

**Town of Rotterdam
Planning Commission
June 14, 2022**

Workshop (7:00pm):

1. **Janet DeMarco Living Trust & DeMarco-Stone Funeral Home, Inc – 1567 Helderberg Avenue & 1605 Helderberg Avenue.** The applicant(s) request a Waiver of Subdivision to Boundary Line Adjust $\pm 6,053$ square feet from 1567 Helderberg Avenue (Tax Map No. 58.08-7-16) to 1605 Helderberg Avenue (Tax Map No. 58.08-7-17). Surveyor: Blackstone Land Surveyors.
2. **Lecce Senior Living, LLC – 2200 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (July 9, 2020) to relocate proposed Recreational Area #1 and 2 to allow for consolidation and the placement of a community pool and other recreational amenities. Engineer: ABD Engineers, LLC.
3. **Tim Peek & Son, LLC – 580 Consalus Avenue.** The applicant requests a Waiver of Site Plan review for cold/dry storage (two (2) oil trucks) in former John's Auto on a ± 0.85 -acre parcel.
4. **Jason Ambesi – 1128 Duaneburg Road.** The applicant requests a Waiver of Site Plan review to operate a mobile barber shop in designated area as depicted on application submitted June 7, 2022, Monday – Friday, 11:30 am – 7:30 pm on a ± 7.35 -acre parcel.
5. **New Cingular Wireless PCS, LLC – Old River Road.** The applicant requests a Waiver of Site Plan review to upgrade existing telecommunication tower: install three (3) panel antennae's, three (3) RRU's, one (1) DC9 squid, two (2) 24 pair fiber lines, three (3) DC power cables and two (2) 2" conduit lines on existing tower on ± 2.14 -acre parcel.

Agenda (7:30pm):

Approval of the Summary of Minutes May 17, 2022

1. **Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road.** Final Site Plan/Special Use Permit Public Hearing to construct a $\pm 21,750$ square foot material handling/forklift sales and service warehouse facility on a ± 11.1 -acre parcel. Engineer: Advance Engineering
2. **B & D Properties LLC (Owner)/Braj Aggarwal (Contract Vendee) – 2601/2603 Guilderland Avenue.** The applicant requests a Waiver of Site Plan/Special Use Permit Public Hearing review to convert an existing $\pm 7,300$ square foot building containing two (2) tenant spaces into a four (4) tenant spaces on ± 0.24 acres. Engineer: Ingalls & Associates LLP.
3. **Shereen Court & Central Avenue - David Del Zotto.** Request for an additional 90-day extension on a final Nine (9) Lot Major Subdivision: Lot 1 = $\pm 12,290$ square feet, Lot 2 = $\pm 13,522$ square feet, Lot 3 = $\pm 14,775$ square feet, Lot 4 = $\pm 13,798$ square feet, Lot 5 = $\pm 13,085$ square feet, Lot 6 = $\pm 12,515$ square feet, Lot 7 = $\pm 14,503$ square feet, Lot 8 = $\pm 21,219$ square feet and Lot 9 = $\pm 42,050$ square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP.
4. **Joe Druzba (Puppia Ventures, LLC) – Princetown Road (& Burdeck Street).** Preliminary Site Plan/Special Use Permit to construct a multi-tenant $\pm 16,150$ square foot commercial building (3 tenant spaces) on a ± 2.7 -acre parcel. Engineer: ABD Engineers, LLP.
5. **John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) – 57 W. Campbell Road.** Final Site Plan/Two (2) Lot Minor Subdivision Public Hearing: Lot A = ± 3.87 acres with proposed $\pm 30,000$ square foot commercial warehouse and Lot B = ± 10.11 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.

DPW Comments
June 14, 2022

Workshop (7:00pm):

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June 14, 2022

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- 1. Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road.** Final Site Plan/Special Use Permit Public Hearing to construct a $\pm 21,750$ square foot material handling/forklift sales and service warehouse facility on a ± 11.1 -acre parcel. Engineer: Advance Engineering

1. Final Fees Due:	Final Site Plan	\$150.00
	<u>Advertising</u>	<u>33.86</u>
	Total	\$183.86

2. See attached letter from Advance Engineering dated May 31, 2022 responding to the TDE review letter from CT Male dated May 6, 2022.
3. See final review letter from CT Male dated June 9, 2022 addressing resubmittal for June 14, 2022 meeting.
4. The proposed floor drain in the forklift repair area is not acceptable to discharge into a drywell. Please modify the final site plan and detail sheet to show the installation of an oil/water separator that flows into an appropriately sized underground holding tank.
5. Prior to Chairman's Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer and Town Stormwater Manager of the following: Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and Maintenance Manual, and Stormwater Management Engineering Report as prepared by Advance Engineering and Surveying.
6. Prior to Chairman's Signature on the Final Site Plan, the engineer must confirm that the accessible parking area is less than a 2% grade and meets standards.
7. Prior to Chairman's Signature on the Final Site Plan, the cross easements for access, stormwater, and utilities must be submitted to the Town for review and approved as to form.
8. Prior to the issuance of site development permits, the applicant shall file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.
9. Prior to issuance of utility permits to connect to Town water, the applicant must receive Highway Work Permits from the New York State DOT for utility work onto Mariaville Road (SR-159). Copies of all correspondence with the NYSDOT should be provided to the Town.
10. Add note to site plan: "Owner/applicant shall install a Knox Box for emergency personnel. Check with Fire District #6 for specifications."

11. Add note to site plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
12. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations and proposed Floor Plans dated February 18, 2022, prepared by phZ Architects and presented to the Planning Commission on March 15, 2022."
13. Add note to landscape plan: "Landscaped areas shall contain a sprinkler system."
14. Add note to landscape plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
15. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
16. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
17. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
18. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments from March 15, 2022

1. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to assist in the review of this project.
2. Limits of clearing should be clearly delineated. Applicant should consider preservation of wooded area located at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on March 15, 2022. The Planning Commission should consider adoption of the Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Metrolplex Development Authority
Schenectady County Industrial Development Agency
Fire District #6

C.T. MALE ASSOCIATES

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

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



June 9, 2022

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

RECEIVED

JUN 08 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Re: *Site Plan Application – Proposed Warehouse / Office*
681 Mariaville Road, Town of Rotterdam
CTMA Project No. 22.2224

Dear Mr. Comenzo:

On behalf of the Town of Rotterdam, acting as Town Designated Engineer (TDE), C.T. Male Associates (CT Male) has conducted a review of the following Final Site Plan documents submitted by Advance Engineering and Surveying, PLLC and the applicant Thompson & Johnson Equipment Co., Inc. on June 1, 2022:

- Cover/response letter dated May 31, 2022, prepared by Advance Engineering and Surveying, PLLC.
- Project Narrative Description dated March 2022 and revised May 2022, prepared by Advance Engineering and Surveying, PLLC.
- Site Plan/Special Use Permit Application dated May 25, 2022, prepared by Advance Engineering and Surveying, PLLC.
- Short Environmental Assessment Form (SEAF) Part 1 dated May 25, 2022, prepared by Advance Engineering and Surveying, PLLC.
- Site Plans dated April 26, 2022 and revised May 27, 2022, consisting of eleven (11) Plan Sheets, prepared by Advance Engineering and Surveying, PLLC.
- Architectural Plans dated April 8, 2022, consisting of sixteen (16) Plan Sheets, prepared by phZ Architects.
- Stormwater Pollution Prevention Plan dated April 2022 and revised May 2022, prepared by Advance Engineering and Surveying, PLLC.
- Stormwater Management System Engineering Report dated April 2022 and revised May 2022, prepared by Advance Engineering and Surveying, PLLC.
- Operations and Maintenance Manual dated April 2022 and revised May 2022, prepared by Advance Engineering and Surveying, PLLC.

The applicant is proposing a warehouse/office use on a vacant 11.097-acre property known as tax parcel 47.00-8-6.14 currently owned by Wacay LLC. The property located at 681 Mariaville Road and is within the I-1 Light Industrial Zoning District. The proposed project consists of a

C.T. MALE ASSOCIATES

Date: June 9, 2022

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 2

21,750 square feet warehouse and office building along associated parking area, loading areas for trucks, outdoor asphalt surface storage area, and access drives.

