

**Town of Rotterdam
Planning Commission
May 2, 2023**

Approval of the Summary of Minutes April 4, 2023

Workshop/Waiver(s) (7:00pm)

- 1. Gillette Shows, Inc. – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from June 1, 2023 – June 11, 2023 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
- 2. Amari Stephensen & Jennifer Segarra – 2795 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a dog grooming salon (Perfect Paws Parlor) in existing combined ±1,200 square foot tenant space on a ±0.34-acre parcel.
- 3. Robert Nedell – 370 Mariaville Road.** The applicant requests a Seasonal Sale Permit to locate a Mobile Kitchen (Robb's Topp Doggs) from May 3, 2023 – September 3, 2023 in designated area as depicted on the site plan of the cat lounge adoption center.
- 4. Bethel Full Gospel Church – 3625 Guiderland Avenue.** The applicant requests a Waiver of Site Plan review to create a ±6,800 square foot playground on the south side of the existing church on a ±43-acre parcel.

Agenda (7:30pm):

- 1. Michael & Catherine McGuire – 2917 Hamburg Street.** Final Subdivision Public Hearing review Lot 1 = ±14,941 square feet with existing single-family residence, Lot 2 = ±14,575 square feet with existing single-family residence. Land Surveyor: Koch Land Surveyors.
- 2. Poentic Kill, LLC (Lessee) – 635 Mariaville Road.** Preliminary Site Plan/Special Use Permit review for a 5-megawatt battery storage facility on a ±2.23-acre parcel. Engineer: Empire Engineering, PLLC.

WAIVER OF SITE PLAN REVIEW

Date: May 2, 2023

PC2023-W13

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: Gillette Shows
ADDRESS: Attn: Elizabeth Gillette
291 Pecks Road
Pittsfield, MA 01201

PROJECT ADDRESS: 93 W. Campbell Road (ViaPort Rotterdam)

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contractor

REQUEST: The applicant requests a Waiver of Site Plan review to hold a carnival from June 1, 2023 – June 11, 2023 in parking Lot E (southern portion of former K-Mart lot) of ViaPort 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. Compliance with all applicable state and county laws and regulations, including as applicable, Department of Labor safety inspection/approval requirements and Department of Health inspection/approval requirements.
3. 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.
4. Applicant shall receive a carnival permit from the Town of Rotterdam Town Clerk prior to operation.
5. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
6. All applicable NYS and CDC Guidelines shall be followed. Please visit [forward.ny.gov](https://www.forward.ny.gov) and www.cdc.gov.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 2, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



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

RECEIVED

MAR 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

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

APPLICANT(S): GILLETTE SHOWS, INC.

ADDRESS: 291 PECKS ROAD PITTSFIELD, MA 01201

DAYTIME TELEPHONE: 413 441 2130 (FAX) bettygillette@hotmail.com

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

REQUEST: Gillette Shows, Inc. is requesting a Waiver of Site Plan review to hold a carnival.

LICENSE AGREEMENT DATE: March 3, 2023 AREA: Parking lot E (former K-Mart lot)

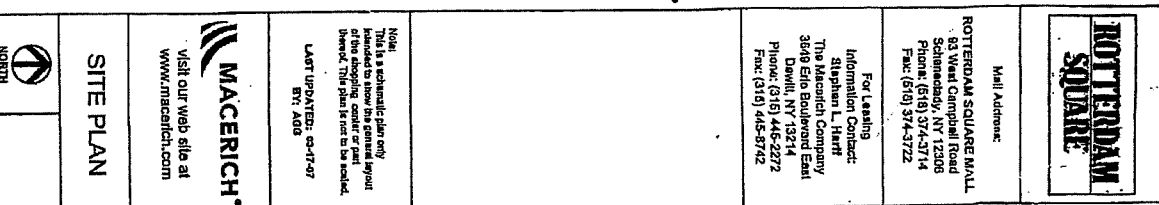
TERM: FROM June 1 TO June 11/23 KIOSK OR TENANT SPACE #: _____

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 *Betty Gillette* DATE March 27, 2023

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

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



**For Leasing
Information Contact:**
Stephen L. Harff
The Maccafeich Company
3648 Erie Boulevard East
Dewitt, NY 13214
Phone: (315) 446-2272
Fax: (315) 445-8742

LAST UPDATED: 03-17-07
BY: AGG

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www.macerich.com

SITE PLAN



WAIVER OF SITE PLAN REVIEW

Date Reviewed: May 2, 2023

PC2023-W14

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: Amari Stephensen & Jennifer Segarra
ADDRESS: 12 Reid Street
Amsterdam, NY 12010

PROJECT LOCATION: 2795 Hamburg Street (2793 Hamburg Street)

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a dog grooming salon (Perfect Paws Parlor) in existing combined $\pm 1,200$ square foot tenant space on a ± 0.34 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 for emergency personnel. Please contact Fire District #3 for specifications.
4. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.
5. Property is in Sewer District #7 and has been connected to sanitary sewer.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 2, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



**Town of Rotterdam
Waiver of Site Plan Review Application**

RECEIVED
APR 18 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of 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): Dino Viscusi

APPLICANT(S)/LESSEE: Amari Stephenson / Jennifer Segarra

MAILING ADDRESS: 12 Reid St, Amsterdam NY

CITY: Amsterdam STATE: NY ZIP: 12010

DAYTIME TELEPHONE: 518-844-1743 EMAIL ADDRESS: Amari.hollingsworth22@gmail.com

PROJECT ADDRESS: 2795 Hamburg St

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

REQUEST: Operate a dog grooming salon

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 4/18/2023

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

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

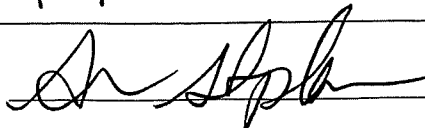
TOWN OF ROTTERDAM BUILDING PERMIT APPLICATION

Commercial & Multiple Dwelling

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

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

COST OF CONSTRUCTION:	\$\$\$ N/A
Property Address:	2795 Hamburg St Rotterdam NY
Property Owner:	Dino Viscusi
Property Owner Address:	127 Giffords Church RD Schenectady NY
Property Owner Phone No.:	518-365-5666
Email Address:	N/A
Applicant:	Amani Stephenson / Jennifer Segarra
Applicant Address:	12 Reid St Amsterdam NY 12010 / 997 Brandt RD Spraker NY 12166
Applicant Phone No.:	518-844-1943 / 518-577-8654
Email Address:	
RECEIVED APR 18 2023 TOWN OF ROTTERDAM PUBLIC WORKS	
Contractor:	N/A
Contractor Address:	N/A
Contractor Phone No.:	N/A
Email Address:	
Contractor Insurance:	Liability _____ Workers Compensation _____ (submit with application)
Classification of Work: _____ New Construction _____ Alteration _____ Repair _____ Demolition _____ Accessory Building _____ Other (Describe) _____	
Do you have: _____ Septic ☒ Sewer	
Setbacks: Front Yard: Existing _____ Proposed _____ Side Yard: Existing _____ Proposed _____ Rear Yard: Existing _____ Proposed _____	
Description of Construction <u>Occupying existing tenant space, no building work proposed</u>	

Applicant's Signature:  Date: 4/18/2023

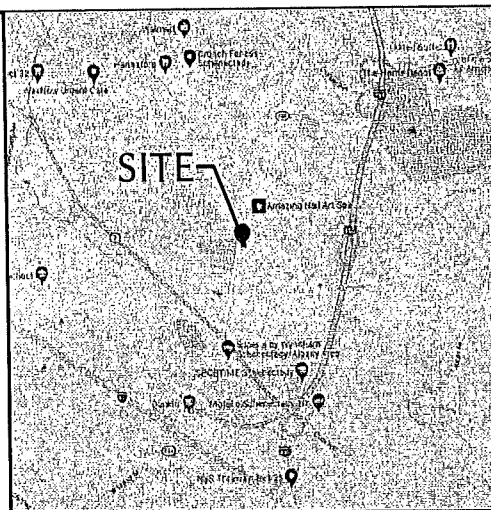
At 2795 Hamburg Street, we plan to operate a pet grooming salon business. Daily tasks would include bathing, drying, clipping fur and nails of dogs and cats. We also will be making phone calls to make appointments and accept walk-in appointments such as nail trimming and/or ear cleaning. We will not be providing any veterinary services but if a pet is injured on site we will transport them to the closest available veterinary clinic for care. Currently, we do not have plans for any employees, it would just be applicants, Jennifer Segarra and Amari Stephenson working throughout the week. Our hours will be Monday through Friday 8:00 AM to 5:00 PM with a possibility of opening for Saturday morning if this suits our clientele. As a new business it is difficult to have a set number of clients we expect to see but starting out we are projecting about 8 clients daily on site, that may fluctuate based on staff availability and client growth.

PARKING REQUIREMENTS		PROVIDED
900 SF	VACANT: 5 SPACES/ 1000 SF = 5	4 SPACES
1,200 SF	GROOMING PARLOR: 5 SPACES/ 1000 SF = 6	5 SPACES
900 SF	APPLIANCE REPAIR: 5 SPACES/1000 SF = 5	3 SPACES
TOTAL SPACES REQUIRED:		12 SPACES *

* WAIVER GRANTED
9/7/04

ZONING: B-1	
REQUIRED	PROVIDED
LOT SIZE: 15,000 SF MIN.	15,370 SF (0.35 ACRES)
LOT WIDTH: 100' MIN.	98.78'
LOT COVERAGE: 60% MAX. NONRESIDENTIAL	19.5%
SETBACKS:	
FRONT: 30'	60.0'
SIDE: 10'	14.0' & 20.9'
REAR: 25'	25.8'

COVERAGE STATISTICS			
BUILDINGS:	3,000 SF	19.5%	
PAVEMENT:	10,087 SF	65.6%	
GREEN SPACE:	2,283 SF	14.9%	
TOTAL	15,370 SF (0.35 ACRES)	100%	



SITE LOCATION

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND 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 AREA MAY BE 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 NEW YORK ONE-CALL SYSTEM 1-800-962-7962.
3. NO OUTDOOR STORAGE OF EQUIPMENT AND/OR MATERIALS.
4. SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
5. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
6. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.

RECEIVED
APR 18 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

OWNER:
DINO VISCUSI
109 MARIA COURT
SCHENECTADY, NY 12306

APPLICANT:
AMARI C. STEPHENSON
PERFECT PAWS PARLOR, LLC
75 MECHANIC STREET APT 1
AMSTERDAM, NY 12010

TAX MAP #: 59.19-1-1.3

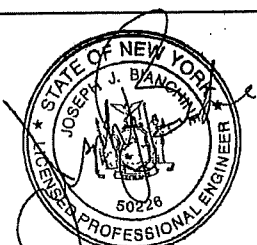
PLANNING COMMISSION

CHAIRMAN - PLANNING COMMISSION

DATE

NO.	REVISION	BY	DATE

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



JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 50226

SITE PLAN
PERFECT PAWS PARLOR
2795 HAMBURG STREET

TOWN OF ROTTERDAM

COUNTY OF SCHENECTADY

STATE OF NEW YORK

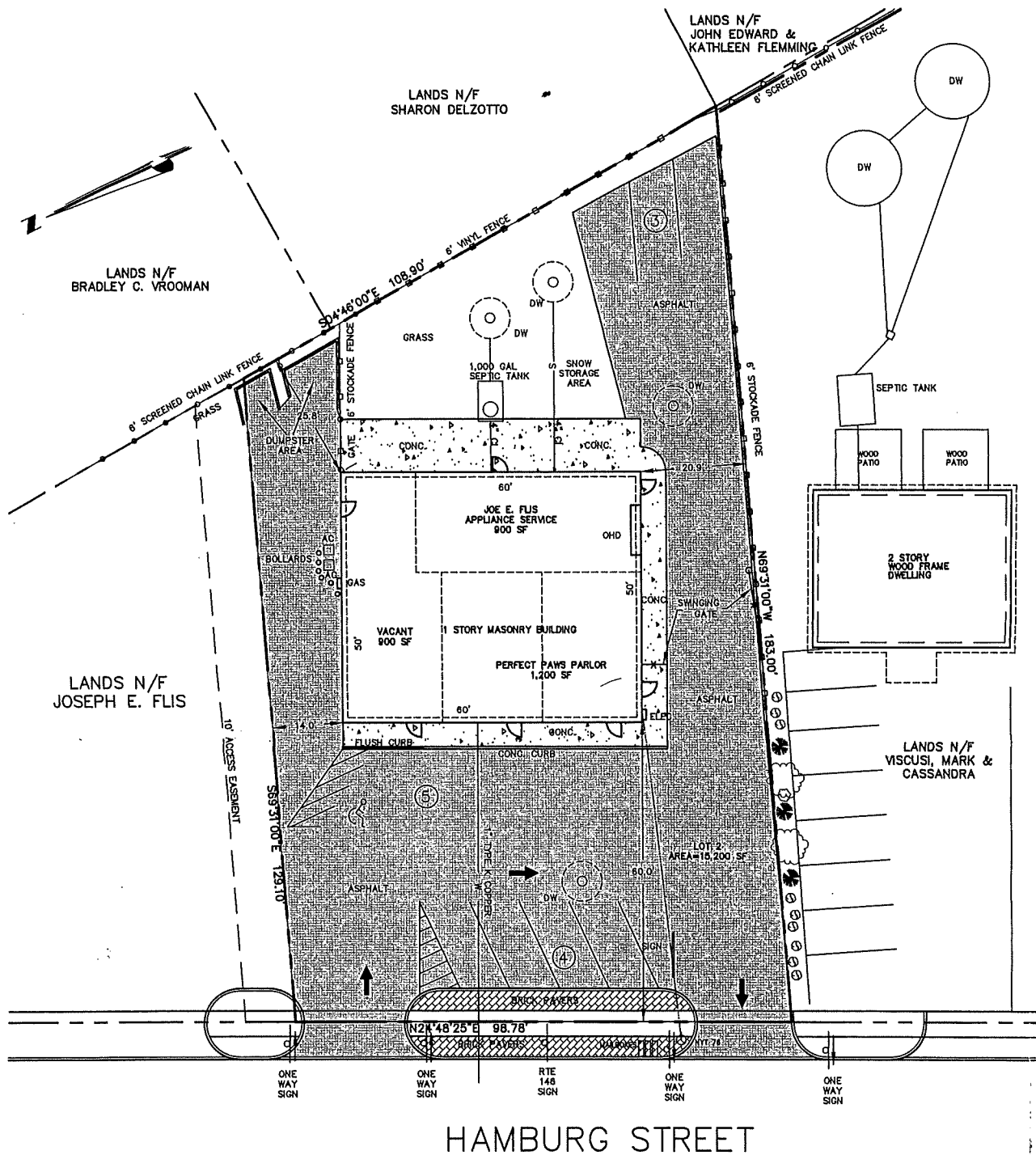
ABD ENGINEERS
SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE:
MARCH 28, 2023

SCALE:
1" = 20'

DWG.
3238A-S4

SHEET OF
1 1

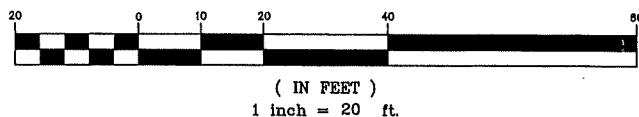


HAMBURG STREET

MAP REFERENCES:

1. "A NEW BUILDING FOR JOSEPH E. FLIS, HAMBURG STREET, TOWN OF ROTTERDAM, NY" PREPARED BY FRANK RAPANT JR, DATED JANUARY 11, 1979 AND LAST REVISED ON AUGUST 22, 1980.
2. "MAP SHOWING SUBDIVISION OF THE LANDS OF JOSEPH E. FLIS, 2866 HAMBURG STREET, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, NY" PREPARED BY FRANK RAPANT JR, DATED APRIL 10, 1979. FILED IN SCHENECTADY COUNTY CLERKS OFFICE MAY 18, 1979.
3. "SITE PLAN, 2907 HAMBURG STREET" PREPARED BY ABD ENGINEERS AND SURVEYORS, DATED FEBRUARY 1997 AND LAST REVISED 7/15/97.

GRAPHIC SCALE



WAIVER OF SITE PLAN REVIEW

Date Reviewed: May 2, 2023

PC2023-W15

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: Robert Nedell
ADDRESS: 3206 Harold Street
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 for the Seasonal Sale of hot dogs from May 3, 2023 – September 3, 2023 in designated area as depicted on application site plan of the cat lounge adoption center.

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 to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.
4. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
5. Ingress/egress onto Princetown Road & Mariaville Road shall remain free and clear at all times.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 2, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission

**TOWN OF ROTTERDAM
SEASONAL SALES PERMIT APPLICATION**

The below-identified applicant requests Seasonal Sales approval. The following documentation is attached as required for the Building Department Inspector's 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')
- ❖ Interior floor plan of usable area by applicant

RECEIVED

APR 24 2023

TOWN OF ROTTERDAM

3. Descriptive narrative of Seasonal Sales occurring on the site including but not limited to:

- ❖ Number of employees
- ❖ Exact nature of business, hours of operation and expected customers to the site

4. \$100 application fee – made payable to the Town of Rotterdam.

PRESENT OWNER(S): Rachel anne

APPLICANT(S): ROBERT Nedell

ADDRESS: 3206 Harold St Rotterdam, NY 12306

TELEPHONE: (H) 315-527-9441 (W) _____ (F) _____

PROJECT ADDRESS: 370 Mariaville Rd 12306

APPLICANT IDENTIFIED AS: _____ Owner _____ Lessee ☒ Contract Vendee

REQUEST: I'm Requesting permission to operate my Food Vending unit in the parking lot of 370 Mariaville Rd.

By signing the application, it is understood by the applicant that he/she must fully comply with Town Code 228, Seasonal Sales.

