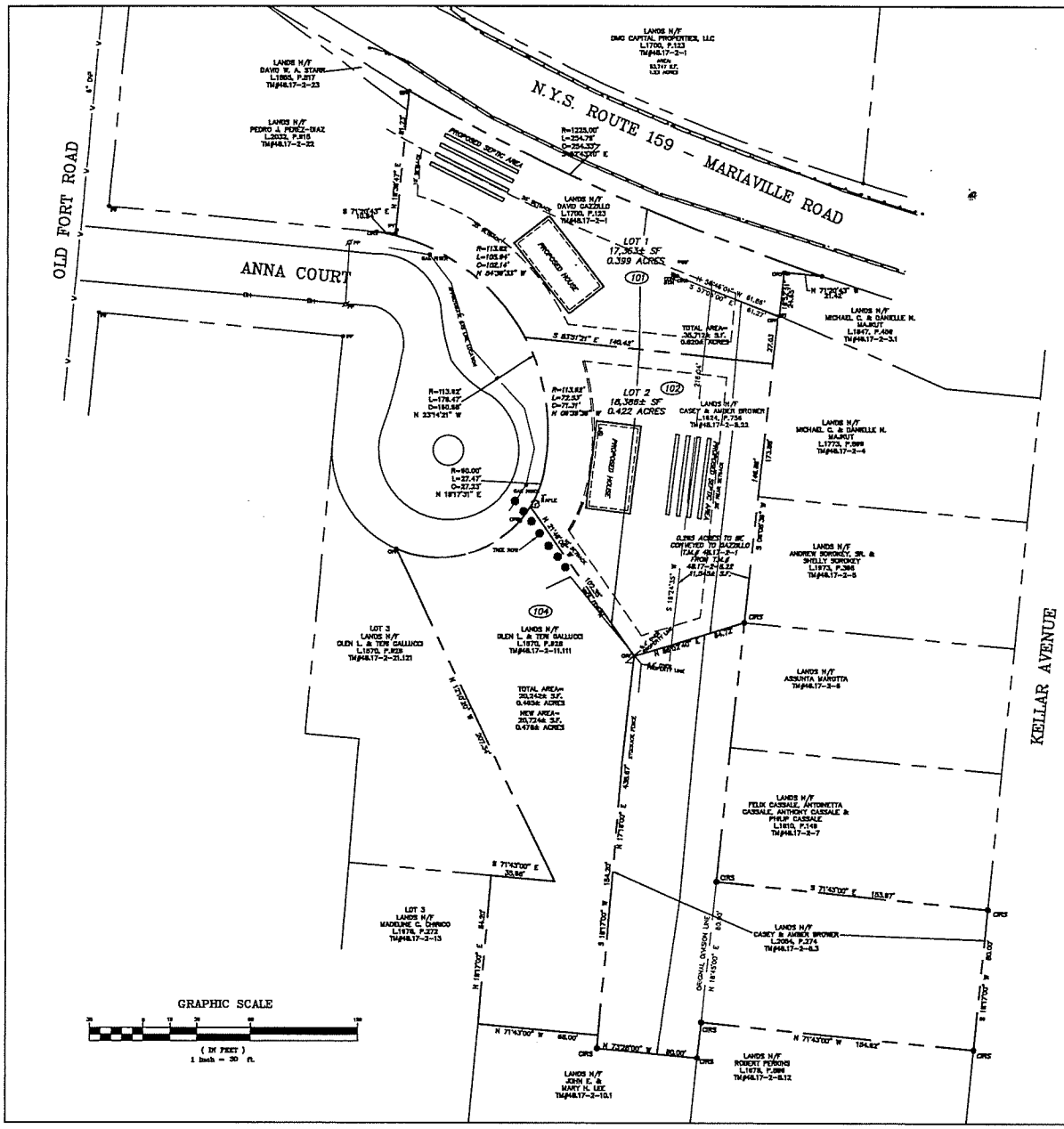
5. See attached minutes from January 9, 2024.