Based upon the above and acting as Town Designated Engineer (TDE) for the project, CT Male offers the following review comments. The majority of the comments from our prior letter dated May 6, 2022 have been addressed. CT Male's previous review comments that have not been adequately addressed are depicted in standard font and additional review comments based upon the latest submission are depicted in bold font.

1. The proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such, coordinated review is optional. We assume that the Rotterdam Planning Commission will declare itself Lead Agency, will complete an environmental review of the project and make a Determination of Environmental Significance. The Planning Commission Attorney should confirm and provide recommendations for completion of the environmental review of the project pertaining to the proposed Site Plan Application.
2. The EAF Mapper identified that the site is located in an Archaeological Sensitive Area. Therefore, the applicant should provide correspondence/determination from OPRHP. **The design engineer has indicated that a Phase 1 report will be submitted to OPRHP. Any correspondence/determinations from OPRHP shall be forwarded to the Town to be included in the file. The Town Planning Commission may consider OPRHP concurrence as a condition of Final Site Plan approval.**
3. Sheet GRD - Grading & Utility Plan:
Reviewing the grades provided, the accessible parking area appears to be greater allowable maximum 2% slope. Additional spot grades should be added to ensure this area meets the slope requirement. **Reviewing the additional grades provided, the accessible parking area appears to be greater allowable maximum 2% slope. Please review and revise to conform with ADAAG.**
4. Stormwater Pollution Prevention Plan (SWPPP) dated April 2022 and revised May 2022:
The proposed use being a forklift repair and restoration with forklift storage outside could be considered a stormwater hotspot. The design engineer has proposed deeper sumps and Snout Oil/Water Hood with a boom oil absorbent bio-skirt in the catch basins that collect stormwater from the outdoor storage areas. **Details and specifications shall be provided for these measures.**
5. A portion of the infiltration basin and associated outlet structure are in the existing access easement for the radio tower on the adjacent parcel. We recommend that the infiltration basin be located in an area not incumbered by an easement. If this is not possible, then the applicant should provide documentation that the easement does not preclude the proposed design. **The design engineer indicated that the easement language allows the current**

C.T. MALE ASSOCIATES

Date: June 9, 2022

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

Page - 3

design, and the infiltration basin has not been revised. A copy of the easement language should be provided for Town review. We recommend that the Town Attorney review the access easement language for acceptability of locating a stormwater practice within the easement.

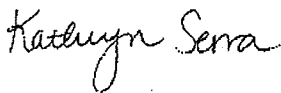
6. A NYSDOT Utility Permit will be required for the water service and associated directional drilling within the Mariaville Road NYS road right-of-way. **The design engineer has acknowledged that the NYSDOT permit will be required and indicated that the process has been started with NYSDOT Officials.**
7. Schenectady County DOH approval will be required for the proposed onsite wastewater treatment system. Additionally, a wash bay floor drain is shown draining to an oil/water separator and then to a drywell. The design engineer shall provide documentation that the DOH has reviewed/approved the drywell. **The design engineer has indicated that the Town of Rotterdam approval will be required for the proposed onsite wastewater treatment system, not DOH. The design engineer shall provide documentation that the Town has reviewed/approved the onsite wastewater treatment system.**

In summary, we feel that the comments presented in this letter are minor in nature and if the Planning Board were to grant Site Plan/Special Use approval at the meeting on June 14, 2022, that the approval be contingent on addressing these comments. Plan revisions addressing these comments and the onsite wastewater treatment system review shall be completed before the Planning Commission Chair can sign the final plans.

Please feel free to call me at 518.786.7651 or email at k.serra@ctmale.com should you have any questions in this matter.

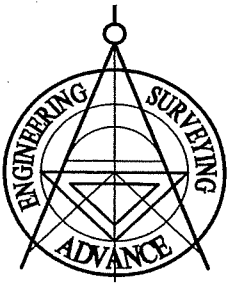
Sincerely,

C.T. MALE ASSOCIATES



Kathryn C. Serra, P.E.
Project Manager

cc: Thomas Yuille, Planning Commission Chairman
Lisa Gallo, Town of Rotterdam
Nicholas Costa, P.E., Advance Engineering and Surveying, PLLC.



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
Robert D. Davis, Jr., LS

Project Narrative Proposed Warehouse Building Town of Rotterdam, N.Y.

Town of Rotterdam, County of Schenectady
March 2022
Revised May 2022

Site Address: 681 Mariaville Road
Applicant: Carejon Realty, LLC
Contact: David Schneckenburger
315 413 4122 - Office
315 391 0737 - Cell
Email Address: dks@thompsonandjohnson.com
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Warehouse Building
Zoning: Light Industrial District (I-1)
Area of Property: 11.097± acres

Description of Existing Site and Use

The project site lies in a Light Industrial District (I-1) zone and is composed of one parcel identified as tax map parcel 47.00-8-6.14 and was recently subdivided. The subject property is currently vacant. The parcel encompasses an approximate area of 11.097 acres and has frontage along Mariaville Road (710+/- feet). A driveway currently exists from Mariaville Road that provides access to the parcel. This driveway is shared by the adjacent parcel (679 Mariaville Road) which is already developed with a building, circulation routes and parking. The subject parcel is bound by the Mariaville Road right-of-way on the north; the parcel at 679 Mariaville Road on the east; the parcel that contains a large radio tower with an address of 916 Burdeck Street on the south and south west; and the Delaware & H Municipal water is available along Mariaville Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed.

PROPOSED DEVELOPMENT

The applicant proposes to develop the parcel with a one story building with an approximate area of 21,750 square feet (SF). The building will have approximately 15,500 SF of shop/warehouse area and the remaining building area of 6,250 SF will be

utilized for offices. Associated access and circulation roadways are shown on the Site Plan to be developed to support the proposed development. The property is currently owned by Wacay, LLC. The applicant has a contract to purchase the parcel and is requesting approval for the construction of the proposed Warehouse building.

The proposed use of the site for Warehouse building is fully consistent with adjacent development and property zoning and will not create a source of noise, visual incompatibility or other impacts. The project site is located in the Light Industrial District (L-1) Zoning District of the Town of Rotterdam and the applicant intends to comply and follow the requirements presented in the Town of Rotterdam Zoning Code for the development of the proposed project.

Total site coverage statistics for this new development are as follows and are shown on the Concept Plan:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	21,750 ± S.F. or 4.5%	+21,750 ± S.F. or +4.5%
Pavement, Sidewalk	0 ± S.F. or 0%	58,970± S.F. or 12.2%	+58,970 ± S.F. or +12.2%
Green Space:	483,362 ± S.F. or 100.0%	402,642 ± S.F. or 83.3%	-80,720± S.F. or -16.7%

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands.

Impact on Adjoining Property

Noise

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

Visual

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

Drainage

The drainage from the site currently is managed on-site by the very pervious soils that exist. The project drawings show that the proposed development will utilize on-site stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Rotterdam Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than

one-acre of area a Stormwater Pollution Prevention Plan (SWPPP) will have to be prepared.

Impact on Services

Traffic

The proposed Warehouse Building facility, in accordance with the ITE Trip Generation Manual, 10th edition it is estimated that PM peak trip generation will be 0.19 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 4 trips. This amount of additional trips is minor and can be managed by the existing Mariaville roadway corridor.

Sanitary Sewer

The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system.

Water

The proposed development will require a water supply that will connect to the existing municipal water system that is located along the Mariaville Road frontage.

Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the (L-1) Light Industrial zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

proj.narrative.03.02.22; rev 05.27.22.docx

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 3-22-22
Case No. K-7-22
Returned 4-5-22

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) 386-5539
Schenectady County

MAR 22 2022

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

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

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 19, 2022

SUBJECT: Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road. Site Plan/Special Use Permit to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility on a ±11.1-acre parcel.
Engineer: Advance Engineering

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

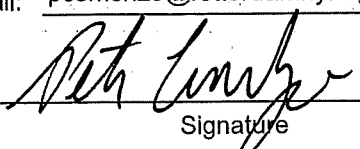
Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338

Date: 3/17/22


Signature

RECEIVED

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-07-22

Applicant Carejon Realty, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a vacant 11 acre parcel requesting site plan approval to construct a 21,750 SF warehouse in a Light Industrial (I-1) District. Located on the south side of Mariaville Road (SR 159) approximately 1,000 ft. west of Burdeck Street.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 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 site plan should provide design details for stormwater management and perc test results for the septic system.

☐ 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.