SIGNATURE OF APPLICANT [Signature] DATE 4/2/23

BUILDING INSPECTOR APPROVAL: _____

DATE: _____



SITE LOCATION

NOTES:

1. BASE MAPS PREPARED FROM MAP INFORMATION.
2. THE PLANS SHOW BUILDINGS, DRIVEWAYS, AND ADJACENT BUILDINGS. THE LOCATION OF THE BUILDINGS IS BASED ON THE LOCATION OF THE BUILDINGS AS SHOWN ON THE MAPS. THE LOCATION OF THE BUILDINGS IS BASED ON THE LOCATION OF THE BUILDINGS AS SHOWN ON THE MAPS.
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MAP REFERENCES:

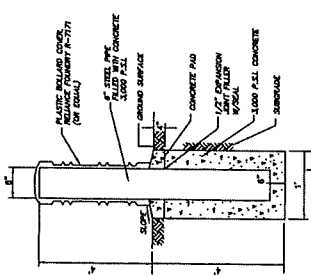
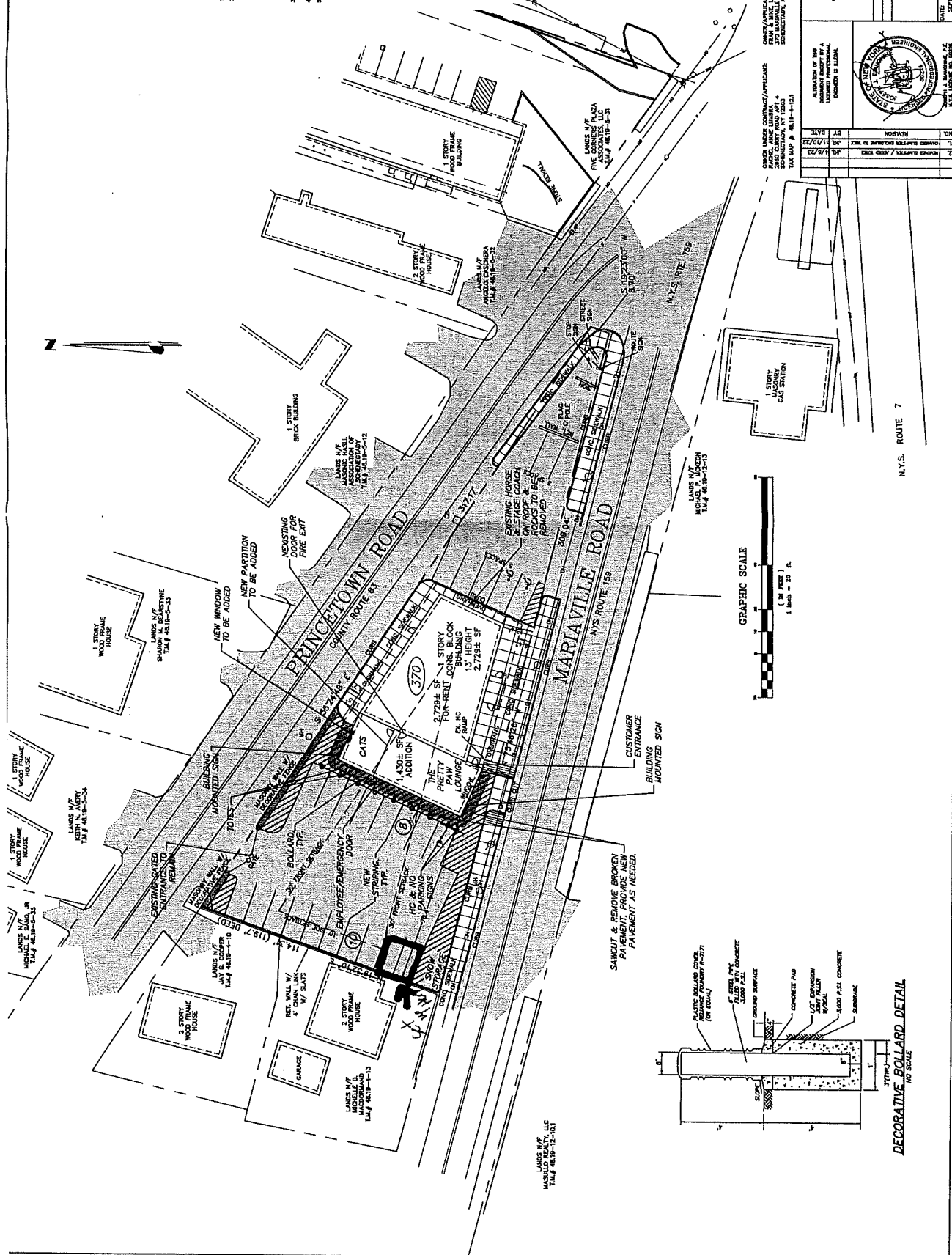
1. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
2. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
3. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
4. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
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6. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
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8. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
9. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.
10. "ALLEN/ACORN LAND TITLE SURVEY" PREPARED BY LINDA LAND SURVEYORS AND DATED APRIL 16, 2011.

P-2 GENERAL NOTES:

1. LOT COVERAGE: 40% RESIDENTIAL.
2. LOT COVERAGE: 40% RESIDENTIAL.
3. LOT COVERAGE: 40% RESIDENTIAL.
4. LOT COVERAGE: 40% RESIDENTIAL.
5. LOT COVERAGE: 40% RESIDENTIAL.
6. LOT COVERAGE: 40% RESIDENTIAL.
7. LOT COVERAGE: 40% RESIDENTIAL.
8. LOT COVERAGE: 40% RESIDENTIAL.
9. LOT COVERAGE: 40% RESIDENTIAL.
10. LOT COVERAGE: 40% RESIDENTIAL.

OVERAGE STATISTICS:

OVERAGE STATISTICS	AREA OF	AREA OF	AREA OF
PLANNING	1,300 SF	1,300 SF	1,300 SF
PAVING	1,300 SF	1,300 SF	1,300 SF
GREEN SPACE	0 SF	0 SF	0 SF
TOTAL	2,600 SF (0.43 ACRES)	2,600 SF	2,600 SF



DECORATIVE BOLLARD DETAIL

OWNER/APPLICANT:
THE PRETTY PAW LOUNGE
370 MARIAVILLE ROAD
SCHENECTADY, NY 12305

DATE: SEPTEMBER 14, 2022

SCALE: 1" = 20'

CHARTERED PROFESSIONAL ENGINEER

STATE OF NEW YORK

COUNTY OF SCHENECTADY

THE PRETTY PAW LOUNGE

370 MARIAVILLE ROAD

SCHENECTADY, NY 12305

518-377-0379

SEPTEMBER 14, 2022

1" = 20'

CHARTERED PROFESSIONAL ENGINEER

STATE OF NEW YORK

COUNTY OF SCHENECTADY

THE PRETTY PAW LOUNGE

370 MARIAVILLE ROAD

SCHENECTADY, NY 12305

518-377-0379

SEPTEMBER 14, 2022

1" = 20'

CHARTERED PROFESSIONAL ENGINEER

STATE OF NEW YORK

COUNTY OF SCHENECTADY

THE PRETTY PAW LOUNGE

370 MARIAVILLE ROAD

SCHENECTADY, NY 12305

518-377-0379

SEPTEMBER 14, 2022

1" = 20'

CHARTERED PROFESSIONAL ENGINEER

STATE OF NEW YORK

COUNTY OF SCHENECTADY

WAIVER OF SITE PLAN REVIEW

Date Reviewed: May 2, 2023

PC2023-W16

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: Bethel Full Gospel Church
Attn: Nalene Vanderpoel
ADDRESS: 3669 Guilderland Avenue
Schenectady, NY 12306

PROJECT LOCATION: 3625 Guilderland Avenue

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to create a 6,800 square foot playground on the south side of existing church on a ±43.7 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. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. 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.
4. Submit Notice of Termination for NYS DEC Authorization NYR11B432 to DPW for acceptance and provide documentation from DEC that the authorization has been terminated prior to issuance of a building permit.
5. Check with NYS Office of Children and Family Services to determine if fencing is required.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 2, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

APR 25 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to 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): Bethel Full Gospel Church

APPLICANT(S)/LESSEE: Nalene Vanderpoel

MAILING ADDRESS: 3669 Guilderland Ave.

CITY: Schenectady STATE: Ny ZIP: 12306

DAYTIME TELEPHONE: 518-878-0457 EMAIL ADDRESS: nalenev@bethelfullgospel.com

PROJECT ADDRESS: 3625 Guilderland Ave.

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

REQUEST: Put a playground in back area of Church.

Two large structures and two sets of swings.

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 Nalene Vanderpoel DATE 4-25-2023

* 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.

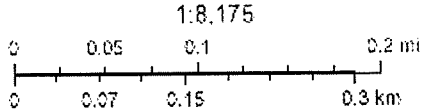
** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

3625 Guilderland - Bethel

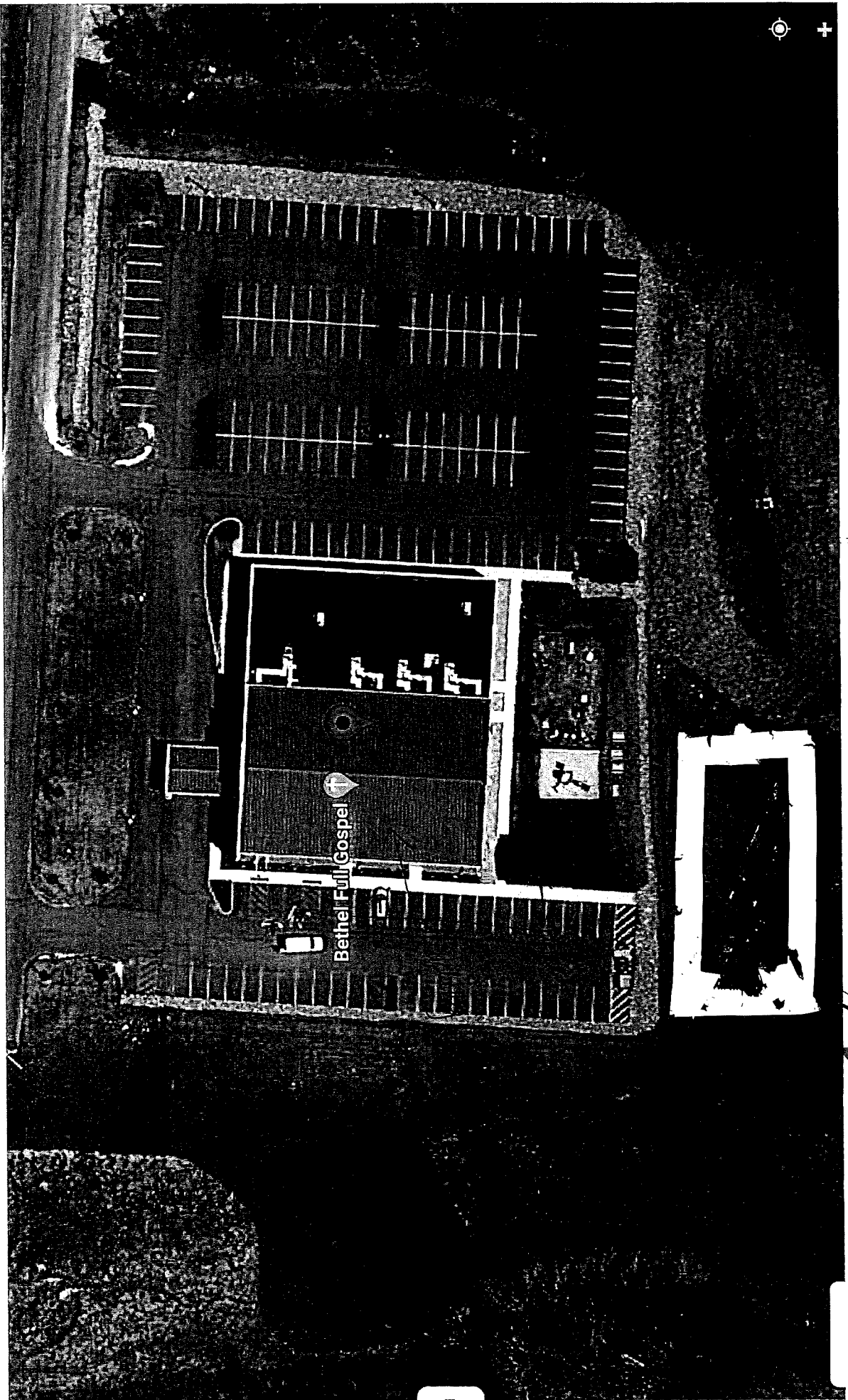


April 26, 2023

- Streams
- Override 1
- Parcels
- Flood Plain 100YR
- Old Flood Plain 100YR
- Flood Plain 500YR
- Waterbodies



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



↑ 6,800sf
Houses
Playground

DPW Comments
May 2, 2023

Agenda (7:30pm):

1. **Michael & Catherine McGuire – 2917 Hamburg Street.** Final Subdivision Public Hearing review Lot 1 = ±14,941 square feet with existing single-family residence, Lot 2 = ±14,575 square feet with existing single-family residence. Land Surveyor: Koch Land Surveyors.

- | | | |
|--------------------|-------------------|----------|
| 1. Final Fees Due: | Final Subdivision | \$350.00 |
| | Advertising | \$39.04 |
| | Total | \$389.04 |
2. Add note to final subdivision: “The Zoning Board of Appeals has granted lot width and lot size variances on April 19, 2023.”
 3. Add note to final subdivision: “Lot #1 shall connect to sanitary sewer prior to Chairman’s Signature. Existing septic will need to be abandoned and decommissioned.
 4. Add note to final subdivision: “Lot #2 shall connect to public sewer prior to the issuance of a building permit. Existing septic will need to be abandoned and decommissioned.”

DPW Comments March 7, 2023

1. This property currently has two single family residences located on the lot. Applicant is proposing to subdivide the residences onto individual lots. Curb cuts for each proposed lot have already been constructed as part of the NYSDOT Hamburg Street reconstruction project.
2. Area Variances will be required from the Zoning Board of Appeals. Request has been filed and is scheduled for the April 19, 2023 meeting.
3. The project is an Unlisted Action under SEQR. A Short EAF will need to be submitted.
4. Properties are in Sewer District #7 and will need to be connected to sanitary sewer prior to Chairman’s signature. Existing septic will need to be abandoned and decommissioned.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on March 7, 2023. The Senior Planner has prepared a Draft Negative Declaration for your consideration.

Involved/Interested Agencies

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

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

Date: May 2, 2023

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department
(Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner: Michael and Catherine McGuire
1222 Angelo Drive
Schenectady, NY 12306

Tax Map Number(s): #59.19-1-4.1

Project Location: 2917 Hamburg Street
Schenectady, NY 12303

Zoning: Retail Business (B-1) and Single Family Residential (R-1) Zoning Districts

Action: Two Lot Minor Subdivision: Lot 1 = ±14,941 square feet with existing single-family residence, Lot 2 = ±14,575 square feet with existing single-family residence.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on March 9, 2023. All comments and concerns have been addressed.

This 2 Lot Minor Subdivision is to allow for the subdivision of an existing parcel that currently contains two existing single-family residences. Variances were granted by the Rotterdam Zoning Board of Appeals for the lot size and frontage requirements on April 19, 2023. There will be no effect to the existing conditions of the property as it is currently developed. The subdivision will bring the lot into conformance as each residence will be on a separate property.

As a condition of approval, each residence will be required to connect to municipal sewer. In addition, a curb cut for Lot #2 has already been provided when Hamburg Street was recently reconstructed. Municipal water, electric, gas, is also available.

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

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on May 2, 2023. Adoption of this negative declaration was moved by XXXXXX, seconded by XXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

MAR 09 2023

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							
Michael and Catherine McGuire							
Name of Action or Project: 2917 Hamburg St., Rotterdam, NY 12303							
Project Location (describe, and attach a location map): 2917 Hamburg St., Rotterdam, NY 12303							
Brief Description of Proposed Action: We have a lot a little short of 30,000 square feet with two residential dwellings on the same lot- Would like to split the lot into two individual lots so that each dwelling has its own lot- basically to make the lot conforming.							
Name of Applicant or Sponsor: Michael and Catherine McGuire		Telephone: 518-421-8429					
		E-Mail: erminia2@verizon.net					
Address: 1222 Angelo Drive							
City/PO: Schenectady		State: NY	Zip Code: 12303				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		29503 sq. ft acres					
b. Total acreage to be physically disturbed?		29503 sq. ft acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29503 sq. ft acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): B1 and R1 zoning ☐ Parkland							

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Michael McGuire/Catherine McGuire</u> Date: <u>03/09/2023</u> Signature: <u>Catherine McGuire</u> Title: <u>Property Owner</u>		

Agency Use Only [If applicable]	
Project:	2917 Hamburg -McGuire 2 lot
Date:	May 2, 2023

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

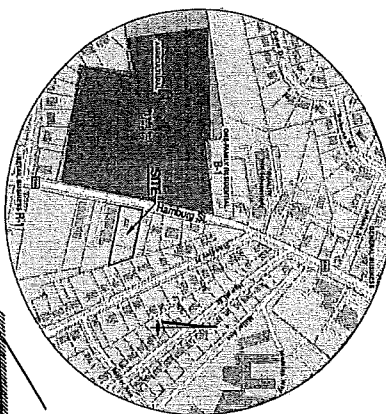
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering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

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

Short Environmental Assessment Form Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission Name of Lead Agency	May 2, 2023 Date
Thomas P. Yuille Print or Type Name of Responsible Officer in Lead Agency	Chairman Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



APPLICANT: Miles & Catherine McGowan
ADDRESS: 1222 Angelo Drive
Scheneectady, NY 12303

APPLICANT: Miles & Catherine McGowan
ADDRESS: 1222 Angelo Drive
Scheneectady, NY 12303

TAX PARCEL ID: 59.15-1-4.1

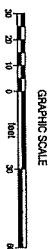
TAX PARCEL ID: 59.15-1-4.1

ZONING: Property is located in the R-1 & B-1 Zoning also in the "Corridor Commercial Overlay District" in the Town of Rochester

OBJECTIVE

Available

1. ZONING LINE location is depicted on this map as it is depicted on a map provided by the Town of Rochester. Said map has no exact dimensions values therefore best efforts were used by scaling and tracing the images onto this map.