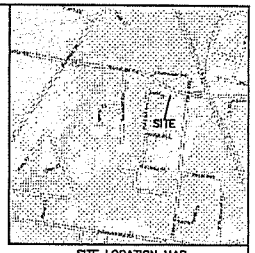
DPW Comments January 9, 2024

1. Applicant is adding two additional parcels to the existing Lot #1 of the original Anna Court subdivision and proposing creation of two building lots.
2. The original Anna Court subdivision was filed with Schenectady County on May 23, 2005 (Book/Page MISC/18/415).
3. A lot line adjustment with Gazillo and Brower was filed with Schenectady County on November 4, 2022 (Book/Page MISC/68/376).
4. Perform perc tests at septic location for both lots.
5. Update SEAF for current project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on January 9, 2024.

<u>Involved/Interested Agencies</u>
Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Fire District #5





SITE LOCATION MAP

SURVEYORS NOTES:

1. PREPARED BY ABD ENGINEERS, LLP, FROM A FIELD SURVEY COMPLETED ON SEPTEMBER 1, 2020.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL. NO SEARCH OF THE PUBLIC RECORD WAS MADE FOR EASEMENTS, COVENANTS, AND/OR RESTRICTIONS SPECIFICALLY AFFECTING THIS PARCEL.
3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN FROM FIELD LOCATIONS (IF POSSIBLE) AND OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY BE DIFFERENT FROM THAT SHOWN AND OTHER HIDDEN UNDERGROUND IMPROVEMENTS MAY EXIST. NO CERTIFICATION IS MADE TO THE ACCURACIES OF UNDERGROUND LOCATIONS. CALL DIG SAFE NEW YORK BY DIALING 811 PRIOR TO ANY EXCAVATING, BLASTING, DRILLING, OR DRIVING.
4. ANY ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 88.
5. CORNER MARKERS HAVE NOT BEEN SET UNLESS OTHERWISE INDICATED HEREON.

MAP REFERENCE:

1. "LANDS OF FRANK GALLUCCI – ANNA COURT, SUBDIVISION OF 1.747 ACRE PARCEL INTO THREE SINGLE BUILDING LOTS WITH A CUL-DE-SAC", PREPARED BY INGALLS & ASSOCIATES, LLP, DATED NOVEMBER 8, 1999, AND FILED IN THE SCHENECTADY COUNTY CLERKS OFFICE ON MAY 23, 2005 AS MAP K-382.
2. "FOUNDATION LOCATION PORTION OF LANDS N/F DAVID GAZZILLO L.1834, P.100", PREPARED BY ABD ENGINEERS & SURVEYORS, DATED AUGUST 30, 2004.
3. ACQUISITION OF PROPERTY PREPARED BY N.Y.C.R.R.CO., PARCELS 35, 40, 41, 42, 43, 44, 45, 46, 47, 48 & 49 DATED AUGUST 8, 1940.
4. "LOT LINE ADJUSTMENT, LANDS N/F GAZZILLO & LANDS N/F BROWER, 101 ANNA COURT, & LOT CONSOLIDATION LANDS N/F BROWER, 93 KELLAR AVENUE", PREPARED BY ABD ENGINEERS, LLP, DATED AUGUST 30, 2022, LAST REVISED OCTOBER 11, 2022 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE NOVEMBER 4, 2022 AS INSTRUMENT NUMBER 2022258417.