3/30/22
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

County of Schenectady

Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306-1126



Joe Landry
Director of Public Works
Phone (518) 356-5340, ext. 3226
Fax (518) 357-9547

Paul J. Sheldon, P.E.
Director of Bureau of Engineering
Phone (518) 356-5340, ext. 3234
Fax (518) 356-9077

March 21, 2022

Town of Rotterdam
Office of the Planning Commission
John F. Kirvin Government Center
1100 Sunrise Boulevard
Schenectady, NY 12306

RECEIVED

MAR 25 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

Attn: Mr. Peter Comenzo, Senior Planner

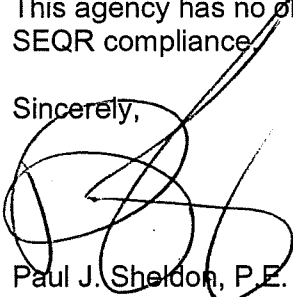
Re: SEQR Lead Agency
Carejon Realty, LLC
681 Mariaville Road
(T) Rotterdam, Schenectady County

Dear Mr. Comenzo:

We are in receipt of the above referenced application located at 681 Mariaville Road for a proposed warehouse building located on the property of Wacay, LLC. Since the project is not located along a County highway nor does it impact the Schenectady County right-of-way, we have no comments at this time.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,


Paul J. Sheldon, P.E.
Director of Bureau of Engineering

Cc: File



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

PATRICK S. BARNES, P.E.
Regional Director

March 22, 2022

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam, NY 12306

Re: **SEQR: 2022.1-6.002**
Carejon Realty, LLC-681 Mariaville Road
Town of Rotterdam, Schenectady County

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo:

The New York State Department of Transportation has reviewed the correspondence dated March 17, 2022 and offers the following:

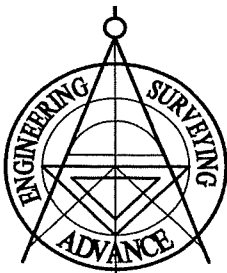
1. The NYSDOT acknowledges the Town of Rotterdam will be designated as the Lead Agency for environmental review. NYSDOT believes we are an involved agency under SEQR.
2. A NYSDOT Highway Work Permit (PERM 33-com) will be necessary for any work within the State right-of-way along specifically New York State Route 159 (Mariaville Avenue).
3. A PERM 32 NYSDOT permit application will be required for any utility work in the NYSDOT right-of-way. Please submit documentation the Town will take ownership of any proposed utilities in NYSDOT right-of-way.

If you have any questions pertaining to the Utility Highway Work Permit process or requirements, please contact Matt Haggerty at (518) 461-3669 or Matt.Haggerty@dot.ny.gov or Ken Davis, Regional Permit Engineer, at Kenneth.Davis@dot.ny.gov or (518) 457-5691.

Sincerely,

Robert E. Rice Jr, P.E.
Regional Program and Planning Manager

cc: Ken Davis, Region 1 Traffic
Matt Haggerty, Region1 Construction
Chad Corbett, Acting Resident Engineer, Schenectady County
Tanya Thorne, Region 1 Design



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
Robert D. Davis Jr. LS

May 31, 2022

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

Re: Proposed Warehouse/Office
Revised Project Documents
681 Mariaville Road
Town of Rotterdam

RECEIVED
JUN 01 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo,

with reference to the above proposed project we have received the Town Designated Engineer (C.T. Male Associates) Review comments dated May 6, 2022 and have revised the project documents accordingly. Attached, are the following revised project documents:

- One complete Set of the Site Engineering Plans
- One Stormwater Management Engineering Report
- One SWPPP
- One Operation & Maintenance Manual
- One SEAF
- One set of the Architectural Drawings
- One Site Plan/Special Use Permit Application
- Revised Project Narrative

Following are the itemized responses to the review comments received:

1. Acknowledged; Town of Rotterdam Planning Commission has to complete environmental review and make a Determination of Environmental Review.
2. EAF:
 - a) Revised the applicant's name to Carejon Realty, LLC.
 - b) The daily sanitary flow is less than 1,000 GPD; it is our understanding that the Town of Rotterdam Code Enforcement reviews and approved on-site wastewater systems that are less than 1,000 GPD.
 - c) The total area of disturbance is 4.2 acres.
 - d) The Archaeologist is in the process of gathering the necessary information to prepare the Phase 1 report for submittals to the SHPO.
3. A Tractor Trailer Maneuvering Plan has been prepared and is enclosed.
4. Acknowledged; a Town of Rotterdam Site Plan Application has been prepared and is attached.
5. Future Site Plan Section A submissions:

- a) Architectural drawings are attached.
 - b) This is required when there are roadways that are to be conveyed to the Town and profiles of the roadways are prepared.
 - c) A note was added to the plans that there are no wetlands present on-site.
 - d) The site sign along with the setback dimensions is shown on the Site Plan. The building signage is shown on the Architectural drawings. The sign details will be submitted with the Sign Permit Application.
 - e) Additional soil testing (test pits & infiltration) has been conducted and the results have been added to the drawings and the Stormwater Management Engineering Report.
 - f) The outdoor storage area has been noted on the Site Plan. The outdoor storage area encompasses the storage of fork lifts that the tenant will sell and service at the proposed facility. The Site Plan/Special Use Permit Application is attached.
 - g) The Architectural drawings note the various occupancies.
 - h) There are no manufacturing processes that will be taking place at this facility.
6. Future Site Plan Section B submission:
- a. Snow storage areas have been added to the plans. The notation with regards to the snow removal is shown on the Site Plan.
 - b. The Site Plan has been revised to show the mechanical pads and the generator set.
 - c. Added additional trees along the northerly side of the site. There are no residential properties across the parcel. The uses across the road from the proposed facility are a trucking facility and a wine & liquor store.
 - d. We have informed the Town that the proposed site will connect to the Town Municipal water system. The existing site does not have an existing water service lateral and a meter or a meter reading is not required.
7. The Site Plan/Special Use Permit Application is attached.
8. Site Plan:
- a. The protected areas (Infiltration Basin and sanitary field) are shown on the Erosion and Sediment Control Plan.
 - b. The area where concrete curbing is proposed to be installed has been labeled on the Site Plan.
 - c. The Installation of a wood guide rail along the edge of pavement at the infiltration basin is shown on the Site Plan.
 - d. Relocated the sign schedule to the Site Plan as suggested.
 - e. The dumpster location has been determined by the applicant/tenant who has utilized the same location at their other facility and has found it to operate properly without creating any issues. The dumpster location and the storage are also shown at the rear of the building so that it is properly screened from the roadway.
9. Grading & Utility Plan:
- a. The grading has been revised to comply with the ADA requirements and the parking spaces are shown to be graded at a 1.5% slope.
 - b. Added the stormwater practice signs to the plans.

- c. The need for a fence at the forebay area will be discussed with the project applicant.
- d. Revised CB #4 & #5 to include a Snout oil/water hood on the outlet pipe with a boom oil absorbent bio-skirt and increased the depth of the sump to 18-inches.
- e. Provided a retaining wall detail with handrail for the loading dock area.

10. Erosion & Sediment Control Plan:

- a. Added the Construction Phasing sequence to the plan.
- b. Added a 2-feet tall topsoil berm around the infiltration basin.
- c. Added turf reinforcement blankets to the basin side slopes on the Grading Plan.
- d. Added Light Stone Fill Aprons at the end section outlets.

11. Landscaping Plan:

- a. Acknowledged.
- b. Added additional trees along the front of the site.
- c. Off street parking with more than 12 spaces shall be landscaped over 10% of the total parking area. The site provides 38 spaces at 162 SF/space and 24' wide travel lane. Total area is as follows:

$$\begin{array}{l}
 38 \text{ sp.} \times 162 \text{ SF} = 6,156 \text{ SF} \\
 \underline{24' \times 290' = 6,960 \text{ SF}} \\
 \text{Total} = 13,116 \text{ SF} \times 10\% = \underline{1,312 \text{ SF}}
 \end{array}$$

The grassed island located between the parking spaces and the travel lane provides approximately 3,420 SF. The island will be landscaped with trees.

12. Lighting Plan:

- a. No comments.