[illegible]

SCALE: 1" = 30'

SCALE: 1" = 30'

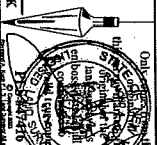
...bearing a licensed land surveyor's
...of Section 7209, subdivisions
...New York State Education Law"

2

PROPOSED SUBDIVISION AND ZONING CHANGE

OF PREMISES KNOWN AS

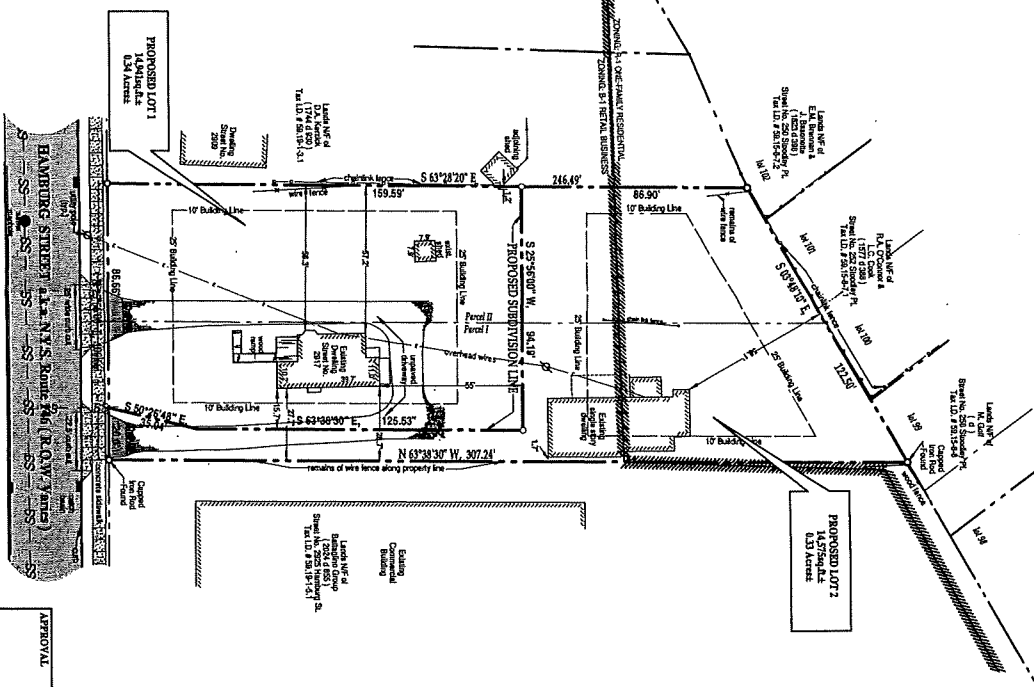
HAMBURG STREET



Only use these tags: `img alt="Raymond A. Brown logo" data-bbox="900 100 950 250"/> RAYMOND A. BROWN`

Koch
P.L.S.
133 MOHAWK AVENUE
SCOTTA, NEW YORK 12302

LAND SURVEYORS
phone:(518) 393-0989 email: kochsurveyor@gmail.com



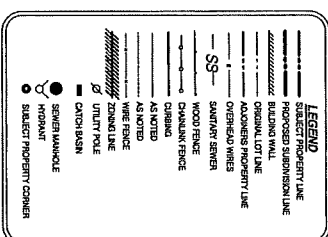
NORTHERN

MAP REFERENCE

- [illegible]

RECEIVED

APR 24 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

APPROVAL

TOWN OF ROTTERDAM

DATE _____

PLS

Caution: This article is intended for use by persons who are familiar with the equipment and the procedures involved in the use of this equipment. It is not to be used by persons who are not familiar with the equipment and the procedures involved in the use of this equipment.		
Code 472222 Rev. 1 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 1/1/03 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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 3-15-23
Case No. R-2-23
Returned 3-21-23

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

Municipality:
Town of Rotterdam

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

(tel.) 386-2225
(fax) 382-5539
Received
Schenectady County

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

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

MAR 15 2023

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: May 2, 2023

SUBJECT: Michael & Catherine McGuire – 2917 Hamburg Street. Subdivision review Lot 1 = ±15,068 square feet with existing single-family residence, Lot 2 = ±14,434 square feet with existing single-family residence. Land Surveyor: Koch Land Surveyors.

RECEIVED

MAR 23 2023

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.

**TOWN OF ROTTERDAM
PUBLIC WORKS**

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

SUBMITTED BY:

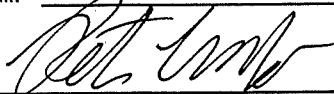
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Date: 3 8 23

Signature



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-02-23

Applicant Michael & Catherine McGuire

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an existing .68 acre parcel with two single family dwellings, requesting subdivision approval to create a 15,068 SF lot for the home out front and a 14,438 SF key hole lot for the home in the rear. Dwellings are currently served by individual septic systems.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 15, 2023. 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:**

☒ **Advisory Note:**

The town should require both properties to hook into the municipal sewer system. Utility connections should be shown on the plans. The lot line for the key hole lot where it meets Hamburg Street should be modified slightly (extended to the north) to encompass the access drive completely.

☐ **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.

3/20/23
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2593
www.dec.ny.gov

March 28, 2023

RECEIVED

MAR 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter Comenzo, Senior Planner
Town of Rotterdam Planning Commission
1100 Sunrise Boulevard
Rotterdam, NY 12306

Emailed to: pcomenzo@rotterdamny.org

Re: Lead Agency Coordination Response
Catherine & Michael McGuire
Proposed 2-Lot Subdivision
2917 Hamburg Street
Town of Rotterdam, Schenectady County

Dear Peter Comenzo:

This letter responds to your correspondence of March 8, 2023, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (the DEC) has the following interest in this project:

Name of Action: 2917 Hamburg Street – This is a proposed 2-lot subdivision of an approximately 29,502 square foot parcel.

DEC Contact Person: Kate Kornak, Regional Permit Administrator

SEQR Classification: Type II

DEC Position: Based on the information provided, the DEC has no objection to your agency assuming lead agency status for this action.

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

Potential DEC Permitting Requirements:

The proposed action would not require any permits from our office.

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



Peter Comenzo
March 28, 2023
Page 2

Sincerely,

Angelika Stewart

Angelika Stewart
Deputy Regional Permit Administrator

Encl.: Project Location & NYS Resources Map

**CATHERINE & MICHAEL MCGUIRE
PROPOSED TWO LOT
SUBDIVISION
2917 Hamburg Street
Town of Rotterdam
Schenectady County**

March 17, 2023



1 inch equals 500 feet

Legend

Regulated Freshwater Wetlands

- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4

Water Quality Classifications

- Unprotected Streams
- Protected Streams

NWI Wetlands

- Emergent & Forested/Shrub Wetland
- Riverine, Lake & Pond

E&T Animals Recent

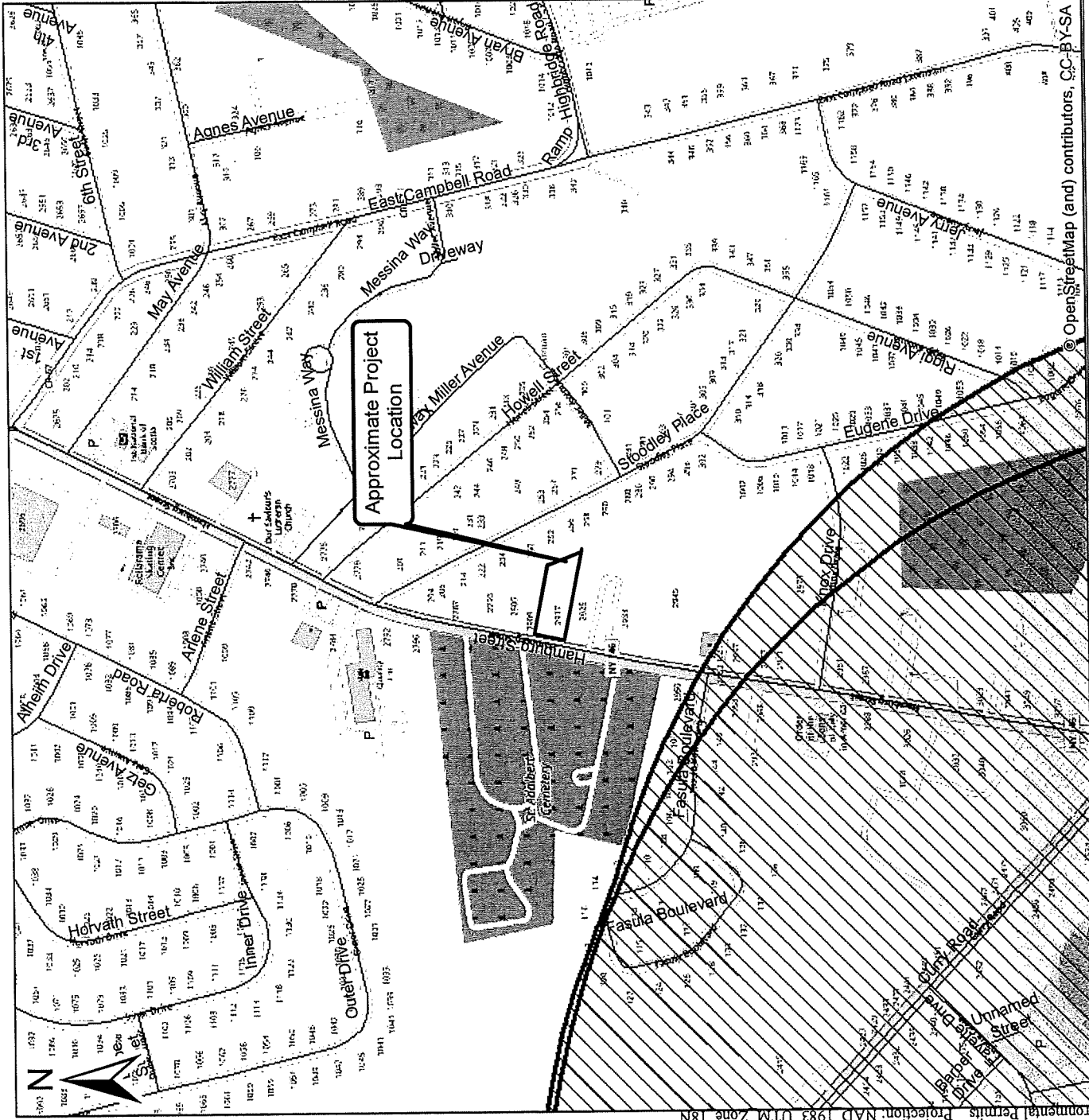
- All E&T species, except fish

Archeological Sensitivity

- Archeological Sensitivity

National/State Historic Register Site

- National/State Historic Register Site



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

**Department of
Environmental
Conservation**

**NEW YORK
STATE OF
OPPORTUNITY**





Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

PATRICK S. BARNES, P.E.
Regional Director

April 4, 2023

Mr. Comenzo, Senior Planner
Town of Rotterdam
Department of Public Works
1100 Sunrise Boulevard
Rotterdam, NY 12306

Re: **SEQR: 2023.1-6.001**
2917 Hamburg St. (NY 146) Subdivision Application
Rotterdam, NY 12303

RECEIVED
APR 04 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo,

The New York State Department of Transportation has reviewed the SEQR documentation received per the correspondence dated **March 8, 2023** and offers the following:

1. The NYSDOT acknowledges the **Town of Rotterdam** will be designated as the Lead Agency for this environmental review. NYSDOT is an **Involved** agency under SEQR as Hamburg St. is NY 146 and owned by NYSDOT.
2. This section of Hamburg Street has all new sidewalks, granite curbing and 2917 Hamburg has 2 new curb cuts (Google maps June 2022) to the existing drives.

The owner is requesting subdivision approval for the current lot, with frontage on NY 146 zoned *B-1 Retail Business* and the back of the lot, zoned *R-1 One Family Residential*. The owner is proposing the development of a flag lot to access underutilized land in the back half of the property.

3. NYSDOT respects Home Rule but would like to offer that flag lots create irregular development patterns, both visually and functionally, can be problematic to service with utilities and may present access problems for emergency responders due to the long narrow (flagpole) drives to the property.
4. A NYSDOT Highway Work Permit (PERM 33-com) will be necessary for any work within the State right-of-way along Hamburg St. /NY 146 including new access points or any modification to the 2 existing driveways.

5. Please note that NYSDOT does not allow new development to discharge stormwater into the highway stormwater management system.
6. A PERM 32 NYSDOT permit application will be required for any utility work within the NY 146 right-of-way. Please submit documentation the Town of Rotterdam will take ownership of any proposed utilities in the NY 146 right-of-way.

For questions about the Highway Work Permit process and requirements, contact Guy Tedesco, Regional Permit Engineer (Gaetano.Tedesco@dot.ny.gov or 518-457-9934). If you have any questions pertaining to the Utility Permit process or requirements, please contact Matt Haggerty at Matt.Haggerty@dot.ny.gov or (518) 461-3669.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Haggerty', with a stylized, cursive script.

Regional Program and Planning Manager

cc: Guy Tedesco, Region 1 Traffic
Matt Haggerty, Region 1 Construction
Chad Corbett, Acting Resident Engineer, Schenectady County
Tanya Thorne, Region 1 Design

DPW Comments
May 2, 2023

2. Poentic Kill, LLC (Lessee) – 635 Mariaville Road. Preliminary Site Plan/Special Use Permit review for a 5-megawatt battery storage facility on a ±2.23-acre parcel. Engineer: Empire Engineering, PLLC.

1. See attached TDE review letter from Colliers Engineering dated February 28, 2023.
2. See attached response letter and resubmission documents from the applicant dated April 21, 2023. TDE is currently reviewing this resubmission and comments will be forthcoming.
3. The applicant conducted a presentation at Fire District #6 offices on February 16, 2023 with town and fire officials in attendance. Modifications to the site plan were made as a result of this meeting. Additionally, the applicant has provided responses to questions raised at the February 26th meeting in their April 21, 2023 resubmission letter.
4. Applicant should consider additional buffering to lessen any equipment noise for the residents located to the east.

DPW Comments November 15, 2022

1. Update maps to reflect address of 635 Mariaville Road prior to Chairman's signature.
2. The Planning Commission should authorize the Chairman to enter into an agreement with the Town to retain the services of a TDE to assist in the review of this project.
3. DPW recommends additional fencing closer to the battery/electrical components to provide for additional security/barrier to the facility.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on November 15, 2022.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Police Department
Metroplex Development Authority
Fire District #6

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 11-22-22
Case No. B-24-22
Returned 12-7-22

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

Municipality:
Town of Rotterdam

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

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

Received
Schenectady County

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

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

NOV 22 2022

**Economic Development
and Planning Dept.**

PUBLIC HEARING OR MEETING DATE: December 20, 2022

SUBJECT: Anthony Fazzone (Owner)/Bluewave (Lessee) - 635 Mariaville Road. Site Plan/Special Use Permit review for a 5-megawatt battery storage facility on a ±2.23-acre parcel. 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:

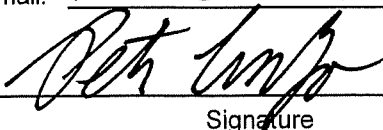
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 11 16 22

**TOWN OF ROTTERDAM
PUBLIC WORKS**

DEC 09 2022

RECEIVED



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-24-22

Applicant Anthony Fazzino

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Site Plan/special use permit to construct a 5-megawatt battery storage facility on a 2.23 acre site that was previously approved for a warehouse. Located on the southeastern corner of the Burdeck Street/Mariaville Road intersection behind the new Stewart's shop. Access is provided via Mariaville Road across lands of National Grid.

RECOMMENDATION

Receipt of zoning referral is acknowledged on November 22, 2022. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

☐ *Approve of the proposal.

☒ Defer to local consideration (No significant county-wide or inter-community impact)

☐ Modify/Conditionally Approve. Conditions:

☒ Advisory Note:

The town should consider requiring a visual impact assessment/line of sight analysis to assess impacts to the adjoining single family homes and possible mitigation/landscape screening measures.

☐ 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.

12/5/22
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

Transmitted electronically to: pcomenzo@rotterdamny.org

December 29, 2022

RECEIVED

JAN 03 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter Comenzo, Senior Planner
John F. Kirvin Government Center
1100 Sunrise Blvd
Rotterdam, NY 12306

Re: Lead Agency Coordination Response
BlueWave Solar Energy Storage
65 Mariaville Rd, Fazzone Property
Town of Rotterdam, Schenectady County

Dear Peter Comenzo,

This letter responds to your correspondence of November 16, 2022, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

<u>Name of Action:</u>	BlueWave Solar Energy Storage
<u>DEC Contact Person:</u>	Kate Kornak, Regional Permit Administrator
<u>SEQR Classification:</u>	☐ Type I ☐ Unlisted ☒ Type II

DEC Position: Based on the information provided:

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

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

Possible DEC Permits:

SPDES General Permit for Stormwater Discharges from Construction Activity – If this project will disturb one acre of land or more, the applicant must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities.

Please be aware of the discrepancy in submitted materials between the site size and area of disturbance. The documents cite an area of approximately 2 acres whereas the map and plans indicate the size will be approximately 5 acres. Any disturbance of one acre of land or more, including access roads, pads, etc. will require coverage under the SPDES GP for Stormwater Discharges from Construction Activity.

Additional Comments:

The project appears to be located within an area of potential historical or archeological significance. If approvals/permits are ultimately needed from the DEC, we may need to consult with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in order to better evaluate this project's impact on these resources. You may wish to inform the applicant/project sponsor of this potential requirement.

To initiate consultation with OPRHP, please visit their project submission website known as CRIS at <https://cris.parks.ny.gov/>. Please add kate.kornak@dec.ny.gov to the list of contacts for your project.

While no specific habitat was identified on the subject parcel, the northern long-eared bat may be found in virtually any county in New York State. Although this project site falls outside of the currently-recognized occupied habitat for this federally-threatened species, the DEC recommends that removal of any trees greater than 3 inches in diameter at breast height (dbh) take place between November 1st and March 31st each year, if possible, in order to avoid a potential threat to bats. Further, if this project involves any federal funding and/or federal permitting, consultation with the United States Fish & Wildlife Service (USFWS) New York Field Office in Cortland, New York, is required in order to determine if there are any further federal requirements with regard to the Northern long-eared bat.

When waste begins to be generated from the facility, such as the replacement, repair and removal of battery materials, DEC is likely to require review and approval for handling and disposal of this material.