TEST PIT
0-8" DARK BROWN TOPSOIL
8" YELLOW SAND
NO WATER

PT 1: 1" IN 3:00 MIN. @ 16"
PT 2: 1" IN 4:30 MIN. @ 18"

WITNESSED BY SCDOH & TOWN OF ROTTERDAM 7/24/20

OWNER: T.M.# 48.17-2-1
DAVID GAZZILLO
3101 THOMPSON STREET
SCHENECTADY, NY 12306

OWNER: T.M.# 48.17-2-8.22
CASEY & AMBER BROWER
93 KELLAR AVENUE
SCHENECTADY, NY 12306

APPLICANT:
DAVID GAZZILLO
3101 THOMPSON STREET
SCHENECTADY, NY 12306

ZONING:

R-1 ONE-FAMILY RESIDENTIAL DISTRICT

MIN. LOT AREA:	10,000 S.F.
MIN. LOT WIDTH:	100 FEET
MAX. LOT COVERAGE:	40%
MAX. BLDG. HT.:	3 STORIES, 40 FEET

SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 25 FEET

PLANNING COMMISSION

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE

NO.	REVISION	BY	DATE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ALTERATION OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S SEAL IS NOT TO BE CONSIDERED VALID UNLESS IT IS ACCOMPANIED BY AN ORIGINAL SEAL.

CERTIFICATIONS INDICATED ON THIS MAP SHALL BE ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, IN THE PRESENT TIME THEREOF, AS ON THE DATE OF THE SURVEY, TO THE ADDITIONAL PERSONS LISTED HEREON, CERTIFICATIONS DO NOT TRANSFERABLE TO ADDITIONAL PERSONS OR SUBSEQUENT OWNERS AND LENDING INSTITUTIONS.

ROBERT D. SAWYER, JR., P.L.S.
N.Y.S. LICENSE NO. 049881

2 LOT SUBDIVISION
LANDS N/F GAZZILLO & LANDS N/F BROWER
101 ANNA COURT

TOWN OF ROTTERDAM | COUNTY OF SCHENECTADY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-6313 Fax:518-377-6378
www.abdeng.com

DATE:	SCALE:	DWG.	SHEET OF
DECEMBER 28, 2023	1" = 30'	5257A-SUB8	1 1

1. **David Gazillo – Casey & Amber Brower – Anna Court. Sketch Two (2) Lot Boundary Line Adjustment Subdivision: Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.**

Mr. Palleschi: Good evening, Luigi Palleschi here with ABD Engineers and Surveyors. As you mentioned, for the project up here is David Gazillo's off of Anna Court. I'm just going to bring you back a little bit. It's my understanding that, two (2) properties, Brower and Gazillo own these two (2) parcels. There was a filed map that was done, I forget how long ago, but it consisted of three (3) tax parcels. Brower owned half the parcel of Lot 8.11 and Tax Parcel 8.22 and Tax Parcel 8.22 came all the way back to this portion. Gazillo had the agreement to purchase a small portion of lot 8.22 and making Gazillo's lot a total of *"Inaudible"* (Somone coughed into microphone). These two (2) parcels he purchased from Brower that hooked with this tax lot 21.111 making that .83 acres and then these two (2) parcels here for Brower would total .61 so, essentially the filed subdivision map would show two (2) lots. Brower's lot having frontage on Keller Ave and Gazillo's lot having frontage on Anna Court.

The deeds haven't been filed yet, but they will be filed. So, keep in mind that once the deeds get filed this .83 acres is what we are moving forward with tonight discussing the two (2) lot subdivision.

Chairman Scannell: And you did receive the DPW comments?

Mr. Palleschi: We did.

Chairman Scannell: Awesome.

Mr. Palleschi: I will get to those. As you see here, outlined in red is the .83 acres owned by Gazillo and what he is looking to do is a two (2) lot subdivision. The zoning here is R-1 which 15,000 minimum square foot lots. The smallest lot is we are proposing here is 17,363 which is Lot 1 and Lot 2 is 18,386 square feet. So, it meets the lot sizes. We are proposing a single-family residential home on each of the lots. Water is available on Anna Court. Septic systems would be proposed for each of the lots. A test pit was done with the Town and Schenectady County Department of Health back in 2020. So, it is good sandy soils here in Rotterdam and no ground water so it would be a conventional system which *"Inaudible"* (Someone is shuffling papers near the microphone).

We did receive the DPW comments and I can go through those. Number 1 is two additional parcels, I don't think there was any discussion on 1, 2 or 3 unless the Board has any further discussion on those.