13. SWPPP:

- a. Additional test pits and Infiltration testing information have been added to the plans and report.
- b. Results from test pits excavated in the infiltration areas have been added to the plans and report.
- c. The paper NOI form is completed as a guide for the review process and also to assist when the e-file NOI is completed.
- d. Answered questions 32a, 33a, 34, 35 and 36a on the paper NOI (please see the attached revised SWPPP).
- e. Appendix C of the Stormwater Management Engineering Report, presents Subcatchment 3 which is titled Drainage Areas and has the catch basins modeled as ponds with culvert outlets.

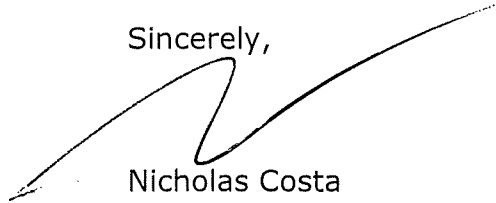
14. The Deed filed for the easement only describes that ingress/egress only is provided; it does not restrict or limit the landowner from utilizing his land.

15. Acknowledge that a Utility Permit from NYSDOT will be required for the water lateral installation. We have contacted Mr. Kenneth Davis of the NYSDOT who handles the permitting process for this location and will be submitting the permit application to him.

16. The Schenectady County DOH was on site during the performance of the test pit and percolation testing for the proposed wastewater system. We will contact them and confirm that the local Building Department CEO has jurisdiction for the proposed wastewater system since it is less than 1,000 GPD.

We trust that the enclosed documents and the above responses satisfactorily address the review comments and the project can be placed on the Planning Commission Agenda for consideration of Final Site Plan approval. If there are any questions or you require additional information please do not hesitate to contact our office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Costa', with a long, sweeping horizontal stroke extending to the right.

Nicholas Costa
Advance Engineering & Surveying, PLLC

NC/dac

Enclosures

cc: Ms. Kathryn C. Serra, PE, Project Manager, C.T. Male Associates
21148 response letter.05.31.22.docx

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

Date: June 14, 2022

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

SEQRA Status: Type I ☐
Type II ☐
Unlisted ☒

Conditioned Negative Declaration: Yes ☐
No ☒

Owner: WACAY, LLC
5 Lincoln Ct.
Saratoga Springs, NY 12866

Contract Vendee/Developer: Carejon Realty, LLC
c/o David Schneckenburger
6926 Fly Road
East Syracuse, NY 13057

Tax Map Number(s): #47.-8-6.14

Project Location: 681 Mariaville Road
Schenectady, NY 12306

Zoning: Light Industrial (I-1) Zoning District

Action: Site Plan and Special Use Permit to operate a motor vehicle forklift repair facility as part of their business operation in a portion of the proposed ±21,750 warehouse/office building on an ±11.1-acre parcel.

This project is an Unlisted Action and the Planning Commission conducted as a SEQRA coordinated review. These agencies include the following: Schenectady County Economic Development and Planning, Schenectady County Department of Health, Schenectady County Department of Public Works, New York State Department of Environmental Conservation – Region #4, New York State Department of Transportation, Metroplex Development Authority, Schenectady County Industrial Development Agency, and Fire District #6. The applicant has supplied an Environmental Assessment Form along with supporting reports, studies and plans and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on March 17, 2022.

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

The project site lies in a Light Industrial District (I-1) zone and is composed of one parcel identified as tax map parcel 47.00-8-6.14 and was recently subdivided. The subject property is currently vacant. The parcel encompasses an approximate area of 11.097 acres and has frontage along Mariaville Road (710+/- feet). A driveway currently exists from Mariaville Road that provides access to the parcel. This driveway is shared by the adjacent parcel (679 Mariaville Road) which is already developed with a building, circulation routes and parking. The subject parcel is bound by the Mariaville Road right-of-way on the north; the parcel at 679 Mariaville Road on the east; the parcel that contains a large radio tower with an address of 916 Burdeck Street on the south and south west; and the Delaware & H Municipal water is available along Mariaville Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed.

The applicant proposes to develop the parcel with a one-story building with an approximate area of 21,750 square feet (SF). The building will have approximately 15,500 SF of shop/warehouse area and the remaining building area of 6,250 SF will be utilized for offices. Associated access and circulation roadways are shown on the Site Plan to be developed to support the proposed development. The proposed use of the site for Warehouse building is consistent with adjacent development and property zoning and will not create a source of noise, visual incompatibility or other impacts.

Stormwater: A Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and Maintenance Manual, and a Stormwater Management Engineering Report all dated April 2022 were prepared by Advance Engineering & Surveying, PLLC and submitted to the Town of Rotterdam describing the proposed on-site stormwater management facilities and their ability to convey, store, and recharge runoff. These stormwater related items were reviewed by the Town Designated Engineer on this project CT Male and Associates as well as the Town Stormwater Manager. Comments were provided to the project engineer by the TDE in a letter dated May 6, 2022

Based upon comments from the TDE, a revised Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and Maintenance Manual, and a Stormwater Management Engineering Report were submitted to the Town and TDE on June 1, 2022. After a review by the Town as

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

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

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

Traffic: The proposed Warehouse Building facility, in accordance with the ITE Trip Generation Manual, 10th edition it is estimated that PM peak trip generation will be 0.19 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 4 trips. This number of additional trips is minor and can be managed by the existing Mariaville roadway corridor. The property was recently subdivided and the access to this property was reviewed and approved by the NYSDOT as a joint access point for both properties that are currently or contemplated to be developed for commercial/industrial uses.

Sanitary Sewer: The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system.

Water: The proposed development will require a water supply that will connect to the existing municipal water system that is located along the Mariaville Road frontage. The proposed site is located within the (L-1) Light Industrial zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

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

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;

- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has 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 June 14, 2022. Adoption of this negative declaration was moved by XXXXXXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

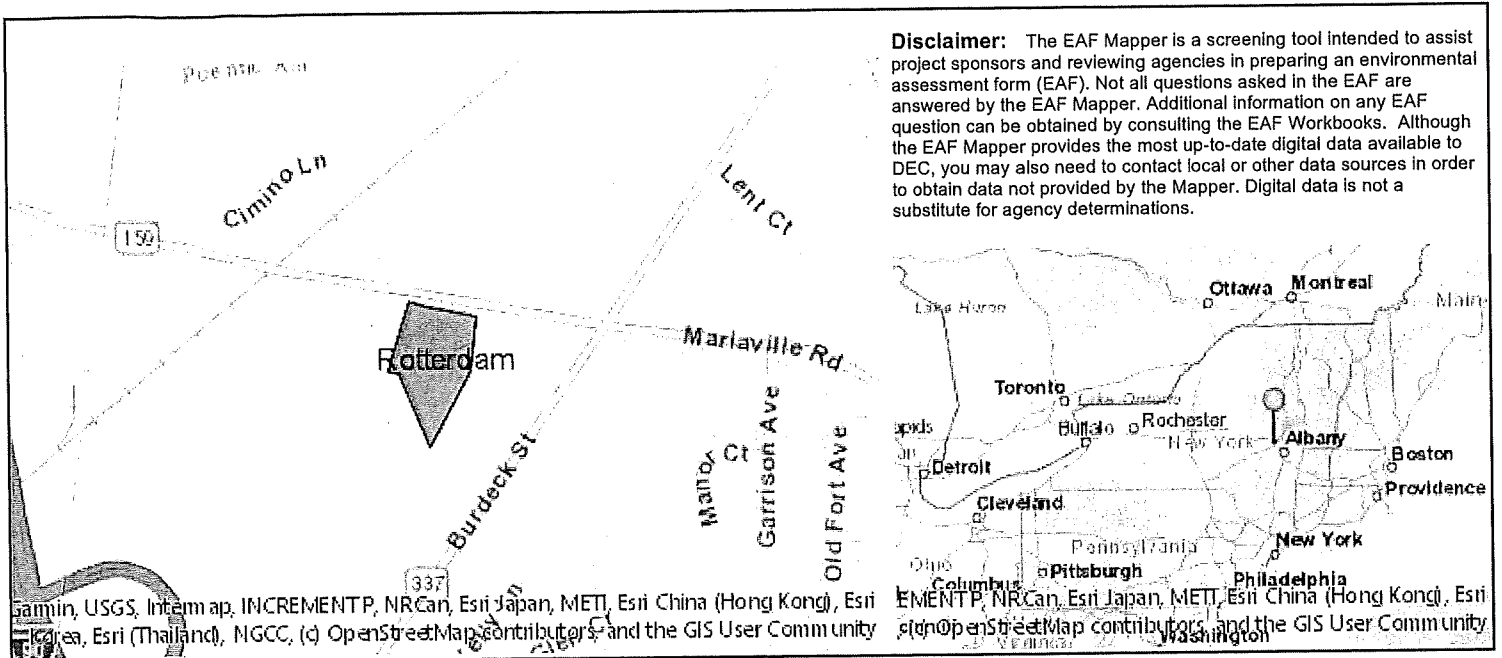
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Warehouse			
Project Location (describe, and attach a location map): 681 Mariaville Road, Town of Rotterdam			
Brief Description of Proposed Action: Applicant is proposing to develop a one story Warehouse with an approximate area of 21,750 square feet (sf) on a parcel that is approximately 11.097 acres. Along with the proposed building associated access & circulation drives along with parking areas will also be constructed.			
Name of Applicant or Sponsor: Carejon Realty, LLC		Telephone: 315 413 4122 E-Mail: dks@thompsonandjohnson.com	
Address: 6926 Fly Road			
City/PO: East Syracuse		State: NY	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	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: Town of Rotterdam Planning Commission-Site Plan App; Buildg Dept.-Buildg Permit; NYSDC-NOI; NYSDOT-Utility Permit; SCDOH-Septic		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		11.097+/- acres	
b. Total acreage to be physically disturbed?		4.20+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.097+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ An on-site subsurface wastewater system will be constructed which will manage the wastewater generated at the site. _____	☒	☐	
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
	☐	☒
	☒	☐
	☐	☒
The stormwater generated at the site will be collected and directed to an on-site infiltration basin constructed in accordance with the NYSDDEC Stormwater Design Manual and the Town of Rotterdam requirements for new development.		
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>CARLSON REALTY LLC</u> Date: <u>05.25.22</u> Signature: <u>[Signature]</u> N. COSTA Title: <u>AGENT for APPLICANT</u>		



