

**Town of Rotterdam
Planning Commission
January 6, 2026**

Workshop (V. Dalton Bambury Hearing Room 2nd Floor) 7:00 pm

1. Planning Commission to appoint a Vice-Chairperson for the year 2026.

Waivers:

1. **Jackson Hewitt Tax Services – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2026 – April 20, 2026 in ViaPort Rotterdam Mall.
2. **AhramTraders, LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to allow for cellular phone repair and sale of phone accessories in tenant space B-114 (±471 square feet), near fountain, from January 1, 2026 – March 31, 2026 in ViaPort Rotterdam Mall.
3. **Fonda Speedway LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to hold car show throughout the ViaPort Rotterdam Mall from March 19, 2026 – March 22, 2026.
4. **Neil Persaud – 370 Mariaville Road.** The applicant requests a Waiver of Site Plan review to operate a wine and liquor store in existing ±2,729 tenant space, formerly a portion of the bank on a ±0.46-acre parcel.

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

1. **MOS Developers LLC (Owner)/Chrisler Automotive Group, LLC (Lessee) – 600 Consalus Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to convert an existing a ±11,040 square foot building to allow for up to four (4) tenants. In addition, the applicant would like to lease a ±1,550 square foot tenant space to operate a motor vehicle repair establishment in the building which is located on a ±1.1-acre parcel.
2. **Patricia McGuiness (Owner)/Yara Auto Group LLC (Lessee) – 1750 Chrisler Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to operate a motor vehicle repair establishment and motor vehicle sales in existing ±1,800 square foot building on ±a 0.36-acre parcel.
3. **BD Upstate Construction, Inc. – 1696 Crane Street.** Preliminary Site Plan to allow the construction of a six (6) unit apartment building on a ±1.63-acre parcel containing a four (4) unit apartment building. Engineer: Empire Engineering, PLLC

Workshop (V. Dalton Bambury Hearing Room 2nd Floor) 7:00 pm

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WAIVER OF SITE PLAN REVIEW

Date: January 6, 2026

PC2026-W001

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: ESCA Tax Services Inc. d/b/a Jackson Hewitt Tax Service
Attn : Kelly Vanderwarker
ADDRESS: 501 N. Cattlemen Road
Sarasota, FL 34232

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

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a tax preparation office in tenant space G-108 (1,022 square feet) formerly Gertrude Hawk from January 1, 2026 – April 20, 2026 in ViaPort Rotterdam Mall.

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 operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 6, 2026 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

Lynn M. Flansburg, Chairman
Planning Commission

PORT ROTTERDAM

ENTRANCE NO 3

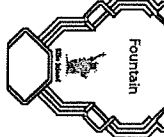
SHOE DEPT. ENCORE
SF 23,786



ROTTERDAM SQUARE MALL
CINEMA
SF 20,600
THRO1

FOOTLOCKER
SF 3098

CINEMA CONT



Via-Escape
SF 3001

SOMETHING FISHY
SF 1250

PCX
SF 4488

JEWELS
SF 1300

LEGGING
SF 1000

SPRINT
SF 1060

SERCU
SF 1540

SF 3494

SF 4616

**Schmeckley
Public Library**
SF 1250

Lavish Lounge
SF 1563

SF 7342

SF 2911

SCHPDY CHILDREN THEAT

Little Scholars
SF 3829

F-146

NOT AVAILABLE
FOR RENT
SF 2778

NOT JUST PENS
SF 1038

USPS
SF 319

JUST TREADING
SF 510

JEWELRY DEN
SF 2093

SACCTV
SF 975

FYE
SF 6465

SF 2613

RAINBOW
SF 6358

SF 3179

NAIL STUDIO
SF 1320

VAPE MORE
SF 3618

CHAMPS SPORTS
SF 4422

SF 1164

SF 2930

SF 1668

SF 1067

CHURCH
SF 1103

SF 1022

NAVY FASHIONS
SF 1250

CHRISTOPHER & BANKS
SF 2913

T-MOBILE
SF 1500

SF 3638

YANKEE CANDLE
SF 2279

**MOHAWK VALLEY
DANCE THEATER**
SF 5546

GIFTS 4 U
SF 3527

COURTSIDE
SF 519

China
SF 450

Three of Italy
SF 731

SF 814

SF 387

SF 1736

SF 1482

SF 1010

SF 3527

SF 519

SF 450

SF 731

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New York State
Department of Taxation & Finance

SF 120,000

Jackson Hewitt

ENTRANCE NO 1

ENTRANCE NO 5

ENTRANCE NO 4

Jackson Hewitt[®]

TAX SERVICE

Personal Income Tax Preparation will be provided at our location (G-108) ViaPort Rotterdam Mall, 93 W. Campbell Rd. Schenectady, NY 12306.

Hours of Operation:

Sunday 12pm-4pm

Monday 11am-7pm

Tuesday 11am-7pm

Wednesday 11am-7pm

Thursday 11am-7pm

Friday 11am-7pm

Saturday 11am-7pm

Total of 3 employees.

WAIVER OF SITE PLAN REVIEW

Date: January 6, 2026

PC2026-W006

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: Arham Traders LLC

Attn : Shahid Tzbal

ADDRESS: 2418 4th Avenue

Watervliet, NY 12189

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 allow for cellular phone repair and sale of phone accessories in tenant space B-114 (±471 square feet), near fountain, from January 1, 2026 – March 31, 2026 in ViaPort Rotterdam Mall.

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 operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 6, 2026 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

Lynn M. Flansburg, Chairman
Planning Commission

DEC 29 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Site Map

VIA | PORT
ROTTERDAM



UNITED AUTO
SE103296



ROTTERDAM SQUARE MALI
CINEMA

TNF Rotterdam

Arham Traders LLC
Space # B-114

Vacc

Bingo Hall

New York State SALES
Department of Taxation & Finance
SF 120.000

WAIVER OF SITE PLAN REVIEW

Date Reviewed: January 6, 2026

PC2026-W002

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: Fonda Speedway LLC
Mail to ADDRESS: Nick Squires
21 South Bridge Street
Fonda, NY 12068

PROJECT LOCATION: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to hold car show throughout the ViaPort Rotterdam Mall from March 19, 2026 – March 22, 2026.

Action Taken by Commission:

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

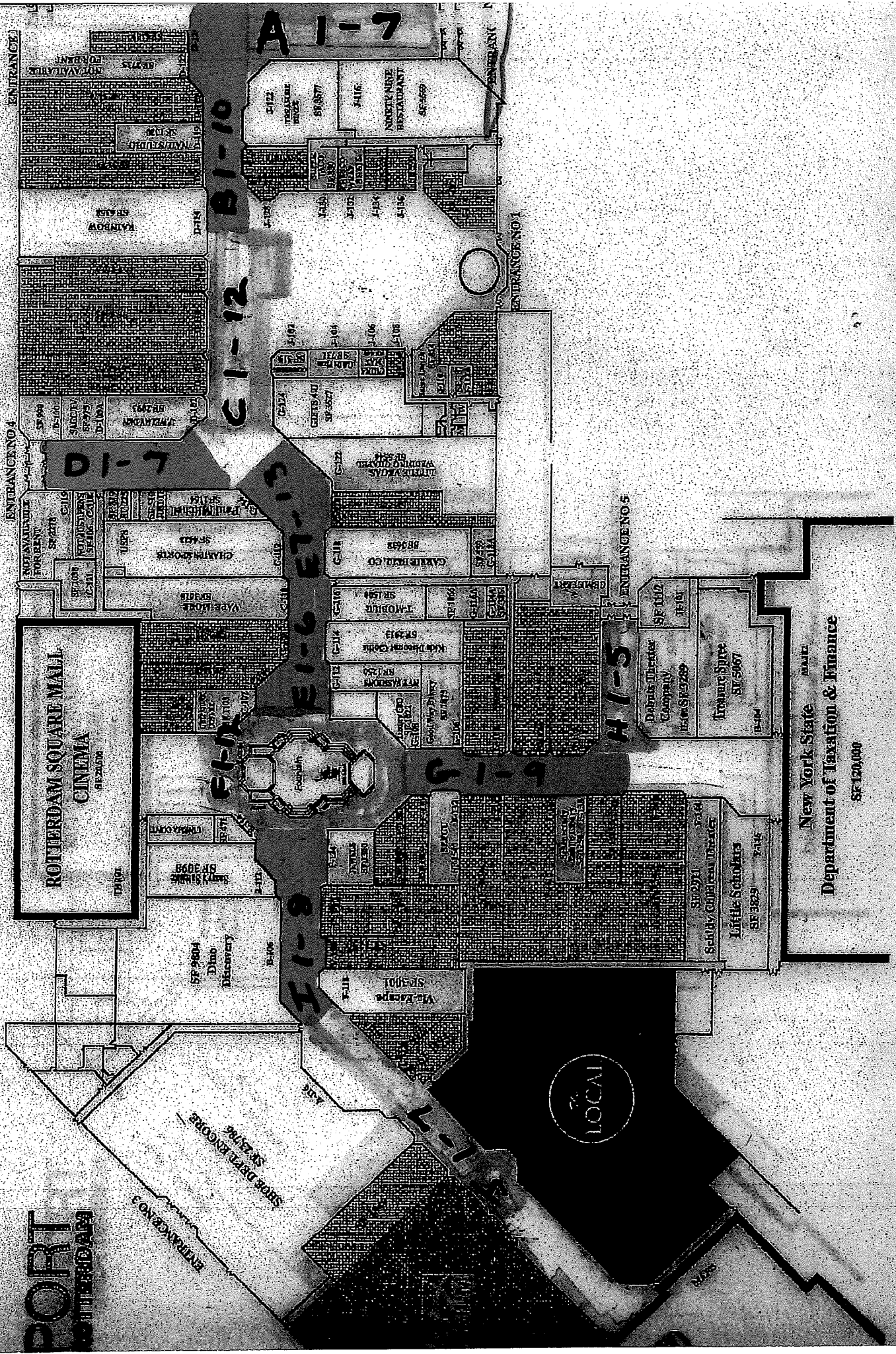
Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Automobiles shall be removed by March 28, 2026.

The Commission action on the Waiver application took place at the Planning Commission meeting of December 16, 2025 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

Lynn M. Flansburg, Chairman
Planning Commission



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

WAIVER OF SITE PLAN REVIEW

Date Reviewed: January 6, 2026

PC2026-W003

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: Neil Persaud
ADDRESS: 1303 Cypriana Terrace
Schenectady, NY 12306

PROJECT LOCATION: 370 Mariaville Road

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

REQUEST: The applicant requests a Waiver of Site Plan review to operate a wine and liquor store in existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store on a ±0.46-acre parcel.

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.

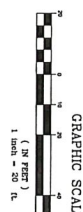
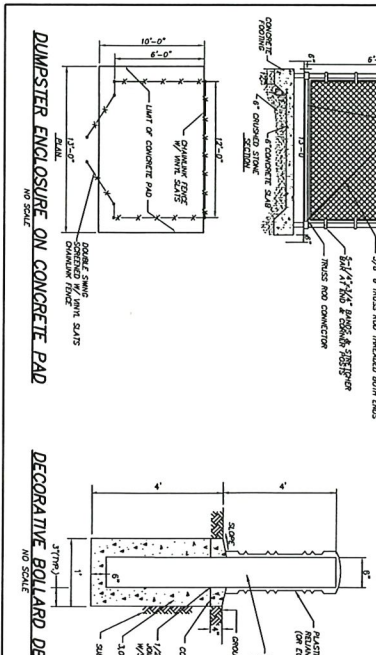
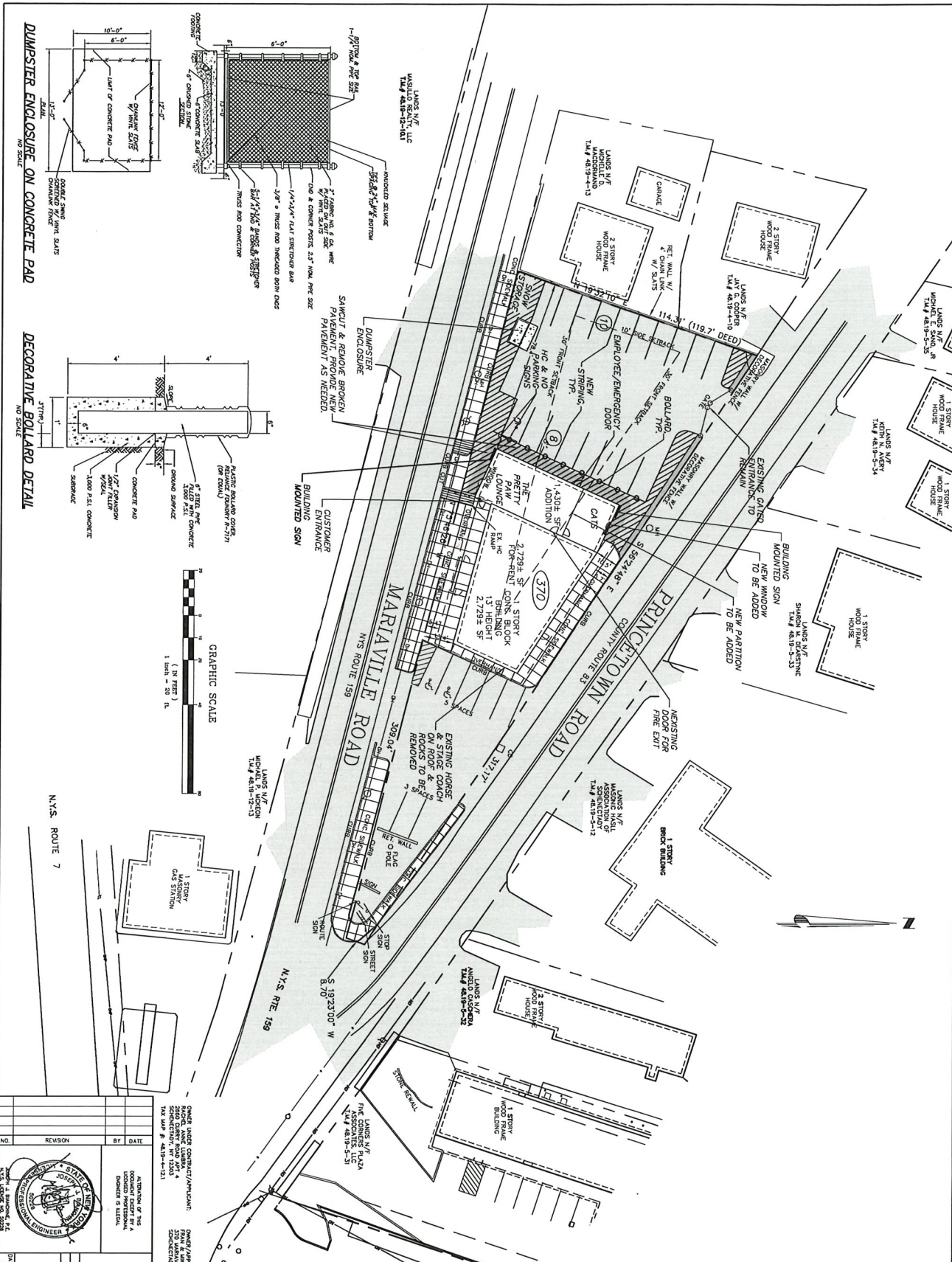
Conditions imposed, if any, are as follows:

1. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box. Please contact Fire District #6 for specifications.
4. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to the issuance of a Certificate of Occupancy.
5. Applicant shall obtain NYS Liquor License prior to operation.
6. Parking lot shall be repaired, seal coated, and striped including ADA compliant parking spaces, access isle, & signage no later than June 30, 2026.
7. Dumpster enclosure as depicted on the approved site plan shall be installed and completed no later than June 30, 2026,

The Commission action on the Waiver application took place at the Planning Commission meeting of January 6, 2026 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

Lynn M. Flansburg, Chairman
Planning Commission



THE PRETTY PAW LOUNGE
370 MARIVILLE ROAD

ENGINEERS, LLP
518-277-2015 FAX 518-277-20379
www.abengr.com

NO.	REVISION	BY	DATE
1	ISSUED FOR PERMIT	AB	10/10/2022

THE PRETTY PAW LOUNGE
370 MARIVILLE ROAD

ENGINEERS, LLP
518-277-2015 FAX 518-277-20379
www.abengr.com

THE PRETTY PAW LOUNGE
370 MARIVILLE ROAD

ENGINEERS, LLP
518-277-2015 FAX 518-277-20379
www.abengr.com

CONCRETE STATISTICS	
BUILDINGS	4,159 SF
PARKING	14,765 SF
TOTAL	18,924 SF
TOTAL	18,924 SF

- NOTES:**
1. DATE SHOWN PREPARED FROM MAP REFERENCES.
 2. THE PLANS SHOW SOME KNOWN STRUCTURES, AND/OR KNOWN STRUCTURES LOCATION OF WHICH MAY VARY FROM THE LOCATION SHOWN ON THE MAPS. THE LOCATION OF WHICH MAY VARY FROM THE LOCATION SHOWN ON THE MAPS. THE LOCATION OF WHICH MAY VARY FROM THE LOCATION SHOWN ON THE MAPS.
 3. THE PLANS, NEW SHOWN, TAKE IT TO THE MAP, 370 MARIVILLE ROAD, PREPARED BY AND DATED JAN. 15, 2024.
 4. ALL LIGHTING SHALL BE SHOWN AND/OR PLACED IN SUCH A MANNER AS TO PROVIDE OFFICE ILLUMINATION.
 5. ALL LIGHTING SHALL BE SHOWN AND/OR PLACED IN SUCH A MANNER AS TO PROVIDE OFFICE ILLUMINATION.



BLOCK PLAN - LIQUOR STORE

370 Mariaville Rd
Rotterdam, NY 12306

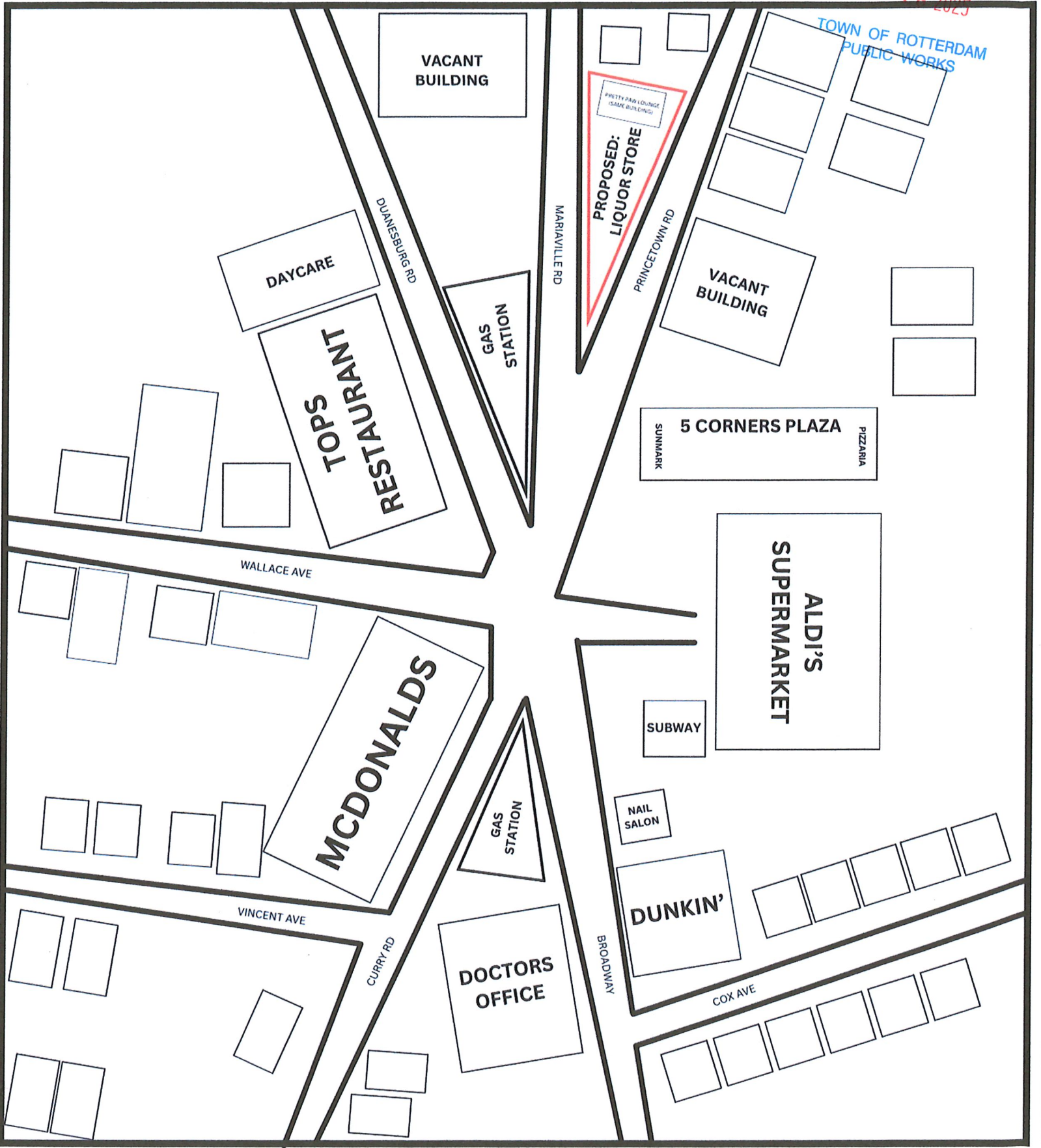


UNLABELED BUILDINGS
ARE RESIDENTIAL

RECEIVED

DEC 18 2025

TOWN OF ROTTERDAM
PUBLIC WORKS



DEC 18 2025

TOWN OF ROTTERDAM
PUBLIC WORKS**Proposed Business Name:**

5 Corners Wine & Liquor

Type of Business:

5 Corners Wine & Liquor will operate as a retail package liquor store, offering wine, liquor, and related lawful ancillary products permitted under New York State law. The business will provide off-premise sales only and will not include on-site consumption.

Hours of Operation

The store will be open as consistently as allowed by New York State law to serve the public's convenience.

- Monday – Saturday: 9:00 AM – 9:00 PM
- Sunday: 12:00 PM – 6:00 PM
- Holidays: Open on all holidays when permitted by New York State law

The intent is to remain open as much as legally possible to ensure reliable access for residents, commuters, and nearby businesses.

Purpose & Public Convenience

The proposed liquor store is designed to serve the daily convenience needs of the surrounding community. The Five Corners intersection is already a well-established commercial hub with constant vehicular and pedestrian traffic. Adding a liquor store complements existing businesses and enhances the area as a true one-stop shopping destination.