Number 4 the perc tests were performed. We did the one back in 2020 and we may have to do another one for this lot over here.

I didn't quite understand number 5 update the SEAF. *"Inaudible..."* (Papers being shuffled near the microphones).

Chairman Scannell: My guess is that if you were using all of the information from 2020 it might be best if that form was filled out at that time.

Mr. Comenzo: It was the same form that was used for the Brower Boundary Line Adjustment so, it just needs to be updated.

Mr. Palleschi: If there is anything else or any other discussion that the Board has tonight in regard to this, we can certainly have that discussion and be back at the next meeting with these revisions.

Chairman Scannell: We will start with you, Mr. Miglucci, do you have any questions or comments?

Mr. Miglucci: Just the size of the homes, the new lot, lot 1 on the top there, I know there is no top to this map but I know that Mariaville Road starts rising on the other side of that back side and I just can't figure out the septic, it just seems like a small area, but that is about all that I have. I'm just concerned about the small area back here for this lot.

Mr. Palleschi: The septic system that we are proposing is for worst case, not worst case but a four (4) bedroom design. Looking at the homes here on Anna Court you are most likely going to see a three (3) bedroom home because it's a smaller footprint. The septic system could, we are proposing it here but it could go in the back of the yard depending on the best fit and the actual footprint of the house. That typically comes at the building permit and we will put together a plot plan with the actual footprint of the home and at that time we would detail the septic system.

Mr. Miglucci: These are smaller homes kind of like salt box homes.

Mr. Palleschi: It looks like the footprint is roughly 30' x 50, so 1,500 square foot. So, again it depends on the shape. We are just showing rectangular but depending on where the actual house is situated.

Mr. Miglucci: That is all that I have for now.

Chairman Scannell: Mr. Signore?

Mr. Signore: Is the style of home going to be determined?

Mr. Palleschi: I'm sorry, what?

Mr. Signore: The type of home, like ranch or…

Mr. Palleschi: No, not at this time. Seeing that there is no high ground water there, you could have probably have a traditional colonial.

Mr. Signore: The colonial would give you a smaller square footage downstairs and it would double for the upstairs if there was a question on lot size but, I wouldn't even see a problem for a ranch home.

Mr. Palleschi: It all depends on the footprint and the shape of that home.

Mr. Signore: You could actually turn that too.

Mr. Palleschi: Right.

Chairman Scannell: Are you all set, Mr. Signore?

Mr. Signore: Yes, I'm sorry.

Chairman Scannell: Mrs. Flansburg?

Mrs. Flansburg: I drove over and looked at the house that is there. It looks like it is just waiting for two (2) more houses on the cul-de-sac part of it. This is just approving for the boundary line adjustment subdivision and if it is appropriate for that area and the building department will determine your *"Inaudible"* but I have no problem with that.

I do have one quick question though, who maintains, because there is only the one house there, the actual cul-de-sac had a tree in it and plantings and stuff, is it the house that is there or is it the town? Do you have any idea?

Mr. Palleschi: I don't know. I live on a cul-de-sac too and the neighbors sort of take care of the center cul-de-sac.

Mrs. Flansburg: It's literally just the one house that is there.

Mr. Palleschi: That would be my guess.

Chairman Scannell: Peter, can you confirm if that is a town road.

Mr. Comenzo: It is, in fact, a town road. There is a little bit of history of the dedication of that road to the town that goes back twenty something years, but it is a town road. It was accepted by the town in 2005.

Chairman Scannell: So, the road itself would be maintained by the town and any decoration in the middle of the cul-de-sac would likely be the residents?

Mr. Comenzo: It's owned by the town and a lot of the time the residents will take ownership of it if they want something nice there, they will put something nice there and maintain it. The town does not typically maintain the center of cul-de-sacs if they are vegetive, they will maybe mow them a couple of times a year but other than that…

Chairman Scannell: The town did not place a topiary in the middle of Anna Court, correct?