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

Project: Carejon Realty 681 Mariaville

Date: June 14, 2022

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

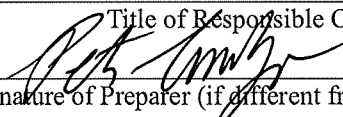
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering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

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

Short Environmental Assessment Form

Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Rotterdam Planning Commission	June 14, 2022
Name of Lead Agency Thomas P. Yuille	Date Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer 
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DPW Comments
June 14, 2022

2. **B & D Properties LLC (Owner)/Braj Aggarwal (Contract Vendee) – 2601/2603 Guilderland Avenue.** The applicant requests a Waiver of Site Plan/Special Use Permit Public Hearing review to convert an existing $\pm 7,300$ square foot building containing two (2) tenant spaces into a four (4) tenant spaces on ± 0.24 acres. Engineer: Ingalls & Associates LLP

On-site parking is very limited and spaces are accessed directly onto Guilderland Avenue and Vischer Avenue:

Guilderland Ave.:	9 regular spaces
	2 handicap spaces with shared access isle
Vischer Ave.	5 regular spaces
	16 Total parking spaces

- | | | |
|--------------------|---------------------------------|----------------|
| 1. Final Fees Due: | Waiver of Site Plan Application | \$75.00 |
| | <u>Advertising</u> | <u>\$34.97</u> |
| | Total | \$109.97 |
- Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 - Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
 - Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 - Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifications.
 - Prior to occupancy/use of the site by any new tenant, such new tenant shall be required to first obtain approval of a special use permit amendment for its proposed use, as well as site plan approval or a waiver of site plan. Parking is severely limited, and the Planning Commission reserves the right to approve, approve with modifications, or disapprove any such special use permit amendment application for any proposed tenant use.
 - Parking lot needs to be seal coated and striped with handicap parking reestablished prior to the issuance of building permits or a certificate of compliance.
 - Existing awnings are in poor shape and should be repaired, removed, or replaced.

SEQR Requirement: 6 NYCRR 617 Type 2 Action.

ALAN R. RHODES
PHILIP C. MCINTIRE
MARK A. LEBOWITZ
J. LAWRENCE PALTROWITZ
MALCOLM B. O'HARA
PATRICIA E. WATKINS
MARK E. CERASANO
BRUCE O. LIPINSKI
PAULA NADEAU BERUBE
JONATHAN C. LAPPER
JAMES R. BURKETT
STEFANIE DiLALLO BITTER
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SERVICE BY FACSIMILE NOT ACCEPTED

GREGORY J. TERESI
VICTORIA M. CRAFT
ALEXANDRA C. DAVIS
BENJAMIN R. PRATT, JR.
OF COUNSEL
ROBERT S. McMILLEN
RETIRED
RICHARD J. BARTLETT
1926-2015
PAUL E. PONTIFF
1930-2021
ROBERT S. STEWART
1932-2001
BERTRAM J. DUBE
1916-1999

May 31, 2022

Planning Commission
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam NY 12306

Re: 2601-2603 Guilderland Ave
Tax Map Parcel 48.20-2-6

RECEIVED

MAY 31 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

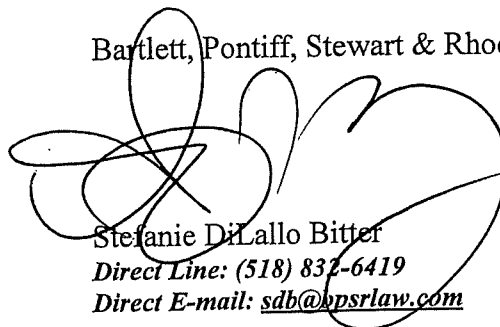
Dear Chairman and Planning Commission Members:

Please be advised that I represent Braj Aggarwal the Prospective Purchaser of the above mentioned property. In reviewing the site and the site approvals, my client is interested in obtaining a Special Use Permit for the existing building to be built- out for a 4 tenant occupancy. The Applicant does not have tenants confirmed, he just wants the ability to make the change in order to address market demands. The Applicant is not seeking any external changes at this time.

I have enclosed a Special Use Permit relative to the requested relief. I understand a waiver from Site Plan is also required. I have enclosed the Application, the Application Fee as well as the supporting documents. Please advise if anything else is needed. The parties are anticipating that this can be heard on June 14, 2022. Please confirm.

Sincerely,

Bartlett, Pontiff, Stewart & Rhodes, P.C.



Stefanie DiLallo Bitter
Direct Line: (518) 832-6419
Direct E-mail: sdb@bpsrlaw.com

SDB
Enclosure

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

RECEIVED

MAY 31 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Legal Owner's Name: Braj Aggarwal

Mailing Address: 37-05 74th Street, 3rd floor

City: Queens State: NY Zip: 11372

Daytime Phone: 917-834-3832 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: Braj Aggarwal

Mailing Address: 2601-2603 Guilderland Ave

City: Rotterdam State: NY Zip: 12306

Daytime Phone: 917-834-3832 Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 2320 sq ft

Assessor Tax Parcel No.(s) of Proposal Site: 48.20-2-6

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

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

Street Address of Proposed Site (if any):

2601-2603 Guilderland Ave, Rotterdam, NY 12306

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

2 tenant commercial structure

Existing Zoning Classification: B-1

School District: Schenectady Fire District: Schenectady

Water Supply Public

LEGAL INFORMATION

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

2601-2603 Guilderland Ave

Name of public road (s) providing access: Guilderland Avenue

Width of property fronting on public road: 208 +/-

I have attached a legal description of the proposed site:	☐	yes	☒	no
I have attached a deed of the proposed site:	☒	yes	☐	no
I have attached a lease agreement of the proposed site (if applicable):	☐	yes	☐	no

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

Applicant is seeking to be allowed to have 4 tenants at the site.

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

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§240-167)
(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.

The building currently occupies two tenants. It's the prospective owners opinion that two additional tenants without impacting the area. It is the prospective purchasers intent to restrict the parking of the additional tenants and have them be office uses.

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.

The use is already existing. The only thing that the applicant/ prospective purchaser is seeking is additional rental income with the ability to rent to 4 separate tenants. The prospective purchaser understands that it will have to insure that the parking is contained to the site. So in seeking additional tenants it will insure that such uses do not spill into parking on the street.

3. Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property?

No the establishment is already existing. The request is merely to utilize the existing building for additional tenants which would not impede the order of the surrounding properties.

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

Yes all improvements are in place. No change with the existing utilities, roads, drainage or facilities have to be made to add the tenants. Internal changes in the building is all that are currently proposed.

5. Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street?

The current parking lot and access to the main streets has not been advised to create a traffic impairment. As a result, no change is proposed relative to the parking area or traffic circulation.

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: B&D Properties, LLC Date: 5/31/2022

Address: 2603 Guilderland Ave Schenectady, NY

Zip: 12306 Phone: (518) 393-7725

[Signature]
Signature of Applicant or Representative

5/31/22
Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 31 day of May, 20 22

NOTARY SEAL

[Signature]
Notary Signature

STEPHANIE W. FERRADINO
Notary Public, State of New York
No. 01FE5067939
Qualified in Saratoga County
Commission Expires October 28, 20 22

Notary Public in and for the State of New York
My appointment expires: 10/28/22

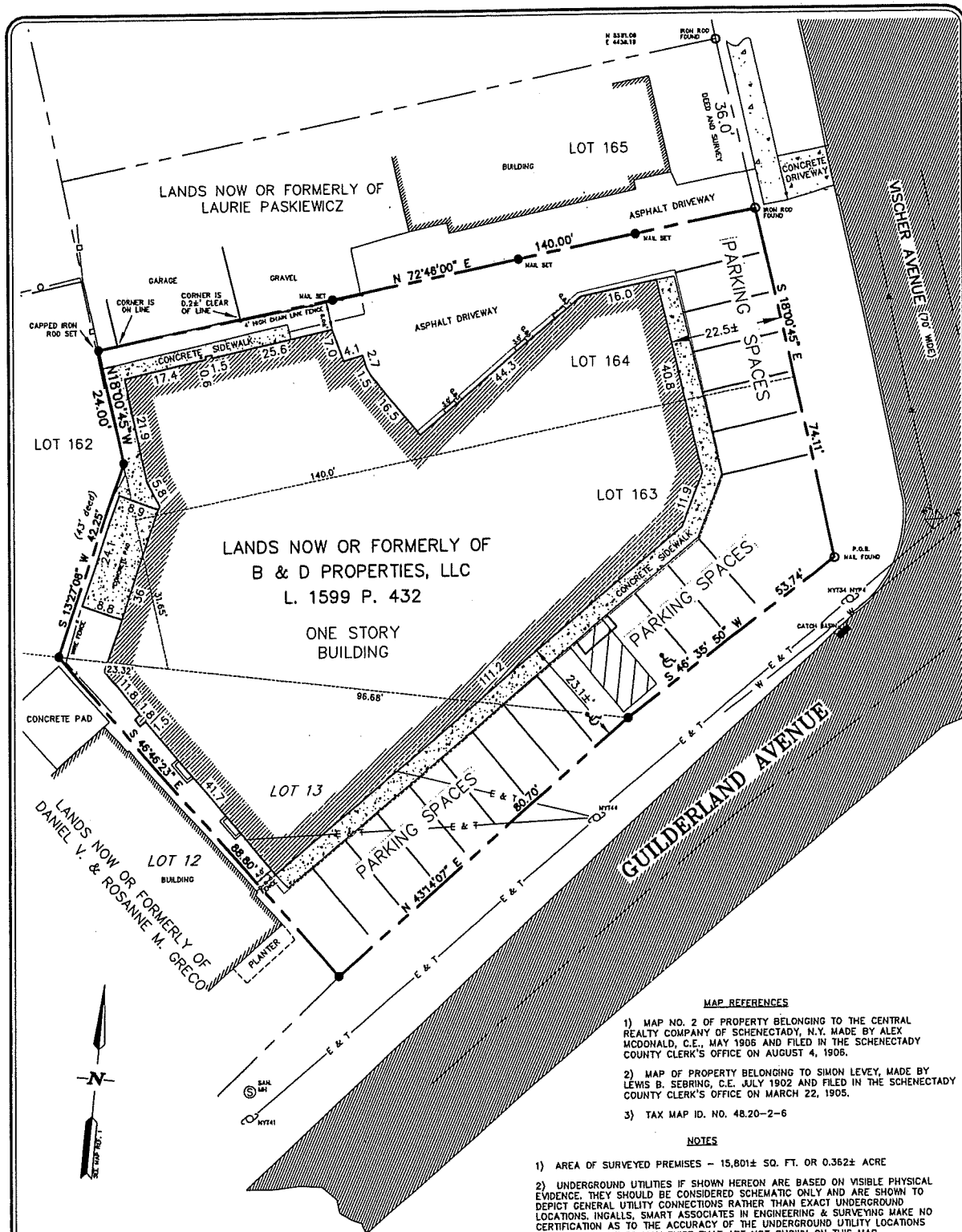
PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____



I HEREBY CERTIFY TO B & D PROPERTIES, LLC CHARTER ONE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION FOR THIS SPECIFIC TRANSACTION. THIS CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

MAP REFERENCES

- 1) MAP NO. 2 OF PROPERTY BELONGING TO THE CENTRAL REALTY COMPANY OF SCHENECTADY, N.Y. MADE BY ALEX MCDONALD, C.E., MAY 1906 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON AUGUST 4, 1906.
- 2) MAP OF PROPERTY BELONGING TO SIMON LEVEY, MADE BY LEWIS B. SEBRING, C.E. JULY 1902 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON MARCH 22, 1905.
- 3) TAX MAP ID. NO. 48.20-2-6

NOTES

- 1) AREA OF SURVEYED PREMISES - 15,801± SQ. FT. OR 0.362± ACRE
- 2) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES IN ENGINEERING & SURVEYING MAKE NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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WILLIAM S. LEFAN, L.S.
49705

INGALLS & ASSOCIATES, LLP
ENGINEERING & SURVEYING
2601 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12308
PHONE: (518) 910-7755
FAX: (518) 392-5224

SURVEY
LANDS OF D & B PROPERTIES, LLC
2601-2603 GUILDERLAND AVENUE
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY STATE OF NEW YORK
DRAWN BY: [blank] CHECKED BY: [blank]
DATE: MAY 7, 2003 JOB NO. 000-22
SCALE: 1"=20'

SHEET 1 OF 1

COPY

Town of Rotterdam
Office of the Planning Commission



Thomas P. Yuille, Chairman
Peter J. Comenzo, Senior Planner

1100 Sunrise Boulevard • Rotterdam, New York 12306

Telephone (518) 355-7660
Facsimile (518) 355-2725

Resolution Number PC19-2004

Moved by Mr. DiLallo seconded by Mr. Manocchi

Applicant: B&D Properties, LLC

Applicant: B&D Properties, LLC

Project Location: 2601-2603 Guilderland Avenue
Schenectady, New York 12306

Tax Number or Numbers: 48.20-2-6

Proposed Project: Special Use Permit to allow for two (2) tenant spaces in an existing 7,300 square foot commercial building. Tenant space #1 is for professional offices and is 5,000 square feet in size. Tenant space #2 is for a reprographic business and is 2,300 square feet in size.

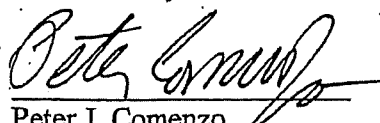
WHEREAS, a public hearing was conducted by the Town of Rotterdam Planning Commission on March 16, 2004 to consider the above referenced Special Use Permit; and,

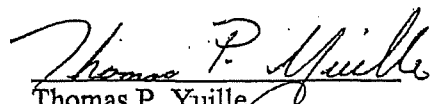
WHEREAS, this matter was discussed and approved, as meeting the standards for Special Use Permit as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

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

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

1. Full and final DPW approval.
2. Compliance with all conditions as stated in the record concerning this project.
3. Add note to plan: The Rotterdam Planning Commission will allow the former planter area on the corner of Vischer Avenue and Guilderland Avenue to be utilized as a snow storage area, however, it shall not be permitted to be stored in such a manner as to obstruct the view of motorists exiting the site or on the roadway. Snow shall be removed immediately if it is determined to be an obstruction by the owner or Building Inspector/Code Enforcement Officer with the Town of Rotterdam.


Peter J. Comenzo
Senior Planner


Thomas P. Yuille
Planning Commission Chairman

"A Nice Place to Live"

"A Nice Place to Do Business"

COPY



Town of Rotterdam
Department of Public Works
John F. Kirvin Government Center
1100 Sunrise Boulevard, Rotterdam, New York 12306

October 21, 2020

Rebecca & Joseph Paludi
1 Meadowview Lane
Schenectady, NY 12306

RE: Waiver of Site Plan – 2601 Guilderland Avenue

Dear Mr. & Mrs. Rebecca Paludi:

The Planning Commission of the Town of Rotterdam reviewed your request for Waiver of Site Plan. The Planning Commission conditionally approved the waiver. Attached please find a copy of the executed waiver with noted conditions for your files.