Customers will be able to purchase groceries, household goods, food, fuel, and now wine and liquor in a single, centralized location, reducing unnecessary travel to other neighborhoods.

Description of the Area

The Five Corners intersection is a major commercial and traffic node in Rotterdam, drawing consistent traffic from multiple directions and surrounding neighborhoods. The area already supports a variety of high-volume, consumer-focused businesses, including:

- Gas stations
- Aldi grocery store
- Fast-food restaurants
- Supermarkets
- Cafés and take-out restaurants
- Other neighborhood retail and service businesses

The addition of a liquor store aligns naturally with the existing commercial character of the intersection.

Traffic Flow & Accessibility

The site benefits from traffic flow originating from multiple streets converging at the Five Corners intersection, bringing vehicles from all directions throughout the day. This intersection serves commuters, local residents, and shoppers traveling between neighborhoods.

The location is easily accessible by car and is also within walking distance of nearby residential neighborhoods, making it convenient for residents who may not drive or who prefer local, walkable retail options.

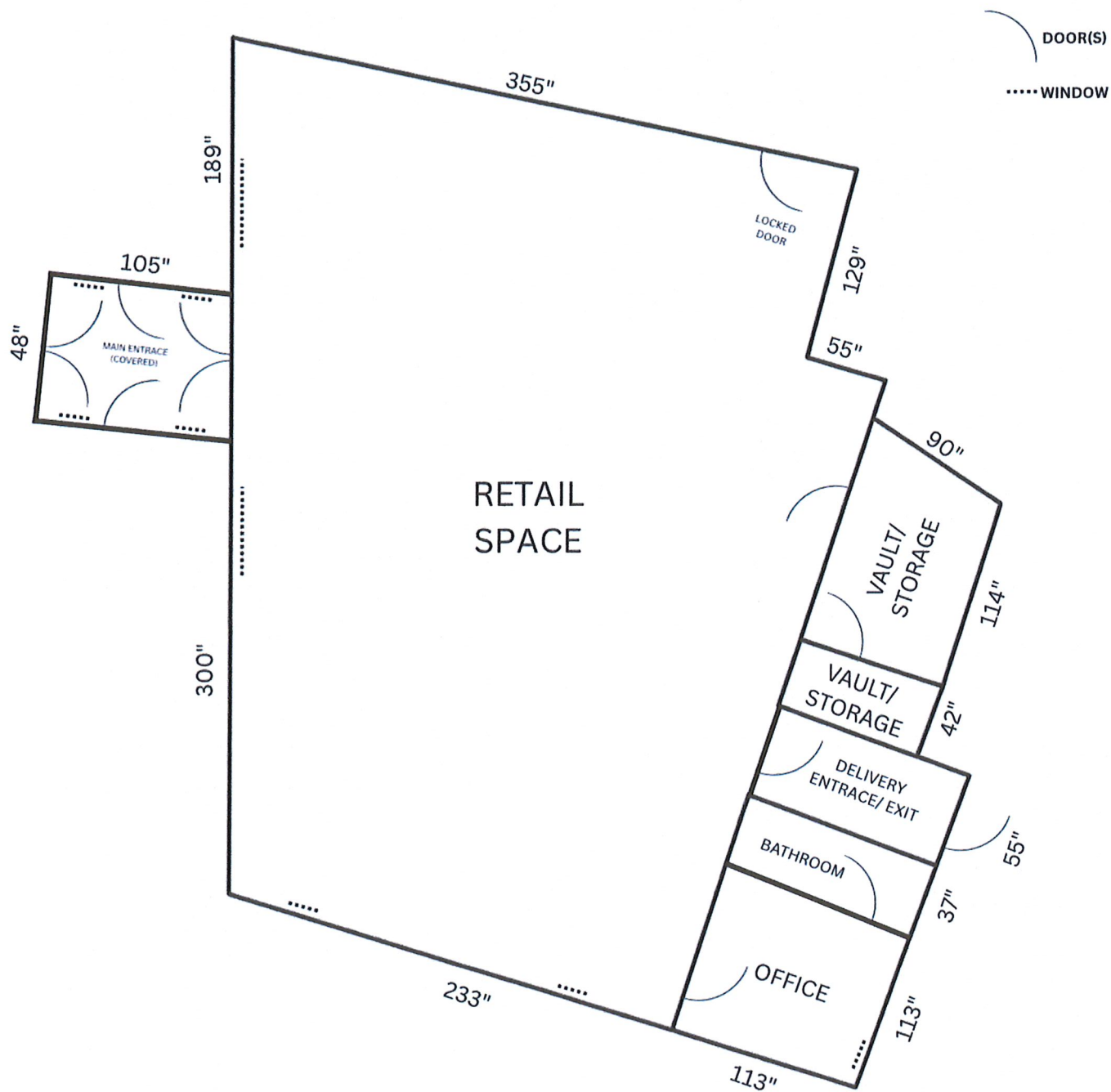
Community Impact

5 Corners Wine & Liquor is intended to become a long-term staple in the Town of Rotterdam, operating responsibly and professionally while serving local demand. The business will activate an existing commercial space without altering the exterior footprint, traffic patterns, or parking layout, and will contribute positively to the vibrancy and convenience of the area.

370 Mariaville Rd
Rotterdam, NY 12306

DEC 18 2025

TOWN OF ROTTERDAM
PUBLIC WORKS



DPW Comments
January 6, 2026

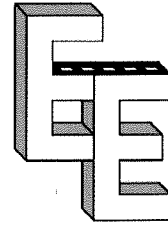
- 1. MOS Developers LLC (Owner)/Chrisler Automotive Group, LLC (Lessee) – 600 Consalus Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to convert an existing a ±11,040 square foot building to allow for up to four (4) tenants. In addition, the applicant would like to lease a ±1,550 square foot tenant space to operate a motor vehicle repair establishment in the building which is located on a ±1.1-acre parcel.

Final Fees Due:	Advertising	\$52.25
	Special Use Permits (2)	\$1000.00

1. Prior to the issuance of a Certificate of Compliance, the Building Department shall inspect the facility to confirm that no floor drains exist in the garage as they are not permitted pursuant to DEC regulations.
2. Add note to plan: The existing property shall be maintained and kept in an orderly fashion.
3. Add note to plan: 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.
4. Add note to plan: All storage of materials and equipment shall be within the principal building, except for 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.
5. Add note to plan: All repairs shall be performed within the principal building on the premises.
6. Add note to plan: No body work or auto painting shall be performed on-site.
7. Add note to plan: Dumpster shall be in a screened enclosure.
8. Add note to plan: No vehicles shall be parked less than 10 feet from any property line.
9. Add note to plan: The sale of motor vehicles is strictly prohibited.

SEQR Type 2 Action – NYCRR 617.5 (C) 18

EMPIRE ENGINEERING, PLLC



December 22, 2025

Town of Rotterdam
Office of the Planning Commission
1100 Sunrise Blvd.
Schenectady, NY 12306

Attn: Peter Comenzo, Senior Planner

Project Narrative

The subject project identified as an **automobile repair establishment** is located along **Consalus Avenue** in the Town of Rotterdam. The applicant is Joseph Ciliento, the owner of the property. The operator's address is 600 Consalus Ave. Schenectady, NY 12306.

The subject property is zoned Light Industrial (I-1) and is approximately 1.1± Acres. The proposal is for the permitting of an automobile repair establishment, an allowed use by special permit. In accordance with Town code, parking of vehicles will be greater than 10 ft from any property line, no greater than 20 vehicles will be stored in an open area and for no more than 60 days out of a 365 day period.

The business owner and typically one additional employee will be on-site daily. Hours of operation are typically between 9 am - 5 pm Weekdays.

The existing site includes area for parking, and additional parking spaces will be added to the site to comply with Town code. Access to the site includes (2) two-way entrances/exits.