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

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

Sincerely,

Kate Kornak

Kate Kornak
Regional Permit Administrator

Encl: Jurisdictional Map

ecc: BlueWave Solar – cbiseglia@bluewavsolar.com



Department of
Environmental
Conservation

PROJECT LOCATION NYO RESOURCES MAP

Fazzone Property
635 Mariaville Rd
Town of Rotterdam
Schenectady County



1 inch equals 500 feet

November 30, 2022

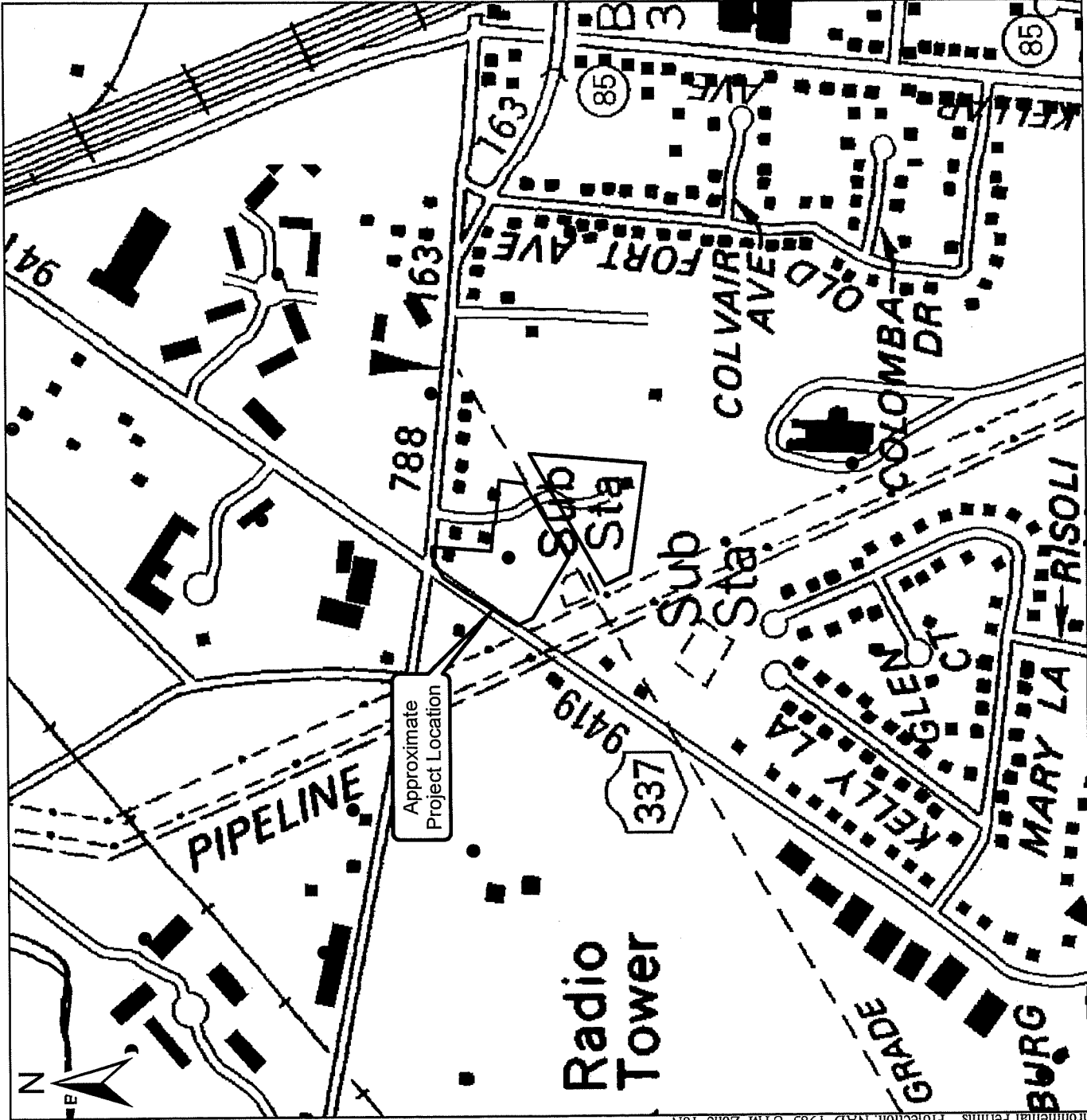
Legend

Regulated Freshwater Wetlands

- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4

Water Quality Classifications

- Unprotected Streams
- Protected Streams
- Archeological Sensitivity
- Potential EJ Area
- All E&T species, except fish
- Critical Environmental Areas
- DART Facilities



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

Department of
Environmental
Conservation



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MAR 02 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



Engineering
& Design

Memorandum

To: Peter Comenzo, Senior Planner – Town of Rotterdam
From: Daniel Farnan, PE, CPESC, CPSWQ
Date: February 28, 2023
Subject: BlueWave Battery Site – **Initial Application Completeness Review**
Project No.: CED: 21002349G - 007

In October 2022, BlueWave Solar (BlueWave herein) submitted a Site Plan/Special Use Permit Application for a 5 MW AC Battery Storage Facility proposed to be located on Tax Parcels 48.17-1-1.112 (635 Mariaville Road). This parcel was previously reviewed by the Planning Commission for a warehouse use in May 2020. The Applicant proposes modification of the May 2020 approval to include the Battery Storage Facility. The following materials were submitted for review herein:

- Site Plan/Special Use Permit Application and Cover Letter
- Site Plans dated October 26, 2022
- Stormwater Management Report
- Energy Storage Presentation
- Short-Form EAF
- SWPPP for Burdeck – Mariaville Commercial Development – Delivered by email on 2/16/23

The following is a completeness review of the application and our comments for the applicant:

General Comments:

1. CED had a brief conference call with BlueWave on February 3, 2023, to clarify their application's use of the term "Solar" for applicability to Town code and the current moratorium on Solar related projects. BlueWave representatives confirmed this project has no association with any solar projects and their company name "BlueWave Solar" has recently been changed to "BlueWave Energy". Based on this new information and CED's review of the submittal, we agree this project has no association with any proposed Solar development project. BlueWave has agreed to revise all submittal materials to remove the mention of "Solar".
2. Current Town Zoning Code does not provide specific provisions for standalone Battery Energy Storage Systems (BESS). BESS systems are designed to support Public Utility infrastructure. As such, it is CED's opinion this facility would fall under Town Code provisions for "Public Utility". A Public Utility use is allowed in Zone B-2 General Business District by approval of Special Use Permit, per §270-65. G.

3. The applicant should provide executed interconnection agreements with the Utility Company (National Grid), or demonstrate those agreements are in process.
4. In CED's experience, BESS projects typically obtain local approvals are then transferred to an EPC (Engineering, Procurement, Construction) company for final engineering design and construction the site. If this is the case, we have the following comments:
 - a. Please explain this process to the Planning Commission at your next meeting with them.
 - b. Based on our experience with BESS construction, the battery technology and actual footprint of the site often changes after an EPC is on-boarded. Should this occur, the project may need a Site Plan Amendment before a building permit is issued.
5. Will the BESS developer lease the fenced-in area of Lot 2B and also become the entity responsible for long term maintenance of existing stormwater management systems? If not, who will maintain the existing stormwater management systems? How will they gain access to the systems if the gate is for entry to BESS?
6. Will companies hired to maintain the stormwater management areas are (mowing, repair, etc.) be allowed within the fence of a BESS system per NEC and other applicable electrical, fire, and safety codes? We do not believe local landscaping companies hired for this purpose routinely possess required safety training to be within the fence of an energized facility. The location of security fencing around BESS facilities may need to be separated from the other site fencing so untrained work crews can still access the site without violating NEC codes or risking the safety of landscapers.

Application:

1. Application indicates there are no HVAC systems. However, at a February 16 meeting with the fire department, Blue Wave representatives stated there are fans in the BESS units. It is unclear if these were external fans. Please provide cut sheets of selected products with revised application attachments.
2. Please remove any mention of "solar" in the application form if not part of project.

SEQRA EAF

1. Please remove any mention of "solar" if not part of project.
2. Item 12.b – The site is within an archaeological sensitive area. The SWPPP for Burdeck – Mariaville Commercial Development contains a letter of *No Effect* from SHPO for the entire property, including Lot 2B where the BESS will be constructed.
3. The Short EAF does not address aquifers. The site is located within a Principal and Sole Source Aquifer – Schenectady-Niskayuna SSA per NYSDEC's EAF Mapper Application.

Site Plans

1. General Comments

- a. There is a provision for "Augment Equipment" (i.e., if the facility is expanded or an additional BESS location is needed). Please comment on the potential use of this area.
- b. Please show required underground wiring and the point of interconnection. Please show all required work (trenching, etc.) to make this connection on plans.

2. Sheet 1

- a. Please review General Note block and remove notes not applicable to the project.
- b. What type of BESS containers will be used? Please provide a detail in the plans or separate product cut sheets.
- c. Show dimensions of BESS area (the container, distance in between each container, distance between inverter/transformer and container, etc). The Applicant may wish to make a typical detail of one BESS area at a larger scale to display dimensions on this sheet or the detail sheet.
- d. Site Plan shows 1 light pole location. Is this sufficient for a BESS system? In CED's experience, we usually see multiple light poles around an entire facility's fence perimeter (or near the BESS units). A lighting plan may be required if more light poles are intended.
- e. Why does the access road reduce to 20' wide when the entry (that now exists) is 24' wide?
- f. Is the access road from Stewarts going across the underground gas mains currently paved? If not, please revise mapping to show limits of existing pavement and beginning point for new pavements. Proposed work items need to be clear and separate from existing line work for Planning Commission review.
- g. Please confirm the access road going across the underground gas mains is designed for the weight of construction traffic (cranes?) and fire apparatus without damage to gas mains.
- h. An existing chain link fence on the northern property line of Lot 2B is proposed to be increased in height to 7'-0" with barbed wire. §270-143. D. prohibit barbed wire unless permitted by the Board of Zoning Appeals. It appears the application of barbed-wire meets §270-143. D.(a) needed for permit, should the Applicant pursue this option.
- i. Does the proposed fencing need to extend all the way to the existing white vinyl fencing near adjacent residential uses?
- j. It appears there is existing fencing along the southern property line with lands of the Town of Rotterdam. That existing fencing appears to be on Town property. Who owns



Engineering
& Design

the fence? If it is the Town's fence, it cannot be used by the Applicant for security into Lot 2B, nor could it be increased in height if not 7-ft min per NEC. If it was installed by the owner of Lot 2B, it will need to be relocated onto their property.

- k. Please provide dimensions on the plan for the proposed turnaround (radius, lengths, etc.) so compliance with Appendix D of the NYS Fire code can be confirmed. The turnaround may be better sited near the entrance into the site.

3. Sheet 2

- a. Please show the existing stormwater basin and piping as existing linetypes to help differentiate between new proposed work and previously proposed (now existing) site features. Also, please change the current label/annotation for pipes, underdrains, inverts, etc. to say "existing" where it has been installed. Plans should clearly show the Planning Commission differences between what has been constructed and what is proposed.
- b. The concrete pads for BESS systems appear to be set level based on proposed spot grades. Is this sufficient for drainage? There is potential for water to pool on these slabs.
- c. Please amend the LOD (Limits of Disturbance) for what will be disturbed for this project. It appears the applicant will preserve the existing gravel and only excavate for concrete pads, electrical trenching, and subbase of asphalt drive (if needed).
- d. Please change all calls for GP-0-15-002 to the current GP-0-20-001.
- e. Please include erosion and sediment controls along the perimeter of gravel to protect against any soil migration into the existing infiltration basin.

4. Sheet 3

- a. Please show a typical section of concrete slabs to be used for BESS systems.
- b. Review and remove details not applicable to this site (sidewalk, etc.)
- c. Indicate type of lighting unit to be used. Current detail says "See Plan" but there is no indication on Sheet 1 or 2.
- d. Add erosion and sediment perimeter control details as necessary.
- e. Please add a trenching detail for necessary underground wiring.
- f. Details depicting the BESS system and Inverters/Transformers would be useful to include on plans.
- g. Please indicate all signage locations and details.

SWPPP

1. CED has reviewed the SWPPP for Burdeck – Mariaville Commercial Development and concluded the proposed impervious area (gravels and pavements) were accounted for in design of the infiltration basin.
2. The operator for adjacent Stewarts Shop recently filed to close General Permit coverage and then started to disturb soil for construction of electric car charging infrastructure to the rear of their lot. The Town's Stormwater Office is of the opinion the original General Permit coverage should not have been closed if further construction was going to take place. Especially if it was known the BESS project would be developed on Lot 2B. The Town views the BESS project as part of a larger development plan, which should seek coverage under the GP-0-20-001. The SWPPP should be updated to reflect the BESS project.

Additional Comments Related to the Project

1. A noise study may be warranted for this propose use. The applicant should provide data on expected decibels from proposed equipment. Location of noise generation equipment should include the "Augment Equipment" area in the event BESS systems and invertor/transformers are placed there in the future or after the EPC is hired. Please note, The NYSEDA "New York Battery Energy Storage System Guidebook for Local Governments", recommends that the aggregate noise level from the battery system and all associated equipment not exceed 60 decibels, measured at outside wall of any non-participating residence.
2. BESS projects typically have a process for decommissioning. Is a decommissioning plan available for review?
3. The location of proposed BESS systems is higher in elevation then the residential property to the southeast and will be visible. A picture provided in the Applicant's submittal "*Post Cons. Evaluation BlueWave SWMS 10-31-22*" Figure 9 shows the viewshed into adjacent residential use areas. The applicant has proposed modest landscape screening near the Augment Equipment area. The Planning Commission is given the right to "preserve and protect the character of districts" when Public Utilities are proposed under §270-14 and may consider more screening in between the border of the Agricultural "A" Zone (adjacent residential use) and General Business Zone B-2.
4. How will snow removal along the site access be handled? At what frequency will the access be plowed?
5. Will the applicant be creating an operation and maintenance manual for the site? If so, please submit for review.

Fire Department Comments

On February 16, a meeting was held between BlueWave and Fire District #6 to explain the project, technology, and related fire safety topic. At the conclusion of the meeting the Applicant agreed to provide answers to the following fire department questions.

1. The Fire department is concerned about potential contamination that could be generated in a fire, and runoff in water used to fight the fire. Please provide more information
2. Would runoff created during a fire situation impact the nearby aquifer?
3. There are catch basins already installed on site do those need any improvement for the above questions
4. Is there a Hazard to the individual Firefighter in the event of a fire, i.e. toxic fumes, etc.
5. Is additional or different protection required inside the BESS units?
6. A nearby natural gas regulator facility occasionally releases gas with an odor, which generates a number of emergency response calls. Will "Off gassing" occur in the BESS system? If so, what is released and how much? Does it smell? Is it toxic?
7. The fire department would like to better understand the BESS operator's local response to an issue. Who is called? What is their response time to the site? Can that be documented so that if a local technician does not arrive timely and FD has to bring in additional resources then there's a system to reimburse time.
8. What types of alarms or issues would require FD response?
9. Other than the electrolyte is there a secondary means of fire suppression inside the cabinets?
 - a. CED requests more information of the chemical makeup of electrolyte to be used in this system.
10. Can a camera system and lighting be installed?
11. Recommendations to use razor wire – there is a process in town to utilize this particular type of fencing that CED will provide.
 - a. As a clarification, "Razor wire" should not be proposed. "Barbed Wire" is a more suitable material for security use. Please see Town code §270-143. D to understand Applicant's requirements if proposing Barbed Wire.
12. Is there a possibility that these systems would cause the ground around it to charge – similar to a downed power line?
13. How long after disconnecting to the grid (on normal cycle or due to emergency) do the batteries hold a charge?
14. Can the remote monitor systems directly call 911?
15. There is an active gas main that runs under the entrance to the site – need to ensure that the heavy equipment and fire apparatus will not damage existing gas mains.
16. In addition to the above questions, CED asked BlueWave to explore a second point of access into the site from lands of National Grid. If allowed, a gate can be placed on the common property line with National Grid and used for emergencies only.
17. After the February 16 meeting, the fire department requested any future meeting or presentation with them to be conducted in the evening on a weekday, after normal working hours.
18. If possible, please make sure data on BESS products includes a UL certification or label. Products with out UL testing for certification may not meet NYS Fire Codes.

BLUEWAVE

RECEIVED

April 21, 2023

APR 21 2023

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

TOWN OF ROTTERDAM
PUBLIC WORKS

RE: Site Plan/Special Use Permit Application – 635 Mariaville Road, Rotterdam, NY, tax parcel 48.17-1-1.112(lot 2B)

Dear Planning Board Members:

Poentic Kill, LLC is a special purpose entity formed for the purpose of constructing, owning and operating the proposed battery storage project at 635 Mariaville Rd, Rotterdam, NY. Potentic Kill is a wholly owned subsidiary of BlueWave Origination, LLC, which is an affiliate of BlueWave Storage Origination, LLC (“BlueWave”). This application response and the prior application material have been updated and revised to use this new entity.

BlueWave is pleased to provide supplemental documentation to the initial application material submitted by BlueWave on October 28, 2022. BlueWave is amending the initial application for this project to update the application with the project LLC. The original application and the supplemental information provided have been updated to address the TDE comments and the project LLC name. These documents are attached to this response in **Exhibit A-2** below.

The cumulative information provided in this letter and subsequent exhibits is in support for the installation of a 5-Megawatt Battery Storage project at the location referenced above in the Town of Rotterdam (“Town”). At the request of the Town, Colliers Engineering, the Designated Engineer (“TDE”) reviewed the BlueWave application and provided an Initial Application Completeness Review letter dated February 28, 2023. This response letter and attached exhibits provide responses to the items and information requested in the TDE Initial Application Completeness Review letter.

General Comments and Application (All documents associated with this section can be found in **Exhibit A** attached to this document):

1. Please find documents from the October 28, 2022, initial application which were revised to remove the word solar. This project does not have any solar components or association with any solar projects.
 - a. **Exhibit A-1** Site Plan application at page 6 find the removal of an incorrect reference to solar and has been updated with the project level LLC.
 - b. **Exhibit A-2** The initial application letter from BlueWave is revised to update the project level LLC and update the BlueWave website address to bluewave.energy.
 - c. **Exhibit A-2** The community presentation updates the header from page 13 and updates email addresses on page 14.