Please be advised that all new projects in Rotterdam are required to be issued a certificate of compliance or occupancy. Should you have any questions concerning this matter, please feel free to contact me at your convenience at 355-7575 Ext. 338.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Comenzo".

Peter Comenzo
Senior Planner

cc: Chairman Planning Commission w/attached
Building Inspectors w/attached
Water Treatment Plant w/attached
File



Town of Rotterdam
Office of the Planning Commission

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

WAIVER OF SITE PLAN REVIEW

Date Reviewed: October 20, 2020

PC2020-W24

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: Rebecca & Joseph Paludi

ADDRESS: 1 Meadowview Lane
Schenectady, NY 12306

PROJECT LOCATION: 2601 Guilderland Avenue

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate Full Belly Deli & Bakery, former Bethel Full Gospel Assembly of God, a $\pm 2,320$ square feet tenant space on a ± 0.24 acre parcel.

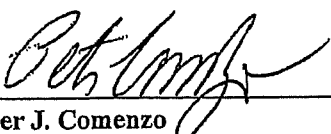
Action Taken by Commission:

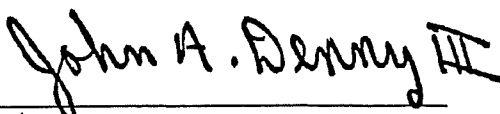
In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally.

Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #2 for specifics.
5. Applicant shall receive all permit and approvals from the Schenectady County Health Department.
6. Parking space striping with handicap parking, access isle, shall be repainted and periodically maintained weather permitting. Handicap sign shall be installed in front of space prior to operation.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 20, 2020 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


John Denny III, Chairman
Planning Commission

6NYCRR PART 617
State Environmental Quality Review
LISTED ACTION(S)

Date: June 14, 2022

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

Name of Applicant: Braj Aggarwal (Contract Vendee)
37-05 74th Street, 3rd Floor
Queens, NY 11372

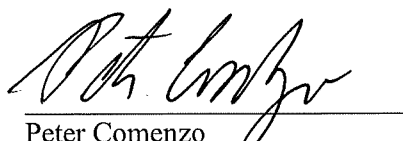
Project: Waiver of Site Plan/Special Use Permit to convert an existing $\pm 7,300$ square foot building containing two (2) tenant spaces into a four (4) tenant spaces on ± 0.24 acres.

Location: 2601-2603 Guilderland Avenue
Schenectady, NY 12306

Status: **A determination has been made by the Town of Rotterdam Senior Planner that this project is a SEQR Type II listed action under 6 NYCRR Part 617.5(c)(18). This action has been determined not to have a significant impact on the environment or is otherwise precluded from environmental review under Environmental Conservation Law, Article 8.**

This Type II determination considers that this commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

For further information contact: Peter J. Comenzo
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 Extension 338
pcomenzo@rotterdamny.org


Peter Comenzo
Senior Planner

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

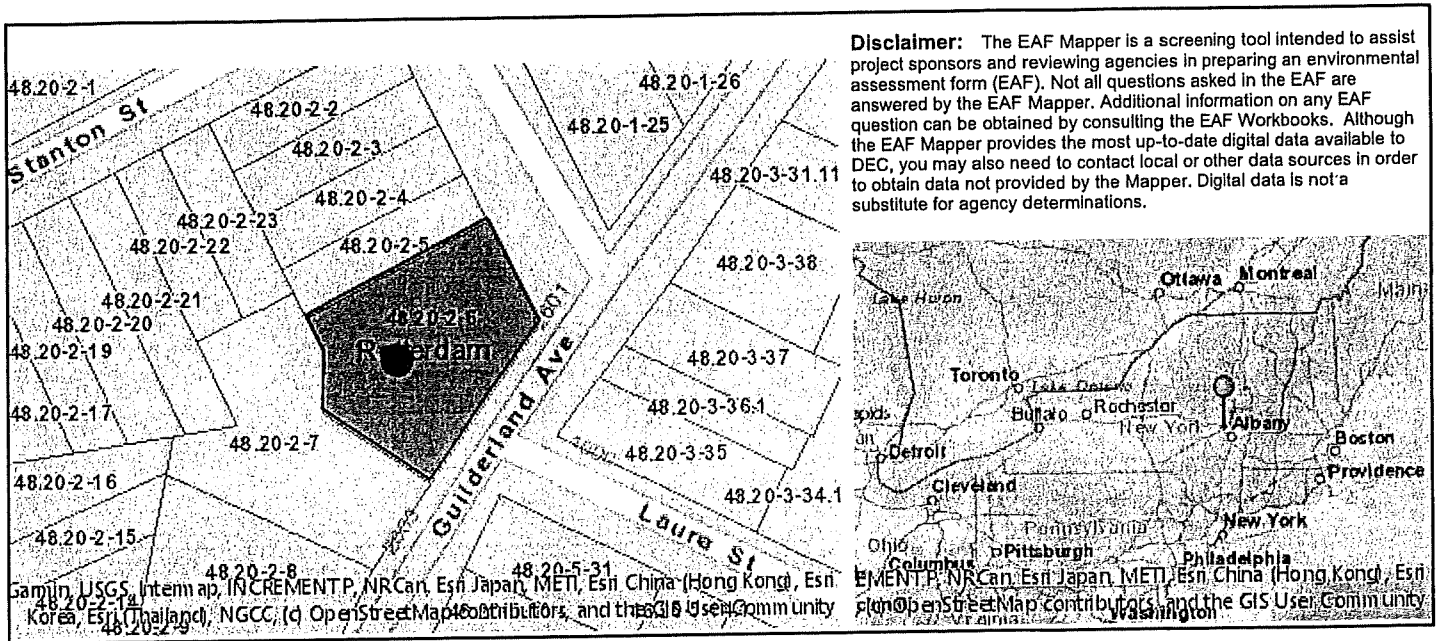
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Braja Aggarwal			
Project Location (describe, and attach a location map): 2601-2603 Guilderland Avenue			
Brief Description of Proposed Action: Applicant is seeking Special Use Permit for an additional 2 tenants in the existing building.			
Name of Applicant or Sponsor: Braja Aggarwal		Telephone: 518-832-6419 E-Mail: sdb@bpsrlaw.com	
Address: 2603 Guilderland Avenue			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. Total acreage of the site of the proposed action? _____ .24 acres b. Total acreage to be physically disturbed? _____ .24 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .24 acres			YES ☐
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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: _____ Signature: _____ Date: _____ Title: _____		



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

DPW Comments
June 14, 2022

3. **Shereen Court & Central Avenue - David Del Zotto.** Request for an additional 90-day extension on a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP.

1. PC approved 90-day extension on April 5, 2022 which is set to expire on July 4, 2022. All conditions of approval as outlined in Resolution PC51-2020 shall remain in effect and continue to apply to this subdivision.

2. Final Fees Due:	Legal Notice 10/29/20	\$91.77
	Parkland Fees 9 lots X 750	\$6,750.00
	<u>Legal Notice 9/29/21</u>	<u>\$38.30</u>
	Total	\$6,880.07

DPW Comments from April 5, 2022

1. PC extension from October 5, 2021 will expire on April 7, 2022. All conditions of approval as outlined in Resolution 51-2020 shall remain in effect and continue to apply to this subdivision.

2. Final Fees Due:	Legal Notice 10/29/20	\$91.77
	Parkland Fees 9 lots X 750	\$6,750.00
	<u>Legal Notice 9/29/21</u>	<u>\$38.30</u>
	Total	\$6,880.07

DPW Comments from October 5, 2021

1. PC approval from November 17, 2020 has expired. All conditions of approval as outlined in Resolution 51-2020 shall remain in effect and continue to apply to this subdivision.

2. Final Fees Due:	Legal Notice 10/29/20	\$91.77
	Parkland Fees 9 lots X 750	\$6,750.00
	<u>Legal Notice 9/29/21</u>	<u>\$38.30</u>
	Total	\$6,880.07

PARTNERS
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, P.L.S.