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various existing uses and development. The proposed project will not have any effect on the town communication systems. This proposed activity will occur predominately indoors. The project will produce minimal noise, will be in keeping with the visual aesthetics, and will meet all Town codes regarding drainage and runoff.

The project is not anticipated to produce an increase in traffic from the facility, an increase in water usage, or an increase in solid waste generated at the site. There is no bulk storage of solvents or chemical proposed.

DPW Comments
January 6, 2026

- 2. Patricia McGuinness (Owner)/Yara Auto Group LLC (Lessee) – 1750 Chrisler Avenue.**
Waiver of Site Plan/Special Use Permit Public Hearing to operate a motor vehicle repair establishment and motor vehicle sales in existing $\pm 1,800$ square foot building on ± 0.36 -acre parcel.

Final Fees Due:	Advertising	\$53.35
	Special Use Permit	\$500.00

1. Temporary garages structures that are listed for sale must be removed from the property prior to the issuance of a certificate of compliance.
2. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Outdoor vehicle sales areas should be kept in a neat and orderly fashion. No storage of vehicles is permitted outside of the sales area.
5. No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked on the County roadway right-of way.
6. Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale.
7. Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only.
8. All storage of materials and equipment shall be within the principal building, except for refuse and trash, which shall be stored in closed containers.
9. All repairs shall be performed within the principal building on the premises in the areas designated as service bays only.
10. No body work or auto painting shall be performed on-site.
11. A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation.
12. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.

SEQR Type 2 Action – NYCRR 617.5 (C) 18

DPW Comments
January 6, 2026

- 3. BD Upstate Construction, Inc. – 1696 Crane Street.** Preliminary Site Plan to allow the construction of a six (6) unit apartment building on a ±1.63-acre parcel containing a four (4) unit apartment building. Engineer: Empire Engineering, PLLC
1. See attached letter from Chris Longo dated December 15, 2025 addressing DPW comments from November 18, 2025.
 2. Updated site plan maps have been sent to County Planning and DPW for review of proposed changes and sidewalk. ADA sidewalk will need to be constructed in conformance with County Specifications along Crane Street ROW.
 3. Planning Board should consider options for buffering of adjoining properties.
 4. Provide draft sidewalk maintenance easement for review by Town Attorney prior to scheduling for final approvals.
 5. County Health has informed the Town that perc tests for the proposed septic system were not witnessed. Septic will need review and approvals prior to the issuance of building permits.
 6. Provide proposed building elevations.
 7. Are decks or patios proposed? If so detail and show on site plan.

DPW Comments November 18, 2025

1. A variance was granted by the Zoning Board of Appeals on October 15, 2025 (with conditions) for side yard setback at ten (10) feet. Add condition to Zoning Table on Sheet C101 “The proposed six (6) unit apartment building shall be limited to a maximum height of two (2) stories with additional truss roofing system.”
2. Provide dimensions and turning radius on improvements. Parking should be 9’ x 18’ spaces.
3. Applicant should coordinate with Schenectady County DPW for the allowance of a second curb cut onto Crane Street and provide conceptual approval.
4. Sidewalks along roadway frontage on Crane Street in proposed easement need to be provided. Crane Street has a high volume of pedestrian traffic and this proposed apartment building should comply with the Town’s Complete Street policy.
5. Identify ground cover on site plan.
6. Add 6’ high vinyl fencing along northern property boundary with 1690 Crane Street to western terminus of building located at 1690 Crane Street.
7. Address building runoff. Detail is provided for French Drain but not shown on map.
8. Add standard Town notes to Sheet C101.

9. Provide dumpster enclosure location and detail (see example from Guilderland Ave. project). Existing dumpster location near septic seems to be logical location and site plan should be adjusted accordingly and landscaping reconfigured to assist in access and shielding of enclosure.
10. Show proposed location and detail of project signage.
11. Consideration should be given to designing the planter island in the front of the project with curbing, decorative fencing, hardscape, and plantings to enhance curb appeal. Proposed parking area and double driveway is a large expanse of asphalt.
12. With reconfigured perpendicular parking proposed for the existing and proposed building; a planting strip with curbing should be provided for snow storage and to prevent vehicular overhang which will limit the sidewalk width.
13. Address handicap accessibility for existing and new building.
14. Detail pavement markings for arrows. Add stop signs at both exits and detail.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on November 18, 2025.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County DPW
New York State Department of Environmental Conservation – Region #4
Fire District #2
Schenectady School District
Rotterdam Zoning Board of Appeals
Rotterdam Police Department
City of Schenectady County Clerk (239-nn)

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 11-25-25
Case No. R-37-25
Returned 12-5-25

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

Municipality:
Town of Rotterdam

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

(tel.) 386-2225
(fax) 382-5800
Schenectady County

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

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

NOV 25 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 15, 2025

SUBJECT: BD Upstate Construction, Inc. - 1696 Crane Street. Sketch/Preliminary Site Plan to allow the construction of an additional six (6) unit apartment building on a ±1.63-acre parcel containing an existing four (4) unit apartment building. Engineer: Empire Engineering, PLLC

REQUIRED ENCLOSURES:

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

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

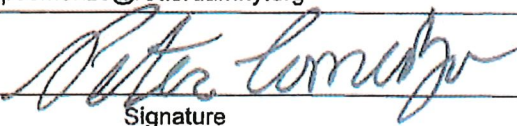
Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 11 19 25



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-37-25

Applicant BD Upstate Construction, Inc.

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an existing apartment building on a 1.6 acre parcel, requesting site plan approval to construct an additional 6-unit apartment building. Located on the west side of Crane Street immediately south of the Schenectady City line and approximately 800' north of Altamont Avenue.

RECOMMENDATION

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

- ☐ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)

☒ **Modify/Conditionally Approve.** Conditions:
Schenectady County Department of Engineering and Public Works approval.

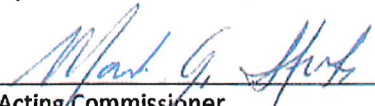
☒ **Advisory Note:**
Design plans for any sidewalk construction should be shown on the site plan.

☐ **Disapprove.** Reason:

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

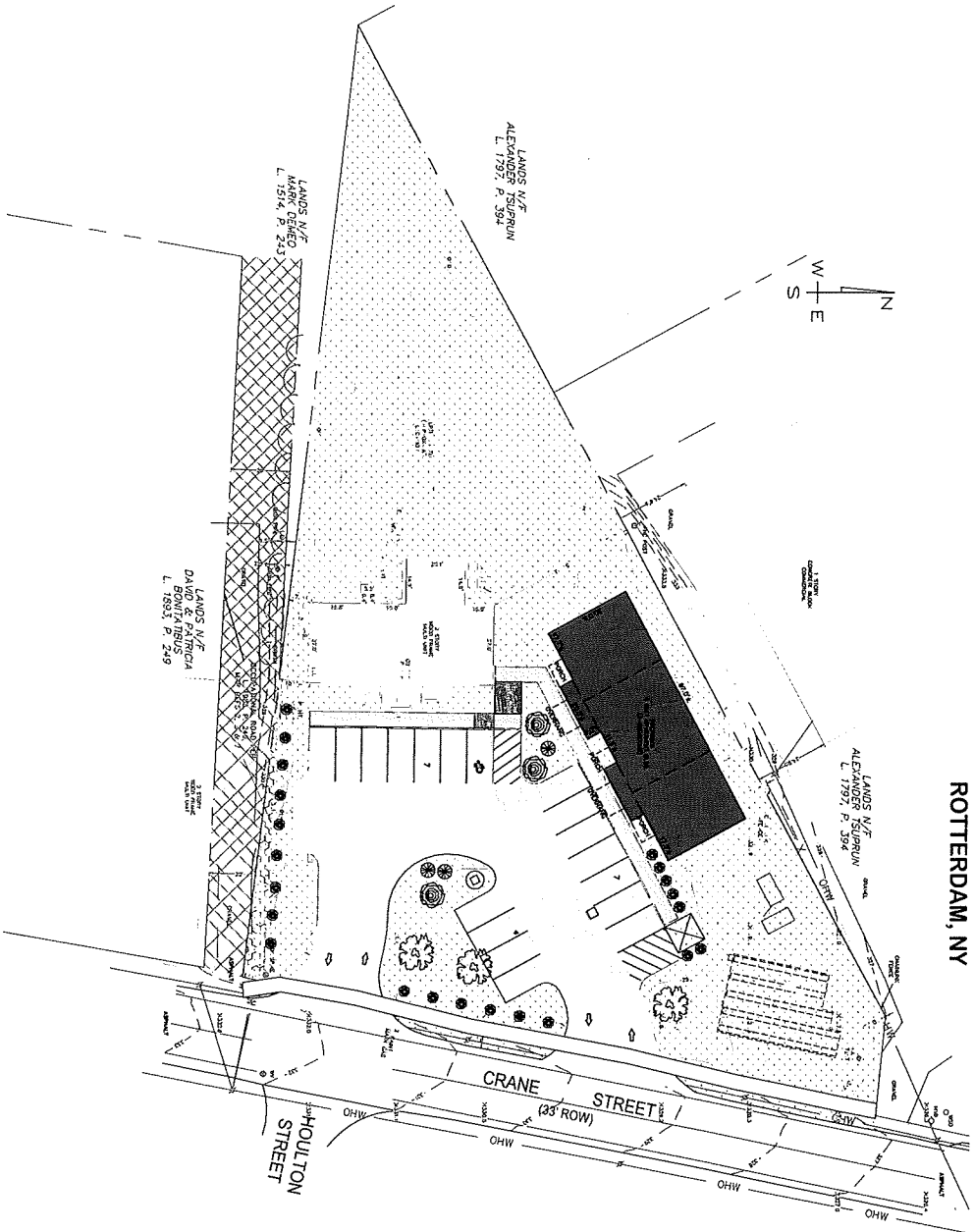
Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of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

12-4-25
Date


Acting Commissioner
Economic Development and Planning

RESIDENTIAL DEVELOPMENT

1696 CRANE STREET
ROTTERDAM, NY



RESIDENTIAL DEVELOPMENT

1696 CRANE STREET
ROTTERDAM, NY



ENGINEERING, PLLC
1696 CRANE STREET
ROTTERDAM, NY 11733
PH: (516) 250-1371
EMAIL: GLODOW@ENGINEERING.PLLC



SHEET SCHEDULE	
NO.	TITLE
1	EXISTING CONDITIONS AND DEDICATION PLAN
2	SITE LAYOUT AND LANDSCAPE PLAN
3	GRAPHIC, PRELIMINARY & EDC PLAN
4	GRAPHIC, PRELIMINARY & EDC PLAN
5	SITE DETAILS
6	SITE DETAILS
7	SITE DETAILS

Chairman, Rotterdam Planning Commission

Date: _____

CRANE STREET RESIDENTIAL
1696 CRANE STREET
ROTTERDAM, NY
10/28/2025
10/28/2025

LANDS of
BD UPSTATE CONS. INC.
1696 CRANE STREET
ROTTERDAM, NY

[illegible]

PRIOR TO ANY EARTH
DISTURBANCE THE CONTRACTOR
SHALL CALL IN A TICKET TO
DIG SAFE IN AND OBTAIN A
CLAMP TO OAC.

CHARLESTON D. LOMCO, PE
N.Y.S. Lic. # 095040



PROJECT
LANDS of
BD UPSTATE CONS. INC.

1605 CRANIC STREET
ROTTENBURG, NY

EMPIRE ENGINEERING, PLLC
1900 DUNESBURG ROAD
DUNESBURG, NY 12056
PH: (518) 280-3371
EMAIL: CLONONO@EMPIRENGR.COM

Date		10/28/25
Time		1 st - 2 nd
Lot		23001
Sheet		Sht. 1 of 7



PLANTING SCHEDULE

"Chairman, Rotterdam Planning Commission
Date: _____"

CONTRACT NO. 0 **DATE: 01/06/2021**

PROJECT: **BO UPSTATE CONS. INC.**

LOCATION: **1986 CAME STREET**
ROSTERHAM, NY

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67

LANDSCAPE PLAN

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67

LANDSCAPE PLAN

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67

CONTRACT NO. 0 **DATE: 01/06/2021**

PROJECT: **BO UPSTATE CONS. INC.**

LOCATION: **1986 CAME STREET**
ROSTERHAM, NY

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67

LANDSCAPE PLAN

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67

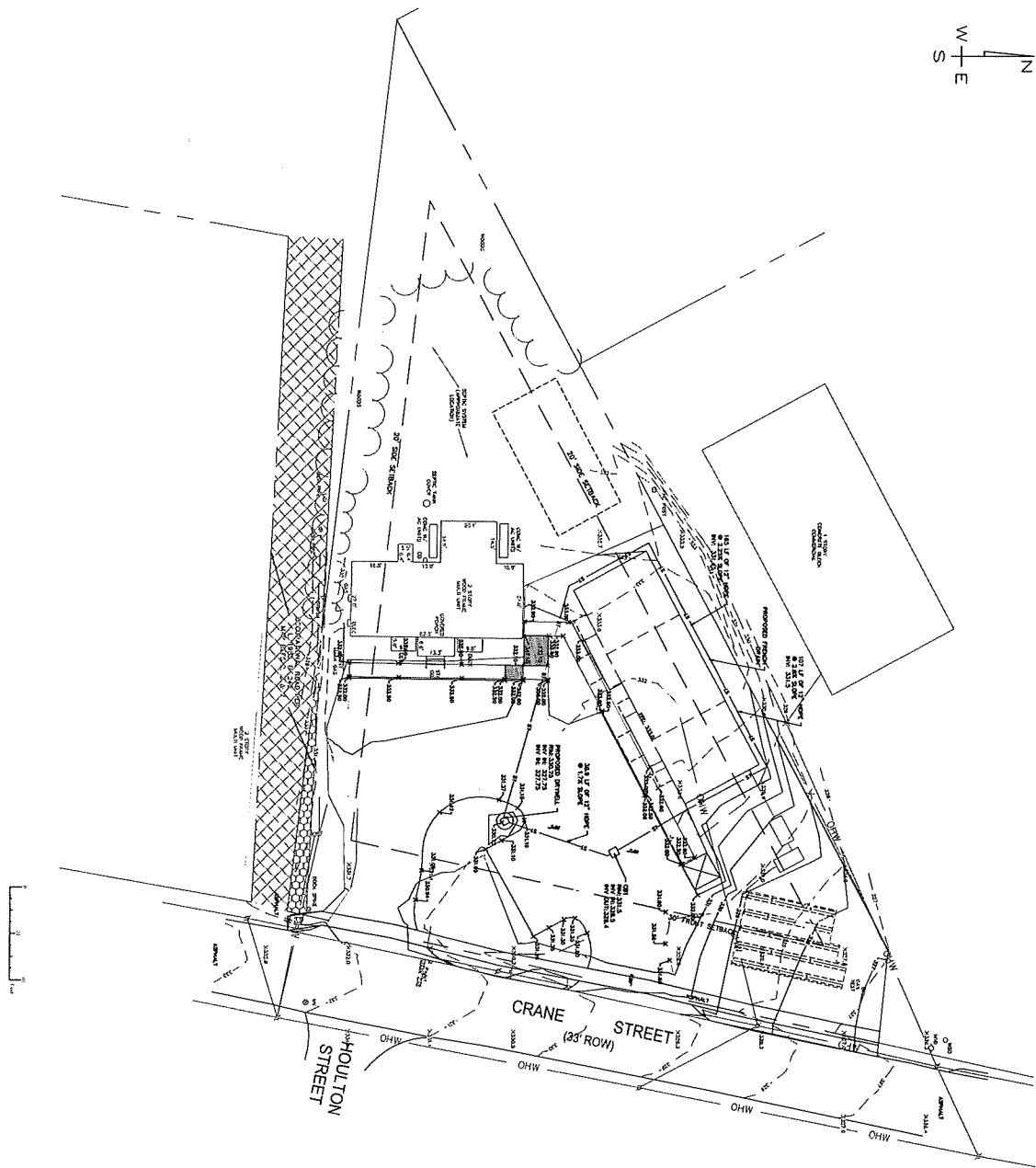
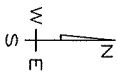
LANDSCAPE PLAN