Mr. Palleschi: I don't believe the town did.

Chairman Scannell: So, town is maintaining the road but not any topiaries or anything else in the center of the…

Mr. Palleschi: Right. I mean, I don't think that topiary has anything to do with the subdivision that we are here for tonight.

Mrs. Flansburg: I was just asking because there is one house on it.

Mr. Palleschi: My guess is it's the resident there.

Chairman Scannell: Mr. D'Alessandro?

Mr. D'Alessandro: I don't have any questions. I think it's a smart move for Dave to do that. I have no questions. That is all that I have.

Chairman Scannell: Mr. Collins?

Mr. Collins: What are you going to do with that water line? Are you going to loop it all the way around or are you going to end up with a dead end by the second house? I mean, I don't know exactly where that water line is, but it seems like if it is possible, they could loop it back in and they would get better flow and less problems with the water being stagnant but like I say, I don't really know where that water line is. I asked Peter but I don't know if it is a six or an eight, I don't know if you are going to put like a four over to the two houses and then tap off of it or maybe if possible and it's not that expensive and I don't know if you can use plastic or not, I would maybe loop it back into the original one so you have a loop and you get better residual and less stagnant water but that is just a suggestion. As far as the subdivision, I don't have a problem with it. My concern was the water issue and that is all that I have.

Chairman Scannell: Thank you. So, I did visit the site as well and I spoke with the folks at DPW just so they could give me, as a new person, some clarity on their comments. I notice that since this is just a sketch plan there was really no topography on the plan itself and there is really kind of a slope there. I wonder by the time you guys come back for the preliminary, that we could see more of the topography so that if there is going to be an effect of any kind of water runoff, I know that the septic does get to be kind of close to the lowest farthest end so, I'm thinking that is where the water is going to be running down to. I think I saw a perc test for one but again I think that was from 2020. I know that the DPW comments would like it done on both lots and not just on one lot.

There is a lot of trees that are kind of up going up the side and there is a lot of shrubs and I know that there was some concern that even though it's on sand, it will be interesting, to kind of see what happens when that vegetation is all gone.

Do you know if they are considering leaving the trees to act as a sound barrier for that neighborhood?

Mr. Palleschi: Where are the trees, back in this area here along Mariaville Road, right?

Chairman Scannell: I took pictures of them. This is up against the guardrail where they go over. They are pretty mature trees but there are some that are a little skinner than other ones, this time of years, of course, you're not getting the full effect, I know that in the summer time when I would go to Poppy's I couldn't see Anna Court and I'm sure that they couldn't hear me at Poppy's enjoying my ice cream, but I am concerned that if all of those trees were to come down that that neighborhood might be getting a lot more road traffic noise than they have ever had before.

Mr. Palleschi: I think that really is going to depend on the grading of the lots and the size of the home and whether we keep the septic system there or move it back in here. I would think it would be advantageous to keep as many trees as possible.

Chairman Scannell: I know that sometimes depending on the species of the trees and if they are kind of some of them are in better shape than others, if you would possibly consider replanting some native species to make up for whatever does have to be taken down.

Are you planning on putting basements in?

Mr. Palleschi: That is going to be up to the owner. I think basements can go in here and typically yes, you would see a basement for a single-family home. So, I would anticipate yes, but again it's up to whether someone wants a raised ranch or a different style home.

Chairman Scannell: Thank you very much.

Ms. Heinel: Hi Luigi, obviously I will need to see the final deeds when those are completed. This full project would be conditioned on that happening. So, I need to see those deeds. If they are done before we get to preliminary or final, please feel free to bring them so I know whenever it is just so I can have a record that those were completed.

Mr. Palleschi: These are the new deeds that have been created?

Ms. Heinel: The new deeds for these two lots that you are proposing. The other ones are ancillary at this point, but for the two lots that you are proposing to have this done for, I will need to see those deeds completed. If they are not done before we get to those points, then it will be a condition on the final that they are completed.