- d. **Exhibit A-3** Attached is the cut sheet for the proposed fan and a separate sheet for the proposed inverter. These specifications were used for the sound study which is attached later in this response.
2. Colliers engineering identifies section 270-65.G. of the Town Code, Public Utility to be used in the review of this project – no applicant response required
3. **Exhibit A-4** contains the application and associated information for the required studies and interconnection agreement with National Grid. This project is currently in CESIR study and is anticipated to complete in early May. Applicant will provide CESIR results to the Town with some financial sections redacted as soon as possible.
4. BlueWave has internal Engineering and Procurement staff that will manage the project going forward from permitting. There will be engagement with third party engineering and construction firms, but all work will ultimately be managed in house by BlueWave staff and not turned over to a third party for complete turnkey services.
 - a. Further questions and discussion will occur at the next Planning Commission meeting.
 - b. If the footprint of the site changes after any initial approvals BlueWave agrees to contact the Town Planner for advisement of the impact and return for Site Plan Amendment if necessary.
5. The Operations and Maintenance providers we have engaged all have electrical safety training in place to operate around Battery Storage equipment. The operations group at BlueWave is very familiar with NEC codes and are happy to engage further if there are specific NEC concerns.

SEQRA EAF (All documents associated with this section can be found in **Exhibit B** attached to this document):

1. **Exhibit B-1** The short form EAF has been updated to use the new project level LLC and remove the word solar from two places on page 1.
2. **Exhibit B-1** The letter of No Effect from SHPO for the entire property has been pulled from the Burdeck-Mariaville Commercial Development which included the lot 2B where the BESS system is proposed.
3. Although not an inquiry related to the Short Environmental Assessment form a note has been made to the end of the report. The project site and proposed structures are at least 8' from the seasonal groundwater table. The proposed energy storage units are also equipped with multiple redundancies for containment of any liquids.

Site Plans (All documents associated with this section can be found in **Exhibit C** attached to this document):

1. General Comments: **Exhibit C-1** contains the Site Plans that address the comments from this section)
 - a. The area indicated for Augment Equipment is primarily designated for interconnection equipment with National Grid. This area does provide for space for an additional series of batteries in the event there is a demand or need for increased capacity, but those additional batteries are not planned at this time, so we have adjusted the layout and will return to the Town Planner for advisement on process at the time any additional batteries are deemed necessary.
 - b. This comment requests showing underground conduit and the point of interconnection. The information from National Grid to finalize the POI location
- 116 HUNTINGTON AVE, SUITE 601 • BOSTON, MASSACHUSETTS 02116
BLUEWAVE.ENERGY

has not been received. BlueWave expects the system impact study ("CESIR") back from National Grid in the early part of May and can provide updated plans to include the finalized POI location. Currently, we show worst case POI with overhead connection and have added associated wood poles to the site plan. All underground wiring including trenching will be included in any plans submitted for Building Permit as further design to construction level details will occur post site plan approval.

2. Sheet 1:

- a. Notes removed that are not applicable to this project
- b. The proposed Manufacturer is EOS Energy and product information is attached to this letter as **Exhibit C-2**
- c. Please see sheets C101 and C501 of the site plans attached in **Exhibit C-1** for an insert with information on the container, distances, and dimensions.
- d. Lighting information is attached on sheets C101 and C501 of the site plans attached in **Exhibit C-1**. Currently, we are planning for one light pole that can also accommodate a security camera just past the entrance and additional wall pack lighting in the middle of each set of containers to illuminate the walkways between the container units. Technicians will bring portable lighting as needed for any night maintenance activities.
- e. The entryway is currently gravel through the National Grid crossing leading to a gravel pad area at the development zone. The proposal is to install 20' of asphalt pavement for ease of maintenance with the remainder of the gravel drivable and backed up flush with the asphalt surface.
- f. The Site Plan has been revised to reflect the current field condition of the driveway terminus.
- g. Yes, the proposed driveway is designed for the H-25 loading. As part of the 811 Dig Safe mark-out an inspector may be requested by National Grid along with a plating plan for construction traffic. Relative notes for such have been added to the plan (Sheet C102, Utility Notes, 5).
- h. The proposed additional height of chain link fence has been revised to be a new top rail and new chain link fencing.
- i. The proposed fence location has been adjusted to now be located just off the existing gravel area to enclose the BESS facility. A new gate will be installed for access to the stormwater pond.
- j. The existing fence along the Southern boundary is presumed to be owned and maintained by the Town of Rotterdam. Proposed fencing has been revised to avoid utilization of this fence. New fencing will attach to the existing chain-link fence on the Western edge of Lot 2B which runs along the boundary with National Grid.
- k. Dimensions of the turnaround radii and lengths are now shown on sheets C101. The layout is the only feasible location as it keeps the dead-end length under 150' and provides access to all units.

3. Sheet 2

- a. Plans have been revised to differentiate between existing and proposed development. All stormwater management areas, gravel pad area, piping & structures and grading is complete on the site.

- b. The foundation pad will need to be poured level to accommodate the BESS unit like a building foundation.
 - c. The overall limits of disturbance have been revised. Since the project will be obtaining new construction general permit coverage, only the outermost limits have been identified even though areas within the site will remain undisturbed.
 - d. Revised as requested.
 - e. Silt fence has been identified along the edge of slope around plantings, all other areas will remain impervious and/or stabilized surfaces.
4. Detail Sheet
- a. The concrete slab foundation is subject to final Geotechnical review and will be provided as part of building permit applications.
 - b. Revised as requested.
 - c. Lighting Schedule has been added to Sheet C501.
 - d. Erosion & Sediment Control Details (Sheet 4, C502) has been added.
 - e. The conduit location and trenching details will be provided as part of building permit applications.
 - f. The transformers/inverters are also indicated on the revised site plan on sheets C101 and C501.
 - g. Proposed hazard signage along the fencing is now indicated (see 3/501). A project sign can be added with BlueWave network operations center ("NOC") contact information.

SWPPP (All documents associated with this section can be found in **Exhibit D** attached to this document):

- 1. Agreed, no new impervious or change to existing stormwater management area is proposed as part of this application.
- 2. Activity that may have occurred on the adjacent Stewart's property is unrelated to this application. In an effort to avoid future issues however, application for coverage under the GP 0-20-001 will be made through the filing of a New Notice of Intent by the operator. Enclosed is the SWPPP revised to indicate Bluewave as the operator/permittee. We would request the Town or it's TDE sign the MS4 Acceptance form for filing with DEC. See **Exhibit D-1** for new SWPPP.

Additional Comments: (All documents associated with this section can be found in **Exhibit E** attached to this document):

- 1. A Sound Study was conducted for the subject property and the proposed equipment. The report is enclosed in **Exhibit E-1**.
- 2. **Exhibit E-2** is the BlueWave Decommissioning Plan for this project.
- 3. Additional screening has been added to the area immediately adjacent to the proposed development. This screening will further shield the nearby residences from the project and provide a noise buffer to the overall commercial district. Enclosed is a Visual Perspective view from the nearest adjoining neighbor.
- 4. Snow removal will be handled under the Operations & Maintenance agreement provided in **Exhibit E-3**.
- 5. **Exhibit E-3** is the BlueWave Operations & Maintenance Plan.

Fire Department Comments: (All documents associated with this section can be found in **Exhibit F** attached to this document):

1. The Fire department is concerned about potential contamination that could be generated in a fire, and runoff in water used to fight the fire. Please provide more information.
 - a. The proposed batteries contain a liquid electrolyte contained inside a fully sealed battery casing. Under each battery is a containment tray and the container itself is designed to contain any overflow from the tray. With each battery sealed and contained there is limited possibility of a large amount of electrolyte leakage at any given time. Attached in **Exhibit F-1** is the manufacturer information sheet for the electrolyte which contains information about the solution. Please find the manufactures recommendation for fire response on page 3.
2. Would runoff created during a fire situation impact the nearby aquifer?
 - a. Please see above.
3. There are catch basins already installed on site do those need any improvement for the above questions.
 - a. The SWPPP attached to this application in **Exhibit D-1** does not identify any additional catch basin required.
4. Is there a Hazard to the individual Firefighter in the event of a fire, i.e., toxic fumes, etc.
 - a. Please find the manufacturer information sheet in **Exhibit F-1** for the electrolyte and its components for appropriate PPE when responding to incidents on site.
5. Is additional or different protection required inside the BESS units?
 - a. Please find the manufacturer information sheet in **Exhibit F-1** for the electrolyte and its components for appropriate PPE when responding to incidents on site.
6. A nearby natural gas regulator facility occasionally releases gas with an odor, which generates a number of emergency response calls. Will "Off gassing" occur in the BESS system? If so, what is released and how much? Does it smell? Is it toxic?
 - a. Under normal operating conditions, there is no odor nor any odor released through the cabinet fan system. The electrolyte has a slight smell but will not be detectable outside of the battery containers.
7. The fire department would like to better understand the BESS operator's local response to an issue. Who is called? What is their response time to the site? Can that be documented so that if a local technician does not arrive timely and FD has to bring in additional resources then there's a system to reimburse time.
 - a. An incident and response guide will be created for this individual project and provided to the town for review during the building permit application phase. This document can be provided to and maintained with each FD that would provide mutual aid in this part of Rotterdam. BlueWave will also schedule an information session with the combined FD's to review the incident and response guide.
8. What types of alarms or issues would require FD response?
 - a. The incident and response guide will itemize the alarms that would require FD response and the methods of communicating those alarms to the FD.
9. Other than the electrolyte is there a secondary means of fire suppression inside the cabinets?
 - a. No secondary suppression is proposed at this time.
10. Can a camera system and lighting be installed?
 - a. Yes the site plan in **Exhibit C-1** has been updated to provide a shared camera and light pole. There is also lighting that will illuminate the walkways between the containers.

11. Recommendations to use razor wire – there is a process in town to utilize this particular type of fencing that CED will provide.
 - a. **Exhibit C-1** has been updated to extend the fence to 7'. If razor wire is recommended by the board, that approval will be sought.
12. Is there a possibility that these systems would cause the ground around it to charge – similar to a downed power line?
 - a. No, the battery storage cabinets will have proper grounding that is required by both the manufacturer and National Grid.
13. How long after disconnecting to the grid (on normal cycle or due to emergency) do the batteries hold a charge?
 - a. Four days is the average for the battery charge to be held.
14. Can the remote monitor systems directly call 911?
 - a. Yes the remote monitoring systems can contact 911 directly
15. There is an active gas main that runs under the entrance to the site – need to ensure that the heavy equipment and fire apparatus will not damage existing gas mains.
 - a. BlueWave is working directly with National Grid to understand the processes and protections required to ensure the safety of the gas line and overhead electrical lines during construction and continued operations.
16. In addition to the above questions, CED asked BlueWave to explore a second point of access into the site from lands of National Grid. If allowed, a gate can be placed on the common property line with National Grid and used for emergencies only.
 - a. BlueWave is working with National Grid and will inquire if there are any secondary options for access for emergencies only.
17. After the February 16 meeting, the fire department requested any future meeting or presentation with them to be conducted in the evening on a weekday, after normal working hours.
 - a. Noted by applicant.
18. If possible, please make sure data on BESS products includes a UL certification or label. Products without UL testing for certification may not meet NYS Fire Codes.
 - a. UL Certification labels will be present on all products that undergo UL testing and compliance. Certifications will be submitted with building permit applications.

The BlueWave team looks forward to discussing this proposal further with the Planning Board and appreciates the time and attention from the board in reviewing this application and supplementary information. If you have any questions or concerns, please feel free to reach out to me directly at (518) 365-8180 Cbisceglia@bluewave.energy or my colleague Alex Fukuchi Afukuchi@bluewave.energy at (610) 787-1078.

Sincerely,

Colleen Bisceglia
Director, Storage Development

Colleen Bisceglia

Attachments to ~~follow~~ *have been provided electronically*

**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: Poentic Kill, LLC (A wholly owned subsidiary of Bluewave Origination, LLC)

Mailing Address: 116 Huntington Ave, Suite 601

City: Boston State: MA Zip: 02116

Daytime Phone: 518-365-8180 Fax: _____

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

Owner's Designated Contact: Christopher Longo, PE c/o Empire Engineering, PLLC

Mailing Address: 1900 Duaneburg Road

City: Duaneburg State: NY Zip: 12056

Daytime Phone: 518-280-1371 Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 2.95 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.17-1-1.112

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: Alfree, John T. 48.17-1-5.1

Ambesi, Anthony 48.17-1-47, Chilton, Dean A. 48.17-1-51.21, National Grid 38.-1-2.31, Pommer, Michael D. 48.17-1-48, Stegagno, Ugo 48.17-1-46

Town of Rotterdam 48.17-1-35, Viscusi, Carlo 48.17-1-32.1

Street Address of Proposed Site (if any): 647 Mariaville Road, Rotterdam, NY 12306

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

The existing parcel is vacant with stabilized gravel access roads.

Existing Zoning Classification: General Business (B-2)

School District: Schalmont Fire District: No. 6

Water Supply Comm / Public

LEGAL INFORMATION

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

Southeast intersection of Mariaville Road and Burdeck Street. 500 feet west of the intersection of Garrison Avenue and Mariaville Road. Niagara Mohawk Power Corp. property bisects the subject parcel.

Name of public road (s) providing access: Burdeck St. & Mariaville Rd.

Width of property fronting on public road: 101' on Mariaville Rd.

I have attached a legal description of the proposed site: (X) yes () no

I have attached a deed of the proposed site: (X) yes () no

I have attached a lease agreement of the proposed site (if applicable): (X) yes () no

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

The applicant is proposing to install energy storage units with associated asphalt access drive. This is a permitted Special Use under
Town Code section 270-65, G. Public Utility Installation. The completed site will be unmanned and will not require water or septic connections.

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

The proposed use is permanent.

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

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

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

No. The proposed use is in keeping with the existing uses at the intersection of Burdeck St and Mariaville Road. There is adequate access to existing public roadways and all runoff will be treated and stored within an on-site stormwater management area prior to discharge. This amendment does not alter the original design for stormwater runoff.

- (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. The proposed development, with an approximate 10' unit height, presents a low profile and will not impact the adjoining properties. Additional screening will be provided in addition to a now existing vinyl stockade fence.

- (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. The project is an in-fill development and an adaptive re-use of a property which is currently vacant. It is in keeping with other public utilities immediately adjacent to the site.

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

Yes. The parcel has frontage on Mariaville Road with existing curb cuts to be reused. As the completed site will be unmanned, water and septic are not required. Private driveways and parking spaces will be constructed to service the development and a private stormwater system has been constructed.

- (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:

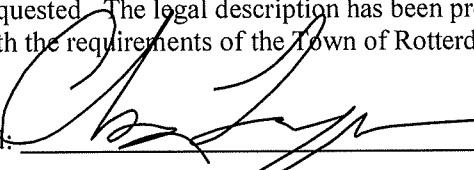
Yes. The parcel includes existing curb cuts providing access to Mariaville Road. The access point will be kept and an internal system of private driveways will be constructed to adequately service the intended traffic and minimize congestion. No significant traffic other than routine maintenance is expected to the site.

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

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

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

Signed: Date: 10/24/22Address: Christopher Longo, P.E.Phone: 518-280-1371Empire Engineering, PLLC

FAX: _____

1900 Duanesburg RoadDuanesburg, NY 12056License Number: 095840

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

PART IV**LEGAL OWNER SIGNATURE**

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

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

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

Name: Anthony A. Fazio Date: 10/27/2022
 Address: 1534 Union St. Phone: 518/372-3300
Schenectady NY Zip: 12309

[Signature]
 Signature of Applicant or Representative

10/27/2022
 Date

Signature of Applicant or Representative

Date

Notary
 (For Part IV Above)

STATE OF NEW YORK) ss:
 COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 27 day of October, 2022

NOTARY SEAL

DEIDRE K. EMERLE
 Notary Public, State of New York
 No. 01EM5073760
 Qualified in Schenectady County
 Commission Expires March 3, 2023

[Signature]
 Notary Signature

Notary Public in and for the State of New York

My appointment expires: 3/3/2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Decommissioning Report

NY Rotterdam Storage – 5 MWAC BESS Systems

C02742

03/30/2023

Presented by:

BLUEWAVE

116 Huntington Ave, Suite 601

Boston, MA 02116

www.Bluewave.energy



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Executive Summary

Final Impressions

This report was prepared by Bluewave Energy, Inc., here by referred to as (the “Applicant”) dated 03/30/2023. This report summarizes our review of certain technical and engineering aspects of a ground-mounted, Battery Energy Storage System (BESS) generating system, hereby referred to as (the “Project”). The Project is located at 635 Mariaville Rd, Rotterdam NY, (the “Site”). The Project is rated at approximately 5,000 (kW)DC / 4Hr and 5,000 (kW)AC.

As the owner of the Project, the Applicant is solely responsible for decommissioning the Project. Commercial-scale BESS are designed for a minimum expected operational life of 20 years but may operate for 25 to 30 years or more. As the BESS approaches the end of its operational life, it is expected that technological advances will make more efficient and cost-effective battery technologies that will economically drive the replacement of the existing batteries. Therefore, decommissioning of the Project shall commence after 12 consecutive months of no power generation at the facility except in the case of a natural disaster, act of violence, or other event which results in the absence of electrical generation for 12 months.

This summary memo discussing the decommissioning assessment and calculated total cost of decommissioning, assuming the Applicant shall:

- Be responsible for all decommissioning costs.
- Obtain any additional permits required for the decommissioning, removal, and legal disposal of Project components prior to commencement of decommissioning activities; - 6 months for preparation and permits.
- Remove and dispose of all above-ground infrastructure, including battery energy storage modules, inverter structures, concrete foundations and pads, and fences, and grade and revegetate in accordance with permits and in compliance with all applicable rules and regulations then in effect governing the disposal thereof; 3-6 months estimated for removal depending on weather conditions and access for equipment.
- Remove all hazardous materials and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations governing the disposal of such materials; and 3 months to identify appropriate disposal site and coordinate delivery.
- Removed materials shall be recycled and/or salvaged to the maximum extent practical and all waste streams shall be managed in accordance with the State of New York’s solid waste requirements.

The summary shall include:

- Salvage value of scrap based on commodity market pricing for most recent annual fiscal-quarter.
- The estimated labor rate based on regional labor market scaling.
- Transportation costs for material removal and disposal.
- Landscape Restoration.
- Installation of temporary erosion controls around the project site during decommissioning activities and maintained until the site is stable.
- Landscape Restoration.