DATE: **01/06/2021**

TIME: **1:20P**

BY: **23001**

SH: 2.67



EROSION NOTES:

1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE CONSIDERED AS A GUIDE ONLY. THE EROSION CONTROL MEASURES SHALL BE MODIFIED AS NECESSARY TO ACCOMMODATE THE ACTUAL CONDITIONS OF THE SITE.
2. THE PLAN SHALL NOT BE USED TO ESTABLISH EROSION CAPACITIES FOR ANY EROSION CONTROL MEASURES. EROSION CAPACITIES SHALL BE DETERMINED BY THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN.
3. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE CONSIDERED AS A GUIDE ONLY. THE EROSION CONTROL MEASURES SHALL BE MODIFIED AS NECESSARY TO ACCOMMODATE THE ACTUAL CONDITIONS OF THE SITE.
4. LOCAL AND IDENTIFY ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO ANY EROSION CONTROL MEASURES.
5. EROSION CONTROL MEASURES MUST BE STABILIZED BEFORE A NOTICE OF SUBMITTAL IS FILED.
6. EROSION CONTROL MEASURES MUST BE STABILIZED BEFORE A NOTICE OF SUBMITTAL IS FILED.
7. EROSION CONTROL MEASURES MUST BE STABILIZED BEFORE A NOTICE OF SUBMITTAL IS FILED.
8. EROSION CONTROL MEASURES MUST BE STABILIZED BEFORE A NOTICE OF SUBMITTAL IS FILED.

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:

1. IT IS THE DUTY OF THE EROSION CONTROL MEASURES TO BE USED AS A GUIDE ONLY. THE EROSION CONTROL MEASURES SHALL BE MODIFIED AS NECESSARY TO ACCOMMODATE THE ACTUAL CONDITIONS OF THE SITE.
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TEST PIT LOG

PROJECT	STABILIZED
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1P 3	1P 3: MAX STABILIZED
1P 4	1P 4: MAX STABILIZED
1P 5	1P 5: MAX STABILIZED
1P 6	1P 6: MAX STABILIZED
1P 7	1P 7: MAX STABILIZED
1P 8	1P 8: MAX STABILIZED
1P 9	1P 9: MAX STABILIZED
1P 10	1P 10: MAX STABILIZED
1P 11	1P 11: MAX STABILIZED
1P 12	1P 12: MAX STABILIZED
1P 13	1P 13: MAX STABILIZED
1P 14	1P 14: MAX STABILIZED
1P 15	1P 15: MAX STABILIZED
1P 16	1P 16: MAX STABILIZED
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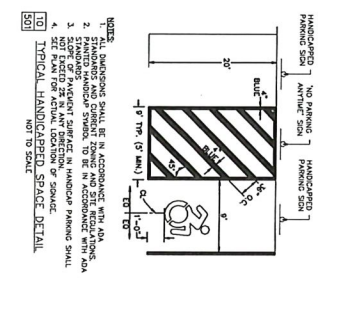
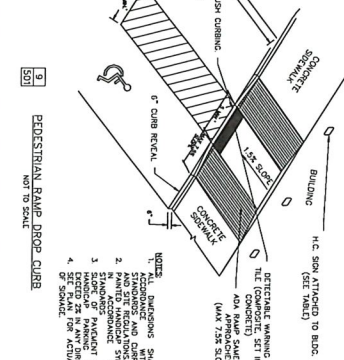
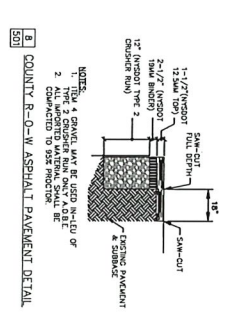
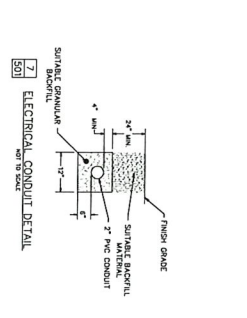
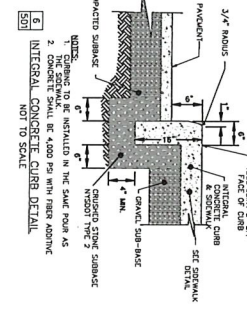
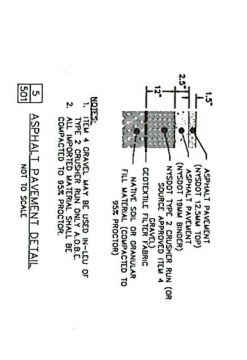
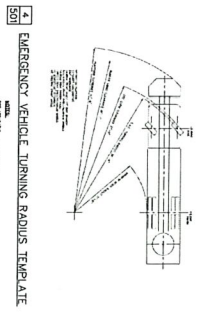
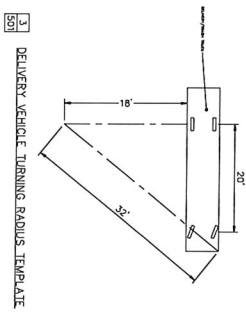
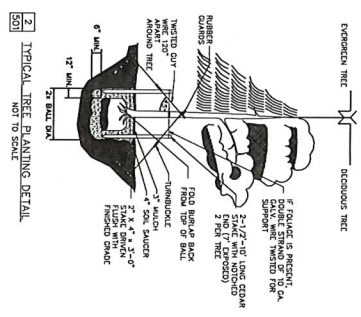
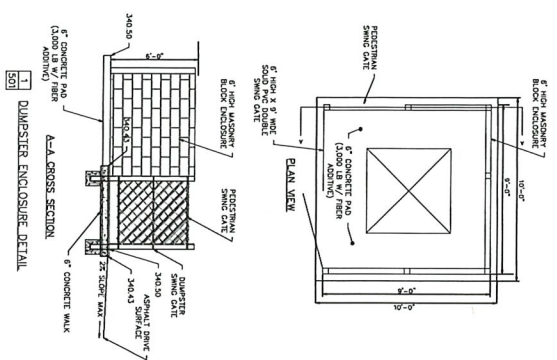


ENGINEERING, PLLC
1000 WEST 10TH STREET
DANESBURG, NY 12839
PHONE: 518-339-1711
FAX: 518-339-1712
WWW: WWW.ECENGINEERING.COM
LANDS OF
BD UPSTATE CONS. INC.
1000 WEST 10TH STREET
DANESBURG, NY 12839

DATE: 01/28/2025
TIME: 11:20
SHEET: 23001
SHEET: 3 OF 7
PROJECT: EROSION CONTROL PLAN
C102

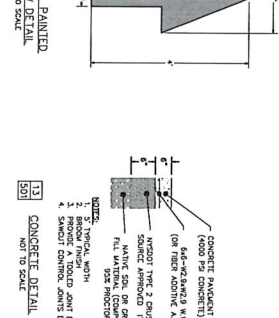
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2	2. REVISIONS	
3	3. REVISIONS	
4	4. REVISIONS	
5	5. REVISIONS	
6	6. REVISIONS	
7	7. REVISIONS	
8	8. REVISIONS	
9	9. REVISIONS	
10	10. REVISIONS	

DESIGNED BY: J. LONZA, P.E.
CHECKED BY: J. LONZA, P.E.
DATE: 01/28/2025
TIME: 11:20
SHEET: 23001
SHEET: 3 OF 7
PROJECT: EROSION CONTROL PLAN
C102



11 SIGN TABLE

UNIT	8-1	8-2	8-3	8-4	8-5
W	30\"/>				



DETAILS

10/28/2025

M.T.S

23001

Sht. 5 of 7

LANDS of

BD UPSTATE CONS. INC.