We do want to see updated perc tests for both lots for the septic's that are being proposed. Obviously if they do plan on doing basements, we might have to see what that looks like for the basements but that would go through building.

Are they planning to get the sites build ready and sell off the vacant lots or are they planning to build and sell the builded lot?

Mr. Palleschi: I'm not sure.

Ms. Heinel: Other than that, no other questions. I need to see the deeds to make sure that the process is completed, otherwise, the two-lot subdivision doesn't make a lot of sense.

Chairman Scannell: Are there any deed restrictions?

Ms. Heinel: If there are deed restrictions for that area, I would highly doubt there are deed restrictions for those but we *"Inaudible…"* (Papers being shuffled into microphones) and I will see if there are any deed restrictions when I get to see them.

Chairman Scannell: So, at this point I should get the Rotterdam Planning Commission Lead Agency.

Mrs. Flansburg: I will make the motion that the Rotterdam Planning Commission declare lead agency for this project.

Mr. Collins: I second the motion.

Chairman Scannell: Mrs. Flansburg has made the motion and it was seconded Mr. Collins. Please call the roll.

Lisa Gallo: Mr. Collins?

Mr. Collins: Yes.

Lisa Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Lisa Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Lisa Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Lisa Gallo: Ms. Scannell?

Chairman Scannell: Yes.

Lisa Gallo: Mr. Signore? I'm sorry.

Mr. Signore: Yes.

Chairman Scannell: You're all set. Thank you.

Mr. Palleschi: Thank you.

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COPY

John F. Kirvin Government Building
Department of Public Works
1100 Sunrise Boulevard
Schenectady, NY 12306
518-355-7575 Ext. 395

RESIDENTIAL CERTIFICATE OF OCCUPANCY

FILE NO. P2023-0022 DATE: 08/17/2023

Classification of Work

Com. New Construction
Construct a 100 ft x 50 ft metal panel agricultural building, 5000 sf Construction materials were substituted using concrete foundation and wood framing.

Use and Occupancy Classification

Classification of Construction

Location of Premises

Owner Name: Michael DelGallo

Street Number: 3749 Mariaville Rd

Tax Map # 36.-3-25.71

Water District: n/a
Sewer District: n/a
Fire District: 8

**** ***CONDITIONS:***

I HEREBY CERTIFY THAT THE WORK FOR WHICH PERMIT NO. P2023-0022 WAS ISSUED, HAS BEEN COMPLETED, AND AUTHORIZE THE OCCUPANCY OF THE PREMISES IN WHOLE, SUBJECT TO COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE, AND ANY CONDITIONS STATED, THE CODE OF THE TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK.

Lloyd Denny
Building Inspector

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COPY

John F. Kirvin Government Building
Department of Public Works
1100 Sunrise Boulevard
Schenectady, NY 12306
518-355-7575 Ext. 395

COMMERCIAL CERTIFICATE OF COMPLIANCE

FILE NO. P2023-0651 DATE: 01/30/2024

Classification of Work

Com. New Construction
Construction of a new storage barn, 60 x 120, 7200 sq ft Cold Storage only, no heat. .Planning Commission Approval PC2023-W33. -

Use and Occupancy Classification

Classification of Construction

Location of Premises

Owner Name: 17 Fern Acquisition, LLC

Street Number: 1442 Fern Ave

Tax Map # 58.-1-6.1
Water District: 5
Sewer District: n/a
Fire District: 5

******* CONDITIONS:***
Temporary Certificate of Compliance. Expires 6-1-2024. Site Developemnt Permit is not closed out yet,

I HEREBY CERTIFY THAT THE WORK FOR WHICH PERMIT NO. P2023-0651 WAS ISSUED, HAS BEEN COMPLETED, AND AUTHORIZE THE OCCUPANCY OF THE PREMISES IN WHOLE, SUBJECT TO COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE, AND ANY CONDITIONS STATED, THE CODE OF THE TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NEW YORK.

Jeffery Briere
Building Inspector