Decommissioning assumes the following, per New York Battery Energy Storage System Guidebook for Local Governments:

- Decommissioning will commence when the project ceases to generate electricity for a period of 12 continuous months, unless otherwise approved by the Department upon a showing that the project will be operational again.
- Decommissioning means the physical removal of all Project components to a depth of at least 48 inches or to the depth of bedrock, whichever is less, to the extent such components are not otherwise in or proposed to be placed in productive use or otherwise authorized to remain in place by the New York Department of Environmental Conservation.
- Decommissioning also includes the grading to postconstruction grade and revegetation of all earth disturbed during construction and decommissioning, except for areas already restored. As applicable, farmlands will be restored to a degree sufficient to support resumption of farming or agricultural activities.
- The decommissioning and restoration processes consist of the removal of above-ground structures; grading, to the extent necessary; restoration of topsoil (if needed) and seeding. The process of removing structures involves evaluating and categorizing all components and materials into categories of recondition and reuse, salvage, recycling, and disposal. The Project consists of numerous materials that can be recycled, including steel, aluminum, glass, copper, and plastics. In the interest of increased efficiency and minimal transportation impacts, components and material may be stored on-site until the bulk of similar components or materials are ready for transport. The components and material will be transported to the appropriate facilities for reconditioning, salvage, recycling, or disposal. Above-ground structures include the battery storage containers, racks, inverters, pads, and any interconnection facilities located on the property. At the time of decommissioning, a plan will be submitted for continued beneficial use of any components to be left on site, including roads.

The overall project restoration cost for 2023 values would be as indicated in Table 1.4. this will require adjustment for inflation and commodity market price.

Table 1.4 Project Decommissioning Costs for 2023

Task	Price
Salvage	\$289,018
Labor	(\$54,438)
Transportation	(\$119,988)
Landscape Restoration	(\$7,350)
Engineering Services	(\$5,000)
Total With Salvage	\$102,242
Total Excluding Salvage	(\$186,776)



1.1 Overview

Table 1.1: Project Site Evaluated

Project Name	Address	MW-DC	MW-AC
NY Hudson Fairview Ave Storage	38 Apple Meadow Rd Hudson, NY	5.0	5.0

Table 1.2: Assessment Team

Deliverable	Completed By
Executive Summary	Efrem Tagliamonte
Desktop Design Review	Efrem Tagliamonte
Material Salvage Review	Efrem Tagliamonte
Material Removal Review	Efrem Tagliamonte
Material Transport Review	Efrem Tagliamonte
Landscape Restoration Review	Efrem Tagliamonte
Engineering Fee Review	Efrem Tagliamonte

1.2 Documentation Review

The following documentation was reviewed for verification for the above Project:

Table 1.3: Documents Review

Document Name	Type
Rotterdam, NY - 647 Mariaville Rd IX Oneline -	Electrical Plan Set
17029 BlueWave Solar 2B-Plan Set 10-26-22	Civil Plan Set

1.3 BESS modules

The Project will utilize (28) Powin, Stack 750 for the Project.

1.4 Inverters

The Project will utilize the (2) SMA, SCS-2530-UP-XT for the Project.

1.5 Material Salvage Review

The material value was assessed for both resale value and for salvage value. Based on the project 20-year timeline, it is recommended to consider 100% salvage for all material. The total salvage value is \$289,018 for the system.



1.6 Material Removal Review

The material removal value is estimated at (\$54,438) for the system.

1.7 Material Transportation Review

The material removal transportations and tipping fees costs were assessed based regional availability for salvage and waste management within 25 miles of the site. The total value for transportation is (\$119,988), including a tipping fee of (\$1,107), for the system.

1.8 Landscape Restoration Review

The land restoration review was assessed based on typical reforestation and grass restoration options. Based on cost estimate for grass seeding at \$4,900/Acre, cost is approximately (\$7,350).

1.9 Engineering Fee Review

Based on estimates for engineering services to support the restoration, cost assumed is (\$5,000).



Desktop Design Review

2.1 Definitions

Design Review – All materials are assessed categorically, so salvage, freight and labor value can be assigned.

The major items of assessment are:

- Battery modules
- Battery containers
- Concrete foundations
- Inverter
- Medium Voltage Transformer (MVT)
- Copper wire
- Aluminum Wire

2.2 Desktop Design Review

Below are the summarized observations and issues into the following categories:

2.3 Observations Summary – Material Review

Table 2.1: Design Review Summary

Equip. Type / Make / Model	Qty Assessment	Lbs. Assessment
Battery	28	560,000
Inverter (Central)	2	15,000
MVT	2	30,000
Bulk Al wire	800	375
Bulk Al wire	225	18
Bulk Al wire	600	47
Fence Posts	651	8,456
Fence fabric	1239	4,337

The electrical drawings and data sheets were provided, however, specific detailed material schedules were not available, and estimates were used.



Material Salvage Review

3.1 Definitions

Design Review – All materials are assessed categorically, for raw material value, material types, weights and quantities.

3.2 Raw Material Cost assumptions

The raw material cost as denoted for typical raw materials:

Table 3.1: Raw Material Sources

Material	Price per Ton
Aluminum	\$300.00
Copper	\$2,000.00
Steel	\$195.00
Iron	\$195.00
Gold e/waste	\$182.40
Battery	\$1,120

Table 3.2 Raw Material Breakdown

	alumn		copper		steels		ewaste		fluids		Total weight (lbs)	Total (tons)
	% Wgt	lbs	% Wgt	lbs	% Wgt	lbs	% Wgt	lbs	% Wgt	lbs		
Battery	0%	-	0%	-	0%	-	-	-	-	-	560,000	280.00
Inverter (Central)	25%	3,750	10%	1,500	25%	3,750	40%	6,000	-	-	15,000	7.50
MVT	10%	1,500	0%	-	50%	7,500	-	-	40%	6,000	15,000	7.50
MVT	10%	1,500	0%	-	50%	7,500	-	-	40%	6,000	15,000	7.50
Bulk Al wire	100%	376	0%	-	-	-	-	-	-	-	375.52	0.19
Bulk Al wire	100%	18	0%	-	-	-	-	-	-	-	17.6625	0.01
Bulk Al wire	100%	47	0%	-	-	-	-	-	-	-	47.1	0.02
Fence Posts	100%	8,456	-	-	100%	8,456	-	-	-	-	8456.175	4.23
Fencing	-	-	-	-	100%	4,337	-	-	-	-	4336.5	2.17
TOTAL												

Table 3.3 Material Price Comparison

	Salvage \$
Battery	\$282,240
Inverter (Central)	\$2,699
MVT	\$1,735
Bulk Alu MV wire	\$59
Fence Posts	\$1,899
Fencing	\$384
TOTAL	\$289,018

3.3: Material Salvage Assessment ConclusionTable 3.4: Summary of Material Salvage Review

Recommendations
– The value of \$289,018 be used for planning.



Material Removal Review

4.1 Labor assumptions

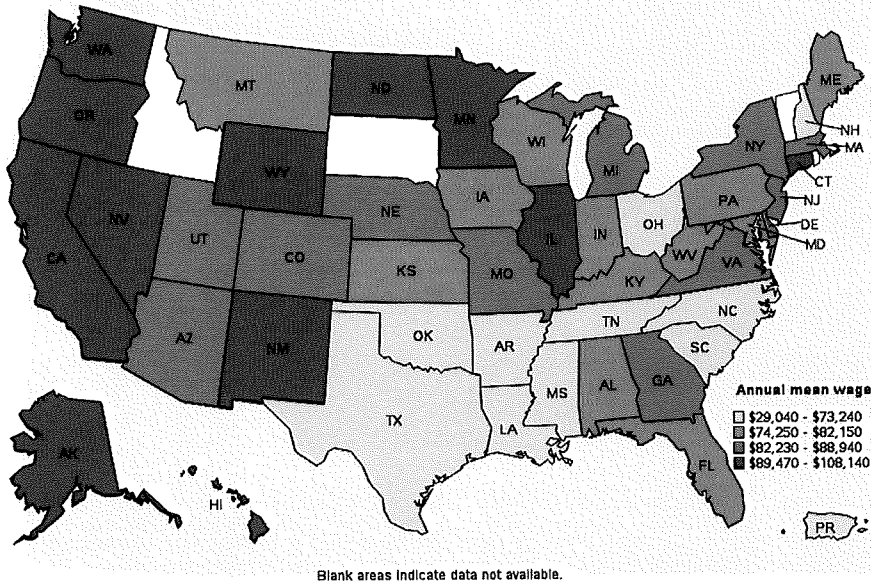
Labor cost as denoted for typical labor activities:

Table 4.1: Labor Sources

Labor Region	Labor Min Annual	Labor Max Annual	Average Annual	3.5x Scaling \$/HR Rate
NY	\$ 50,990	\$ 58,180	\$ 54,585	\$ 96

Graph 4.1: Regional Labor Map

Annual mean wage of electrical and electronics repairers, powerhouse, substation, and relay by state, May 2019



4.2 Removal Labor Review

The summary of removal costs based on an average multiple sources, scaling with regional pricing based on Bureau of Labor Statistics and the prices are applicable for the region in consideration. Regional influences can skew the estimate beyond the median provided.

Table 4.2 – Labor Cost Summary

	Average Labor hrs/MWDC	MWDC	Labor Rate \$/HR	Total Cost \$
1. Battery Removal	36	5.0	\$ 96.00	\$ 17,280
2. Wire Management Removal	24	5.0	\$ 96.00	\$ 11,429
3. Foundation Removal	20	5.0	\$ 96.00	\$ 9,600
4. On-Site Packaging	7.2	5.0	\$ 96.00	\$ 3,456
5. Electrical Equipment Removal	12	5.0	\$ 96.00	\$ 5,760
6. Inverter Removal (Central)	12 per	2	\$ 96.00	\$ 2,377
7. MVT Removal	8 per	2	\$ 96.00	\$ 1,536
8. Fencing Removal	6.25	5	\$ 96.00	\$ 3,000
TOTAL				\$ 54,437

4.3: Labor Assessment ConclusionTable 4.3: Summary of Labor Review

Recommendations
– A recommend a labor value to (\$54,437) be considered, and adjusted for inflation at 2% per year for the target year in consideration



Material Transportation Review

5.1 Definitions

Design Review – Transportation and waste tipping fees are assessed against the project bill of material.

5.2 Transportation assumptions

Transportation cost as denoted for typical labor activities:

Table 5.1: Transportation Sources

Price/Fee	Price/Value	Unit
Haul Price	\$ 3.19	/mile
Tipping Fee	\$ 55.36	/ton
Loading Costs	\$ 50.00	/hour
Intermodal Rent	\$ 150.00	/unit
Labor Length	6	hours

5.3 Transportation Review

A summary of transportation costs based on access to recycling and waste disposal facilities. While waste disposal and scrap recycling was estimated at 25 miles from the site, the battery recycling facilities is approximately 2,500 miles from the site.

5.4 Tipping Review

Tipping is the cost associated with bulk waste disposal. Allotted time is accounted for materials that are not recyclable. It was assumed 4 ton per MWDC of waste.

Tipping cost is regional specific. The prices assumed are based on the national average, which aligned well with the site location. The regional influence can skew this estimate +75%/-20%.



Table 5.2 – Transportation Cost Summary

	# Trucks	Loading Cost per load	Hauling Cost per trip	Tipping Fee per load	Transport \$
Battery	14	\$ 300	\$ 7,975		\$ 115,850
Foundations	2	\$ 300	\$ 79.75	\$ 997	\$ 2,754
Inverter (Central)	1	\$ 300	\$ 500		\$ 380
MVT	1	\$ 300	\$ 79.75		\$ 380
Wire	.5	\$ 300	\$ 79.75		\$ 190
Misc Non-Salvage	1	\$ 300	\$ 500	\$ 111	\$ 245
Fencing	.5	\$ 300	\$ 79.75		\$ 190
TOTAL	103				\$ 119,988

5.5: Transportation Assessment Conclusion

Table 5.3: Summary of Transportation Review

Recommendations
– Recommend a value to (\$119,988) be considered, and adjusted for inflation at 2% per year for the target year in consideration

Landscape Restoration Review

6.1 Definitions

Design Review – Landscape restoration was assessed to restore the site to original conditions.

6.2 Landscape Restoration Assumptions

The restoration cost as denoted for typical labor activities. The pricing was normalized on a per acre basis, based on project quotes for areas < 1 acres typical.

Table 6.1a: Restoration Costs

Task	Price per acre
Restoration labor & planning	\$1,200
Plant stock	\$500
Deer protection for stock	\$500
Total	\$2,200

Table 6.1b: Grass Costs

Task	Price per acre
Till and Seed	\$4,900
Total	\$7,350

6.3 Landscape Restoration Review

Table 6.2: Restoration Cost Summary

Task	Reforestation	Grass only
Restoration	N/A	\$7,350



Engineering Labor Review

7.1 Engineering Assumptions

The estimated engineering costs for supporting the decommissioning planning and support. A flat rate of (\$5,000) would be an appropriate estimate.

7.2 Landscape Restoration Conclusions

Table 7.1: Summary Engineering Labor Cost Review

Recommendations
– An engineering budget value of (\$5,000) be considered and adjusted for inflation at 2% per year for the target year in consideration. – Cost assumes a \$175/hr rate.



Desktop Design Review

Definitions

Abbreviation	Meaning
AHJ	Authority Having Jurisdiction
ASHRAE	American Society of Heating, Refrigerating, and Air-Conditioning Engineers
BOM	Bill of Materials
BOS	Balance of System
CEC	California Energy Commission
DAS	Data Acquisition System
DHI	Diffuse Horizontal Irradiance
GCR	Ground Cover Ratio
GHI	Global Horizontal Irradiance
EOR	Engineer of Record
EPC	Engineering, Procurement, and Construction
ESA	Environmental Site Assessment
ETL	Electrical Testing Labs
FEMA	Federal Emergency Management Agency
FMV	Fair Market Value
IA / ISA	Interconnection Agreement / Interconnection Service Agreement
IE	Independent Engineer
IEC	International Electrotechnical Commission
IEEE	Institute of Electrical and Electronic Engineers
IS	Impact Study
MPPT	Maximum Power Point Tracking (for inverters)
MQF	Module quality factor
MV	Medium Voltage
LID	Light Induced Degradation
NOAA	National Oceanic and Atmospheric Administration
NRTL	Nationally Recognized Testing Laboratory
NSRDB	National Solar Radiation Database
NTP	Notice to Proceed
O&M / OMA	Operations and Maintenance / Operations and Maintenance Agreement
PID	Potential Induced Degradation
POA	Plane of Array
POI	Point of Interconnection
PPA	Power Purchase Agreement
PV	Photovoltaic
STC	Standard Test Conditions (1000 W/m ² irradiance, 25°C operating temperature)



UL / ULC
USFWS

Underwriters Laboratories / Underwriters Laboratories of Canada
United States Fish and Wildlife Service



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Reference Source
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https://www.bls.gov/oes/current/map_changer.htm
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Sound Study

For

BlueWave

At

635 Mariaville Rd
Rotterdam, NY 12306

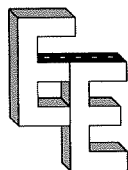
Prepared For:

Poentic Kill, LLC

A wholly owned subsidiary of BlueWave Origination, LLC ("BlueWave")

116 Huntington Ave, Ste 610
Boston, MA 02116

Prepared By:



Empire Engineering, PLLC

1900 Duanesburg Road
Duanesburg, NY 12056

March 27, 2023

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Site Location Map

Appendix B

Existing Noise Analysis Map

Appendix C

Existing Sound Data

Appendix E

Generated Sound Data

1.0 Project Information

1.1 Purpose

The subject project is a Battery Energy Storage Systems (BESS) site located along the southern side of Mariaville Road and easterly of Burdeck Street in Rotterdam, NY.

1.2 Existing Site Description

The subject property is currently vacant. Access to the site is over an existing shared asphalt drive connected to Mariaville Road. The total parcel area is approximately 2.95± Acres with a proposed pad site of approximate 0.75 Acres.

The property is identified by Schenectady County on Tax Map Section/Block/Lot # 48.17-1-1.112.

1.3 Proposed Project Description

BlueWave Energy proposes to install a BESS with associated asphalt access drive. This is a permitted Special Use under Town Code section 270-65, G. Public Utility Installation. The completed site will be fenced-in and unmanned and will not require water or septic connections. The proposed structures will be prefabricated containers with mounted inverter units. There are eight proposed container stacks and four inverters.

2.0 Sound Level Analysis

2.1 Sound Level Ranges

For perspective on relative loudness and sound levels the following chart of examples is shown below:

dBA	Example	Home Appliances	Power Tools
0	healthy normal hearing threshold		
10	A watch ticking		
20	rustling leaves		
30	A whisper		
40	Light Rain	computer	
50	Quiet office	refrigerator	
60	normal conversation	air conditioner	
70	shower	dishwasher	
75	toilet flushing	vacuum cleaner	
80	alarm clock	garbage disposal	
85	passing diesel truck	snow blower	
90	average personal stereo	lawn mower	Welder
95	inside subway car	food processor	belt sander
100	motorcycle (riding)		handheld drill
105	sporting event		Chain Saw
110	Live Rock Music		jackhammer
115	emergency vehicle siren		riveter
120	thunderclap		
130	peak stadium crowd noise		
140	jet engine at takeoff		
150	firecracker		
160	fighter jet launch		
170	shotgun		
180	.357 magnum revolver		
190	rocket launch		

Decibel Levels

2.2 Background Sound Level

Background sound levels were taken for the subject property to set up a baseline ambient noise level. Background (ambient) readings were taken at two locations throughout the site. Analysis Point A was selected along the Eastern property line closest to the nearby dwelling to the East. The results of the reading are included in Appendix C and are summarized below.

The ambient noise levels for the three locations were as follows:

Analysis Point	Description	Recorded Average Ambient Noise Level (dB)*	Maximum Noise Level Recorded (dB)	Baseline Maximum Sound Pressure Level (SPL) (dB)**
A	Eastern Property Line	42.5	61	55

The ambient noise levels seen during the test periods indicate slight fluctuations due to passing vehicles, birds, and wind noise. With the ambient noise level at Analysis Points A, relatively low, even the slightest sounds have caused a noticeable spike from the average.

* The witnessed ambient sound levels were in the 'green' or quiet range of the previous chart throughout the study period times.