1000 STATE STREET

ROCHESTER, NY 14609

EMPIRE ENGINEERING, PLLC

1000 STATE STREET

ROCHESTER, NY 14609

EMAIL: COUNCIL@EMPIRE-ENG.NET

CHIEF ENGINEER: P. LONZO, P.E.

10/28/2025

REVISIONS

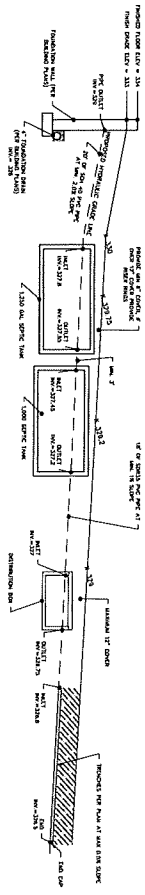
No.	Revision Description	Date
1	REVISED PER OWN COMMENTS	10/28/2025

NOTES

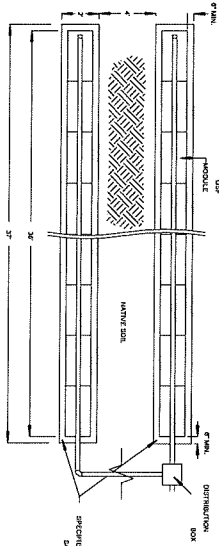
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2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

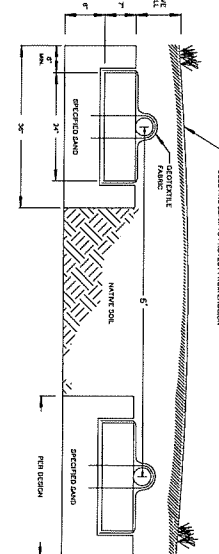
3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



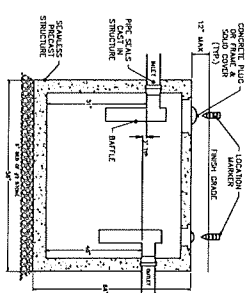
1 TYPICAL SYSTEM PROFILE
NOT TO SCALE



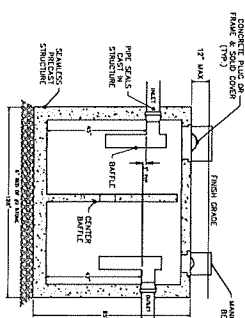
5 GSF TRENCH PLAN VIEW
DIFFERENTIAL SLAB TO TOP OF TANK COMPLETION
NOT TO SCALE



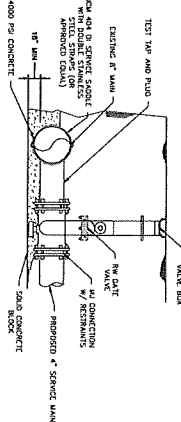
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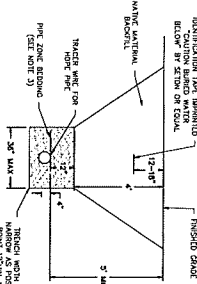
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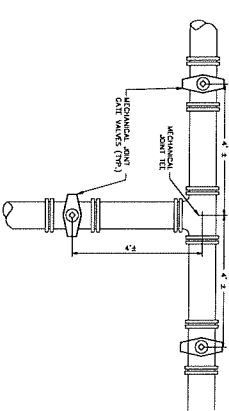
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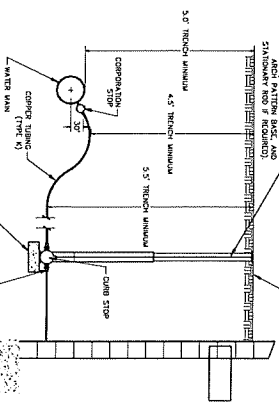
7 TAPPING SLEEVE AND VALVE DETAIL
NOT TO SCALE



8 WATER SERVICE DETAIL
NOT TO SCALE



9 TYPICAL WATER SERVICE JUNCTION DETAIL
NOT TO SCALE



10 WATER LATERAL INSTALLATION DETAIL
NOT TO SCALE

EXPRESS ENGINEERING, PLLC
DIANE B. BROWN, P.E.
1000 N. 10TH STREET, SUITE 200
DANESBURG, NY 12834
TEL: 518-255-1111 FAX: 518-255-1112
WWW.EXPRESS-ENGINEERING.NET

UNOS of
BD UPSTATE CONS. INC.
1000 N. 10TH STREET, SUITE 200
DANESBURG, NY 12834
TEL: 518-255-1111 FAX: 518-255-1112
WWW.BDUPSTATECONS.COM

SITE DETAILS

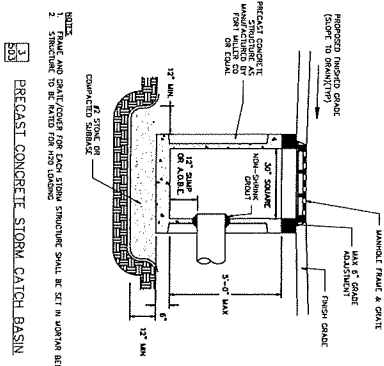
10/28/2025
N.T.S.
23001 Sht 6 of 7

C502



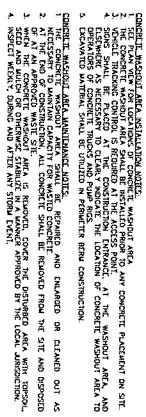
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503

FRENCH DRAIN DETAIL
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3
503

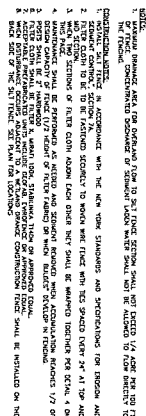
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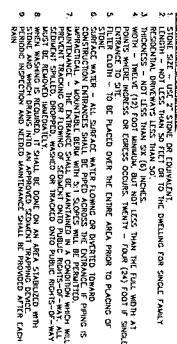
NOT TO SCALE



5
503

TYPICAL CONSTRUCTION
ENTRANCE DETAIL

NOT TO SCALE



ROTTERDAM, NY

[illegible]

PRIOR TO ANY EARTH
DISTURBANCE THE CONTRACTOR
SHALL CALL IN A TICKET TO
DIG, SAVE "N" AND OBTAIN A
CLEAR TO DIG.

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095840



ENGINEERING, P.L.C.
 1000 ROUTE 9
 DUNELSHIRE, NY 12058
 PH. (518) 350-1371
 FAX. (518) 350-1371
 EMAIL: COLLEGE@ENGINEERING.NY.NE

PRODUCTS

LANDS of

BO UPSTATE CONS., INC.

1000 CLARK STREET
 POTTERDAM, NY

SITE DETAILS

Name	Date	Notes
10/29/2025		
N.T.S.		
23001		
C503		
Sh. 7 of 7		