** The baseline maximum sound pressure level was established at 55 dB as it is the level identified by the NYSDEC as 'sufficient to protect public health and welfare and, in most cases, did not create an annoyance'. (Assessing and Mitigating Noise Impacts Program Policy, NYSDEC 10/6/00 last rev 2/2/01)

2.3 Generated Sound

The greatest sound expected to be generated from the proposed site is the intermittent cycling of the inverter fan. The manufacturers listed sound level generated by the inverter fan is expected to be $65 \pm$ dB within 3 feet of the sound source. Using the inverse square law, the extent of sound reduction is the following:

Distance from Sound Source (ft)	Sound Level (dB)
3.3	65
75	59
150	53
300	47

2.4 Impacts

The generated noise is not projected to have significant impact on adjoining properties to the extent that sound pressure levels exceed ranges which are reasonably expected, nor exceed levels which are considered objectionable. The closest receptors are the residence at house #56 Manor Court to the East (Analysis Point A, approximately 65 ft from residence). Based on the witnessed ambient sound levels including sporadic fluctuation sounds, the noise levels expected to be experienced from the generated sound for receptor A is 50 dB. Noise generated from construction

vehicles during construction is not expected to exceed that which has recently been experienced for nearby commercial property construction adjacent to this lot.

Anticipated Sound Levels (dB)							
Analysis Point	Description	Dist. from Sound Source to Receptor	Existing Average Ambient Sound Pressure Level	Potential SPL at Property Line	SPL Reduction through Mitigation (*)	Anticipated SPL at Receptor	Anticipated increase at receptor
A	Eastern Property Line	230 ft	42.5	50	4	46	3.5
*Mitigation includes a proposed tree planting along a portion of eastern edge of asphalt drive within active disturbed lands.							

2.5 Mitigation Measures

If left unmitigated, the project has potential to generate low end sound level increases at the property line of the nearest receptors. Measures will be implemented to mitigate the noise to the maximum extent.

A landscaped row of evergreen trees is proposed to be planted along a portion of the eastern edge of development, and the existing topography as well as the future installation of energy storage banks will further enhance noise reduction.

The measures to be implemented are intended to reduce the potential noise impact to an acceptable range for a residence. The sound levels are calculated to fall into the dB range similar of a running refrigerator inside a home.

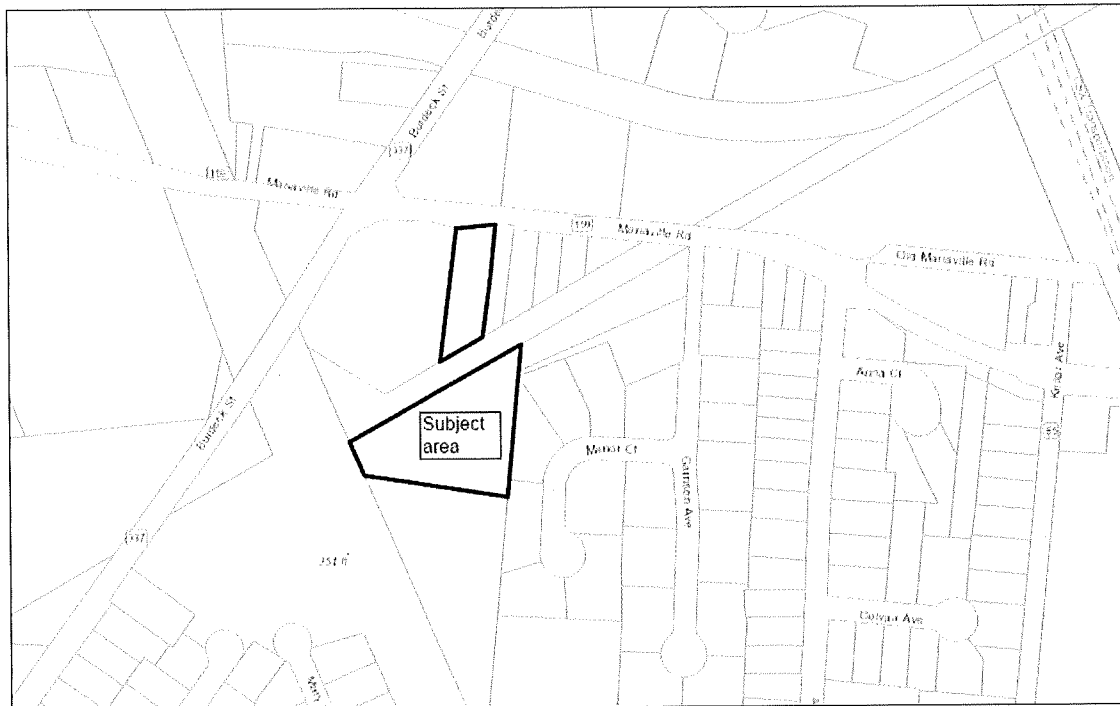
3.0 Summary

In conclusion, the proposed noise mitigation plan will allow for acceptable noise levels at the property lines which adjoin residential neighbors. The maximum sound level expected to be experienced at a receptor dwelling is 46 dB which is well within the 'quiet' range. The noise mitigation plan has incorporated all natural features found at this site as well as the planting of evergreen trees along the eastern edge of development.

Appendix A

Site Location Map

Mariaville Road



March 14, 2023

Parcels

1:4,781
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

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

Appendix B

Existing Noise Analysis Map



LEGEND

EXISTING PROPERTY LINE

ANALYSIS POINT

ANALYSIS POINT		AMBIENT DB RANGE		DISTANCE FROM SOUND SOURCE TO RECEPTOR	
ANALYSIS POINT	DESCRIPTION	EXISTING AVG. AMBIENT SOUND	DISTANCE FROM SOUND SOURCE TO RECEPTOR	230 FT	---
	EASTERN PROP. LINE	42.5	45		
A	EASTERN PROP. LINE	42.5	45	230 FT	---
B	MID POINT OF LOT	45	---	---	---

PROVIDE TO ANY PARTY DESIRING TO USE THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. IT IS THE USER'S RESPONSIBILITY TO OBTAIN A CLEAR TITLE TO THE LAND AND TO OBTAIN A CLEAR TITLE TO THE LAND.

IT IS A VIOLATION OF SECTION 7208 OF THE NYS EDUCATION LAW FOR ANY PERSON TO PREPARE OR SIGN ANY PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER.

No.	Revision	Description	Date

CHRISTOPHER D. LONGO, P.E.
N.Y.S. LIC. # 098840

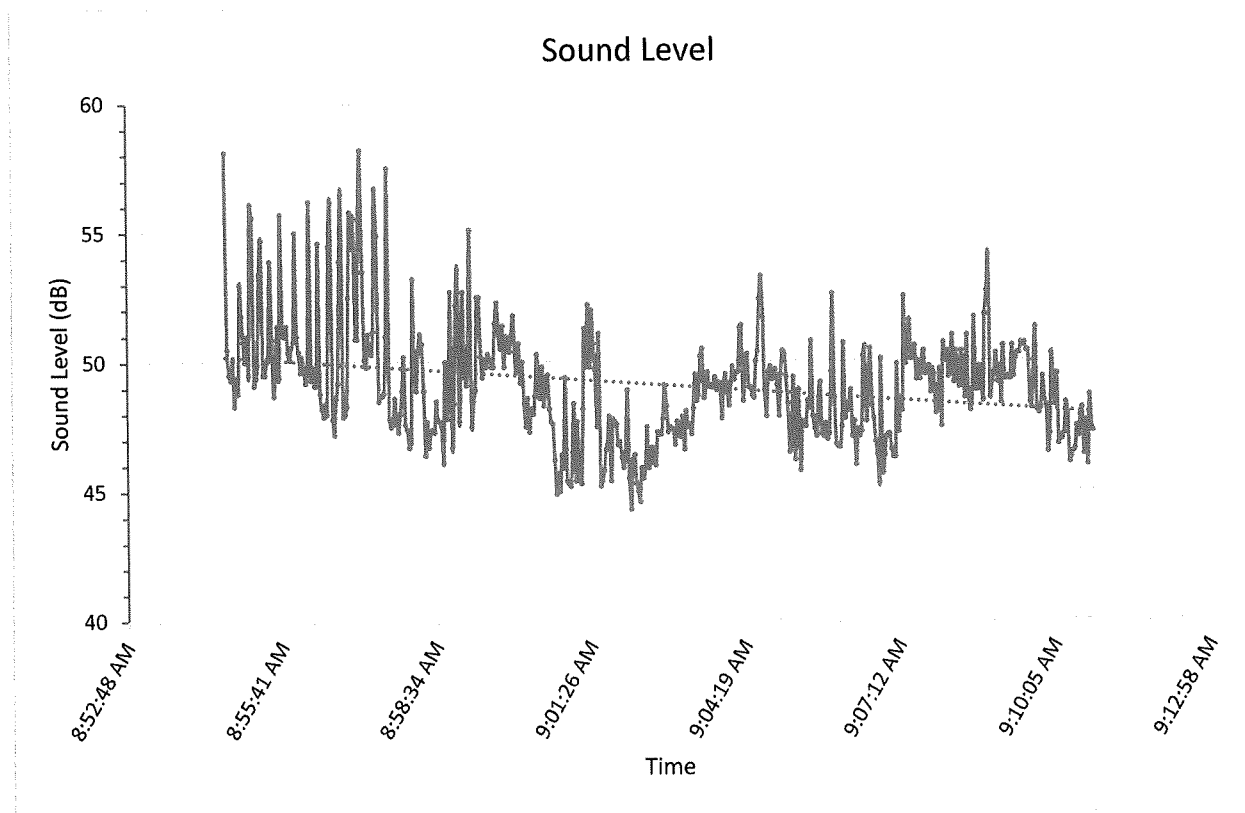
EMPIRE ENGINEERING, PLLC
1900 DUNESBURG ROAD
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EMAIL: CLONGO@EMPRENG.NET

PROJECT
BLUEWAVE ENERGY
MARIANVILLE ROAD
ROTTERDAM, NY
TOWN OF ROTTERDAM

EXIST. SOUND ANALYSIS			
Date	03/20/2023	Scale	1" = 40'
Sheet	17029	Project	N101

Appendix C
Existing Sound Data

Analysis Point A



Project: BlueWave Energy

Date: March 21, 2023

Time: Morning

Weather Conditions: Clear and calm, 35 Degrees

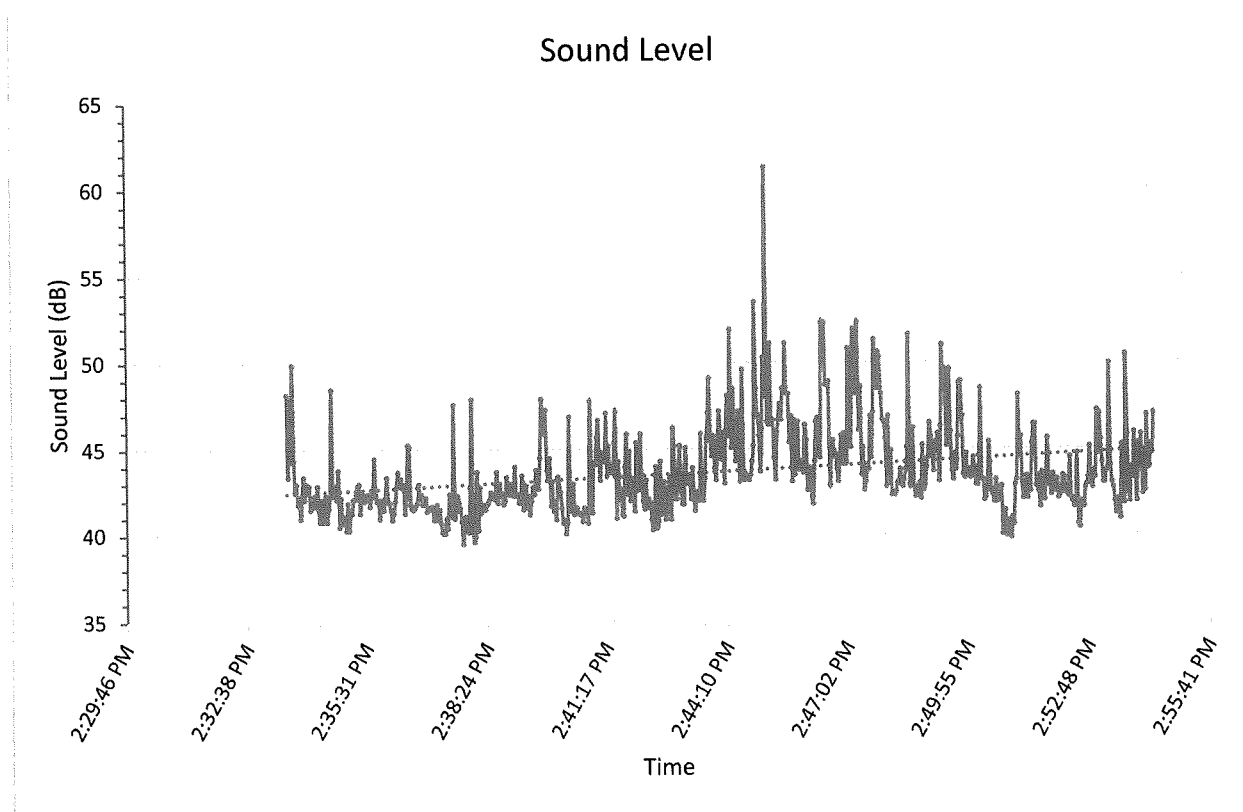
Point Location: Center of parcel

Average Ambient Noise Level: +/- 49 dB

Peak Ambient Noise Level: +/- 58 dB

Notes: Recording device at ground elevation

Analysis Point A



Project: BlueWave Energy

Date: March 20, 2023

Time: Midday

Weather Conditions: Clear and breezy, 45 Degrees

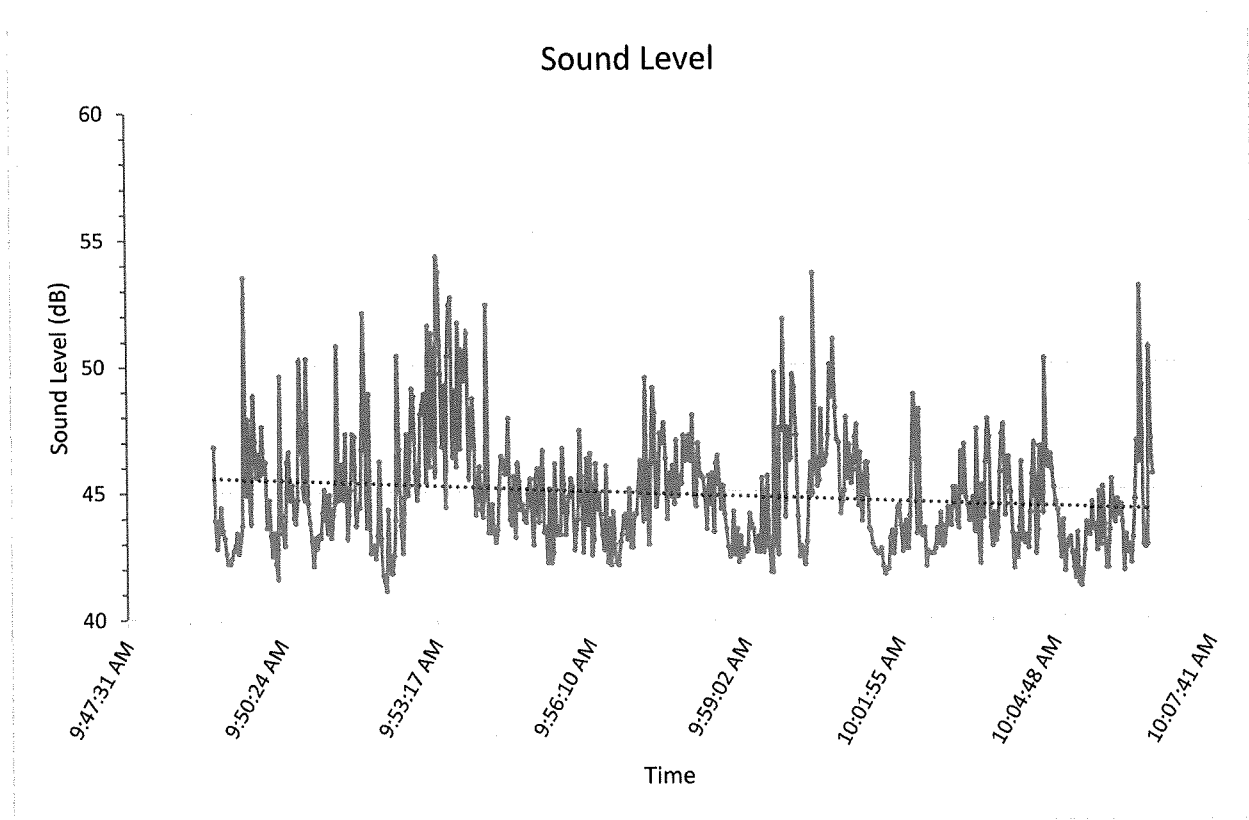
Point Location: Center of parcel

Average Ambient Noise Level: +/- 44 dB

Peak Ambient Noise Level: +/- 61 dB

Notes: Recording device at ground elevation

Analysis Point B



Project: BlueWave Energy

Date: March 20, 2023

Time: Morning

Weather Conditions: Clear and calm, 25 Degrees

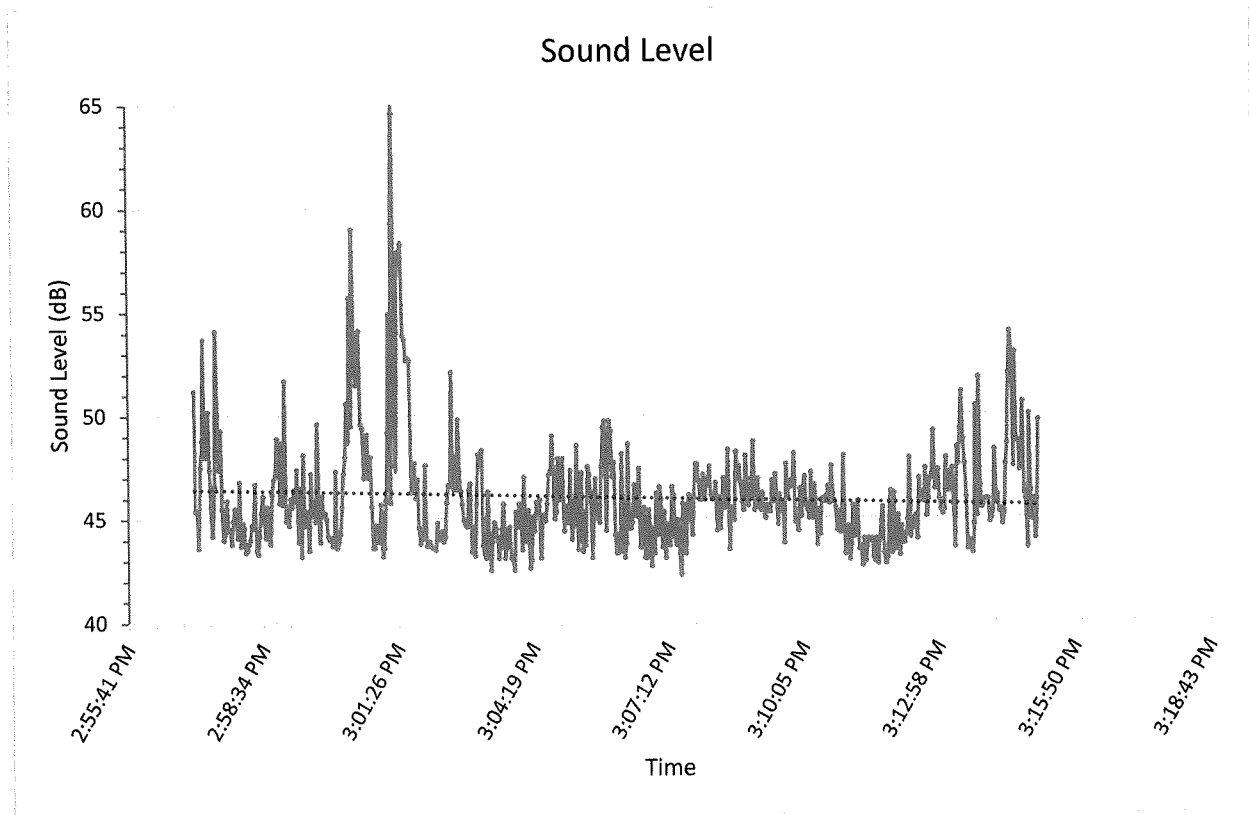
Point Location: Center of parcel

Average Ambient Noise Level: +/- 45 dB

Peak Ambient Noise Level: +/- 54 dB

Notes: Recording device at ground elevation

Analysis Point B



Project: BlueWave Energy

Date: March 20, 2023

Time: Midday

Weather Conditions: Clear and breezy, 45 Degrees

Point Location: Center of parcel

Average Ambient Noise Level: +/- 46 dB

Peak Ambient Noise Level: +/- 65 dB

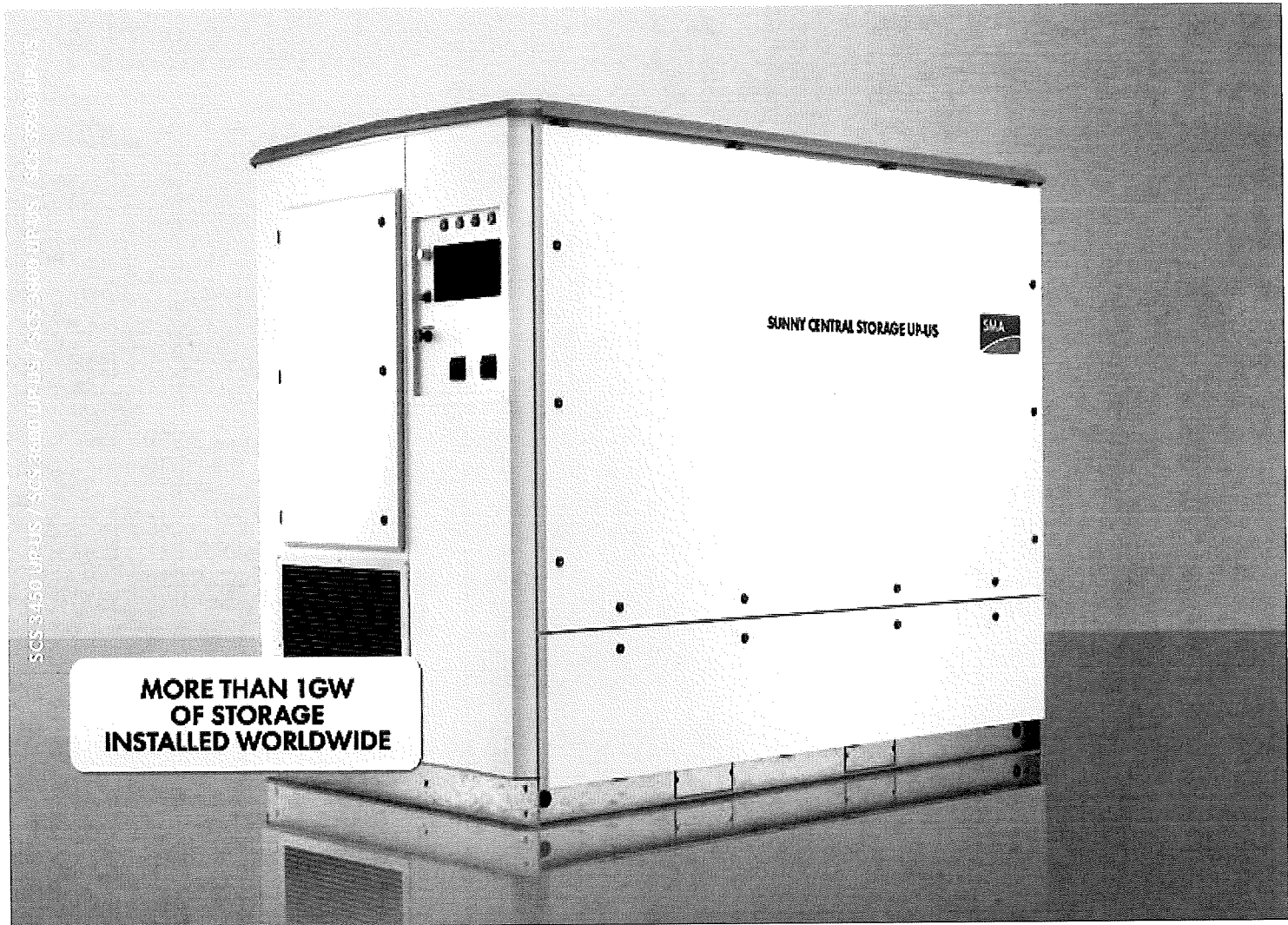
Notes: Recording device at ground elevation

Appendix E

Generated Sound Data

SUNNY CENTRAL STORAGE

3450 UP-US / 3600 UP-US / 3800 UP-US / 3950 UP-US

**Efficient**

- High power density
- Max. efficiency of 98.8%
- Lower transportation costs (up to 4 inverters in a standard shipping container)

Robust

- Proven OptiCool™ technology for intelligent, effective cooling
- Can be installed worldwide outdoors in any ambient condition

Flexible

- Conforms to all relevant grid requirements worldwide
- Four quadrant operation for full reactive power support
- Stand-alone device or a medium-voltage block solution

Versatile

- Integrated battery communication
- Customized monitoring and control of inverters
- Grid management functions for dynamic grid support
- Integrated voltage supply for internal consumption and external loads

SUNNY CENTRAL STORAGE**3450 UP-US / 3600 UP-US / 3800 UP-US / 3950 UP-US**

Battery inverters for large scale storage systems

With an output of up to 3960 kVA and system voltages up to 1500 V DC, the SMA Sunny Central Storage allows for more efficient and flexible system design for battery power plants. A separate voltage supply and additional space are available for the installation of customer equipment. The intelligent cooling system OptiCool ensures smooth operation even in extreme ambient temperature.

SUNNY CENTRAL STORAGE 3450 UP-US / 3600 UP-US

Technical Data

Battery side (DC)

Operating DC voltage range V_{DC}

Max. DC current $I_{DC, max}$

Max. interruption current capability¹²⁾

Single DC busbar 26 connections per pole / split DC busbar 6 / 5 / 6 connections per pole

Grid side (AC)

Nominal AC apparent power at 1200 Vdc and $\cos \varphi = 1.0$ and 25°C

AC apparent power at 1200 Vdc (at 25°C / at 40°C / at 50°C)^{3) 13)}

Max. AC current $I_{AC, max}$

Max. total harmonic distortion

Nominal AC voltage / nominal AC voltage range^{1) 8)}

AC power frequency / range

Min. short-circuit ratio at the AC terminals⁹⁾

Power factor at rated power / displacement power factor adjustable^{8) 10)}

Efficiency

Max. efficiency²⁾

Protective Devices

Input-side disconnection point

Output-side disconnection point

DC overvoltage protection

AC overvoltage protection (optional)

Lightning protection (according to IEC 62305-1)

Insulation monitoring

Degree of protection: electronics / air duct / connection area (as per UL 50E)

General Data

Dimensions (W / H / D)

Weight

Self-consumption (max.⁴⁾ / partial load⁵⁾ / average⁶⁾

Self-consumption (standby)

Auxiliary power supply: integrated 8.4 kVA transformer / external

Operating temperature range⁸⁾

Noise emission⁷⁾

Temperature range (standby)

Temperature range (storage)

Max. permissible value for relative humidity (condensing / non-condensing)

Maximum operating altitude above MSL⁸⁾ 1000 m / 2000 m¹¹⁾

Fresh air consumption

Features

Grid forming / black start ready without grid forming

DC connection

AC connection

Communication

Communication with SMA string monitor (transmission medium)

Enclosure / roof color

Supply transformer for external loads

Certifications and approvals

EMC standards

Quality standards and directives complied with

SCS 3450 UP-US

880 V to 1500 V

4750 A

6400 A

● / ○

3450 kW

3450 kVA / 3140 kVA / 2930 kVA

3320 A

< 3% at nominal power

600 V / 480 V to 720 V

50 Hz / 47 Hz to 53 Hz

60 Hz / 57 Hz to 63 Hz

> 2

1 / 0.8 overexcited to 0.8 underexcited

98.8%

DC load break switch

AC circuit breaker

Surge arrester, type I

Surge arrester, class I

Lightning Protection Level III

UL Type 3R / Type 1 / Type 1

2815 / 2318 / 1588 mm (110.8 / 91.3 / 62.5 inch)

< 3700 kg / < 8200 lb

< 8100 W / < 1800 W / < 2000 W

< 370 W

● / ○

-25°C to 60°C / -13°F to 140°F

65.0 dB(A)*

-40°C to 60°C / -40°F to 140°F

-40°C to 70°C / -40°F to 158°F

95% to 100% (2 month/year) / 0% to 95%

● / ○

6500 m³/h

○ / ○

Terminal lug on each input (without fuse)

With busbar system (three busbars, one per line conductor)

Ethernet, Modbus Master, Modbus Slave

Modbus TCP / Ethernet (FO MM, Cat-5)

RAL 9016 / RAL 7004

○ (2.5 kVA)

UL 62109-1, UL 1741 Chapter 13 CRD 61, UL 1741 SA, IEEE 1547,

UL 1998, CAN/CSA C22.2 107.1-1

IEC / EN 61000-6-4, IEC / EN 61000-6-2, EN 55022, CISPR 22:2008

modified class A, FCC Part 15 Class A

VDI/VDE 2862 page 2, DIN EN ISO 9001

SCS 3450 UP-US

SCS 3600 UP-US

● Standard features ○ Optional — not available * preliminary

Type designation

1) At nominal AC voltage, nominal AC power decreases in the same proportion

2) Efficiency measured without internal power supply

3) AC apparent power at higher dc voltages on request

4) Self-consumption at rated operation

5) Self-consumption at < 75% Pn at 25°C

6) Self-consumption averaged out from 5% to 100% Pn at 25°C

7) Sound pressure level at a distance of 10 m

8) Values apply only to inverters. Permissible values for SMA MV solutions from SMA can be found in the corresponding data sheets.

9) A short-circuit ratio of < 2 requires a special approval from SMA

10) Depending on the DC voltage / expanded reactive power range (< PF 0.8 - 0.8 upon request), a further apparent derating is possible if the PF is < 0.9 underexcited

11) Earlier temperature-dependent de-rating and reduction of DC open-circuit voltage

12) Battery short circuit disconnection has to be done on the battery side

13) Depending on the ratio of reactive power ($\cos \varphi$), additional power derating may occur

SUNNY CENTRAL STORAGE 3800 UP-US / 3950 UP-US

Technical Data

Battery side (DC)

Operating DC voltage range V_{DC} Max. DC current $I_{DC, max}$ Max. interruption current capability¹²⁾

Single DC busbar 26 connections per pole / split DC busbar 6 / 5 / 6 connections per pole

Grid side (AC)

Nominal AC apparent power at 1200 Vdc and $\cos \varphi = 1.0$ and 25 °CAC apparent power at 1200 Vdc (at 25 °C / at 40 °C / at 50 °C)^{3) 13)}Max. AC current $I_{AC, max}$

Max. total harmonic distortion

Nominal AC voltage / nominal AC voltage range^{1) 8)}

AC power frequency / range

Min. short-circuit ratio at the AC terminals⁹⁾Power factor at rated power / displacement power factor adjustable^{8) 10)}

Efficiency

Max. efficiency²⁾

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Input-side disconnection point

Output-side disconnection point

DC overvoltage protection

AC overvoltage protection (optional)

Lightning protection (according to IEC 62305-1)

Insulation monitoring

Degree of protection: electronics / air duct / connection area (as per UL 50E)

General Data

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Temperature range (standby)

Temperature range (storage)

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Fresh air consumption

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Grid forming / black start ready without grid forming

DC connection

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Communication

Communication with SMA string monitor (transmission medium)

Enclosure / roof color

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● / ○

3800 kW

3800 kVA / 3455 kVA / 3230 kVA

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Lightning Protection Level III

●

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-40 °C to 70 °C / -40 °F to 158 °F

95% to 100% (2 month/year) / 0% to 95%

● / ○

6500 m³/h

○ / ○

Terminal lug on each input (without fuse)

With busbar system (three busbars, one per line conductor)

Ethernet, Modbus Master, Modbus Slave

Modbus TCP / Ethernet (FO MM, Cat-5)

RAL 9016 / RAL 7004

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UL 1998, CAN/CSA C22.2 107.1-1

IEC / EN 61000-6-4, IEC / EN 61000-6-2, EN 55022, CISPR 22:2008

modified class A, FCC Part 15 Class A

VDI/VDE 2862 page 2, DIN EN ISO 9001

SCS 3800 UP-US

SCS 3950 UP-US

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5) Self-consumption at < 75% P_n at 25 °C6) Self-consumption averaged out from 5% to 100% P_n at 25 °C

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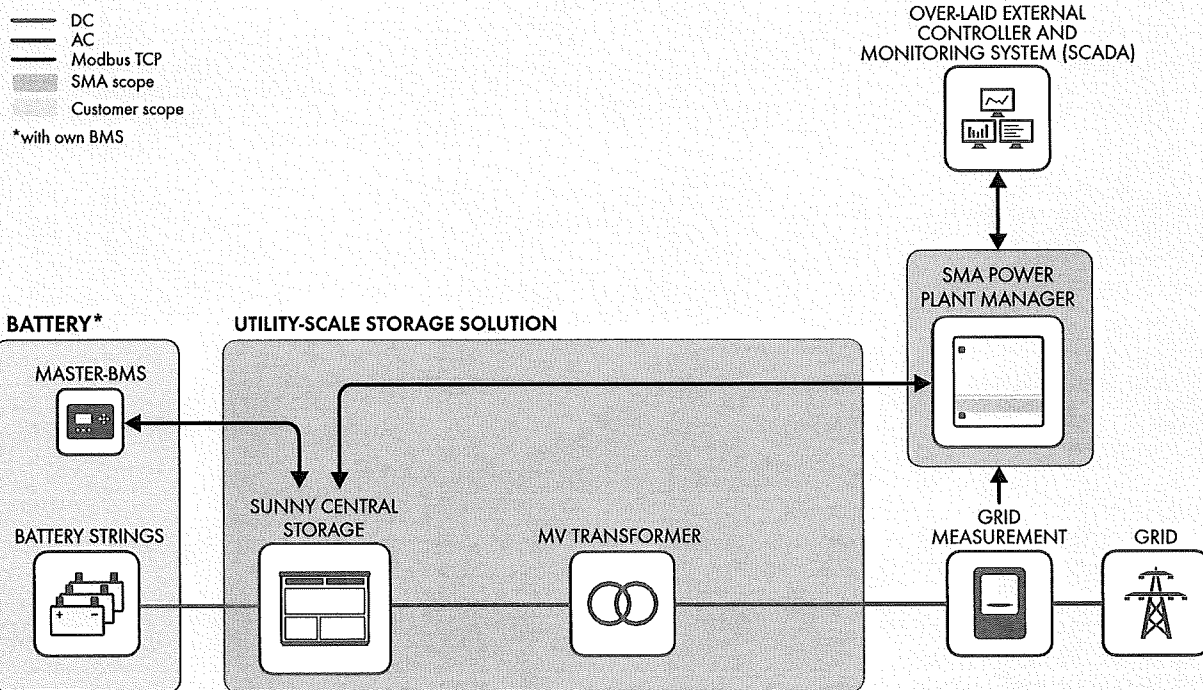
10) Depending on the DC voltage / expanded reactive power range (<PF 0.8 - 0.8 upon request), a further apparent derating is possible if the PF is < 0.9 underexcited

11) Earlier temperature-dependent de-rating and reduction of DC open-circuit voltage

12) Battery short circuit disconnection has to be done on the battery side

13) Depending on the ratio of reactive power ($\cos \varphi$), additional power derating may occur

SYSTEM DIAGRAM



Grid-connected functions

- Setpoints for active and reactive power
- Static grid support $Q(U)$, $P(f)$
- Dynamic grid support (FRT)
- Active islanding detection (AID)
- High compatibility with different battery types

Compatible with energy management system functionalities

- External static grid supporting functions
- Ramp-rate control of PV power
- Peak shaving
- Energy shifting
- Genset optimization control
- Reducing necessary spinning reserve of gensets
- Battery start-up and stop sequence
- Operates the battery within optimal operation window
- Grid forming
- Black start