ABD ENGINEERS, LLP.
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

May 20, 2022

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

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

RECEIVED

MAY 23 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

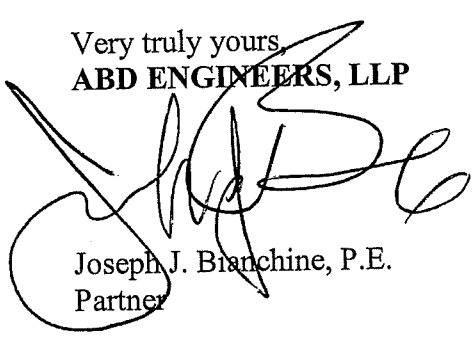
Attn: Peter Comenzo

Dear Tom:

On July 4, 2022, the Del Zotto Shereen Court 9- Lot Subdivision approval extension is set to expire. We are respectfully requesting that the Town's Planning Commission grant a ninety-day extension on the subdivision approval at the June 14th meeting. The Owner is anticipating starting work in the near future.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP


Joseph J. Branchine, P.E.
Partner

JJB:clv
encl.

cc: David Del Zotto w/encl.
Mike Del Vechio w/encl.

5006A-05202022

DPW Comments
June 14, 2022

- 4. Joe Druzba (Puppia Ventures, LLC) – Princetown Road (& Burdeck Street).** Preliminary Site Plan/Special Use Permit Public Hearing to construct a multi-tenant $\pm 16,150$ square foot commercial building (3 tenant spaces) on a ± 2.7 -acre parcel. Engineer: ABD Engineers, LLP.
1. See attached letter from ABD Engineering dated May 27, 2022 responding to the TDE review letter from Collier Engineering dated April 12, 2022.
 2. See attached letter from Collier Engineering dated June 8, 2022 addressing May 27th submittal from ABD Engineering.
 3. Building Elevations included in last submittal do not match the site plan. Engineer should address Planning Commission to discuss changes to the building including building access doorways, second story addition, and outdoor seating area.
 4. Phasing plan should be further refined to show exactly what improvements are to be constructed in Phase #1 and future phases.
 5. Ground cover needs to be identified on site plan map for Phase #1 and Phase #2.
 6. DPW still has concerns regarding protection of the septic area and is recommending boulders or other type of vehicular protection.
 7. Proposed outdoor seating area is in a poor location directly in entryway and with vehicles backing out of parking spaces in close proximity. Ideally it should be relocated or substantial vehicular protection added.

DPW Comments from March 15, 2022

1. Concept plan was originally reviewed by the Planning Commission on March 16, 2021. See attached minutes.
2. Planning Commission will need to retain the services of a Town Designated Engineer to assist in the review of this project.
3. Sewer District Extension is still being considered by the Town Board but has not progressed to date.
4. Access onto Burdeck Street will need to be evaluated. Vicinity of CSX tracks and proposed industrial entrance located to the east should be incorporated into the evaluation and may warrant discussion with NYSDOT.

DPW Comments March 16, 2021

1. Project is located in the proposed Sewer District #2 Extension #15 and will need to connect to Sanitary Sewers.
2. Multi-tenant project will require a Special Use Permit. Page #7 of the application will need to be completed.
3. Planning Commission will need to retain the services of a Town Designated Engineer to assist in the review of this project.

Joe Druzba (Puppia Ventures, LLC)

DPW Comments

June 14, 2022

Page 2

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency March 16, 2021.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

Schenectady County Department of Public Works

New York State Department of Environmental Conservation – Region #4

New York State Department of Transportation

Rotterdam Police Department

Metroplex Development Authority

Fire District #6 (South Schenectady)

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JUN 08 2022

TOWN OF ROTTERDAM
PUBLIC WORKS



Engineering
& Design

Memorandum

To: Peter Comenzo, Senior Planner – Town of Rotterdam
From: Daniel Farnan, PE, CPESC, CPSWQ
Date: June 8, 2022
Subject: Rotterdam Wellness, - TM# 47.-8-1.2 –Submittal Review 02
Project No.: CED: 21002349G - 004

Mr. Comenzo,

On May 27, 2022, ABD Engineers, LLP (on behalf of the applicant Joe Druzba of Puppia Ventures, LLC) submitted a revised Site Plan/Special Use Permit Application for a 16,150± SF multi-tenant building proposed to be located at Parcel number 47.-8-1.2, the following documents we submitted as part of revised application materials.

1. Revised Site Plan/Special Use Permit Application and Cover Letter
2. Revised Site Plans (Versions S8 and S9 via email)
3. Revised Stormwater Management Report
4. Revised SWPPP Report
5. Revised SEQR EAF – Short form
6. NYSDOT correspondence indicating Conceptual Approval of Curb Cut
7. County DPW correspondence indicating Conceptual Approval of Curb Cut
8. Architectural Elevations and Floor plan

The following are remaining comments from our initial review of the, and our comments on newly submitted materials:

General Comments:

1. *For the Restaurant use, an estimated number of seats and/or the sqft area dedicated for such use should be included.*
 - a. The applicant has indicated, in their opinion, the phrase "Restaurant" and subsequent requirements of Town Code should not apply to the proposed food establishment. Town Code §137 defines all categories of food establishments as "Restaurants". The Applicant may contact the Code Enforcement Officer if they believe another interpretation of proposed use is needed.
 - b. The recently submitted floor plans show 62 seats within the restaurant use, which under the Town's Zoning code for parking would require 21 spaces. The applicant has

Maser Consulting is now Colliers Engineering & Design

provided 23 spaces under their calculation. While this is sufficient, we recommend the calculation be updated for restaurant use in case the number of seats change or in the event the Planning Commission grants a waiver on parking requirements.

2. Both the County DPW and NYSDOT have reviewed the project and conceptually approved curb cuts. We recommend final approval of the application be conditioned on receiving permits from these two agencies.
3. *The proposed septic system appears to be designed to exceed 1000 gallons of wastewater per day. A SPDES PCI permit from the NYSDEC will be required. The applicant should indicate if coordination with SCDOH is also required for this septic. The Town should be copied on any engineering letters and applications the review agencies may require. The applicant should review recommended revisions to proposed septic details below prior to submitting to the review agencies.*
 - a. Please provide calculations that sum to 990 GDP for all three (3) facilities proposed on the site (Recreation/ Restaurant/Art Gallery).
 - b. We note the proposed flow rate is only 10 GPD below the threshold for a NYSDEC permit. A condition of final approval may be required to limit expansion of proposed facility, seating, and maximum occupancy, unless sewage flows are recalculated and any required permit with the State is obtained.

Application:

1. *Capacity and water pressure testing will be required. The applicant should further coordinate with the Town for these tests as well as any Water Department required specifications or details that may be needed on the plans. See related comments below.*
 - a. DPW should opine if they wish for water pressure testing before Planning Board Approval is granted.

SEQRA Short EAF

1. *Part 1.12 – Please note, the project is located within an area designated as sensitive for archeological sites. A letter of No Effect from SHPO should be provided for the SEQR review, as well as the SWPPP.*
 - a. In regard to SEQR, if a project is within archeological sensitive area it may need to be classified as a Type 1 action unless further documentation is provided showing the proposed action will not affect cultural resources. It is recommended the applicant utilize OPRHP's Cultural Resource Information System (CRIS) Online-Tool to request a letter of No Effect in regard to this assumed Unlisted Action. If obtained, the letter allows the Lead Agency to categorize this action as Unlisted. It may also supplement requirements of the SWPPP.

Site Plans

1. Sheet 1 of 5

- a. *Parking calculations only consider a Professional Office use. Per § 270- Table 1 of Town Code, this should be suitable for Recreation Facilities (6 per 1000 sf) and exceeds Art Studio use (5 per 1000 sf). However, the applicant should clarify if a Restaurant parking demand is met.*
 - i. It is recommended the applicant use appropriate parking calculation methods per Town Zoning code for restaurant uses. This would be necessary if a waiver on parking requirements is considered by the Planning Commission.
- b. *Show location of all soil testing (Deep Hole test, Perc Tests, Infiltration Tests) and include all soil testing results as notes on Site Plans.*
 - i. The applicant included some soil testing information on plans. Please confirm depth of tests being in Feet and not Inches.
 - ii. Please differentiate which tests were "Perc" tests and which are "Infiltration" tests.

2. Sheets 2 of 5

- a. *The leach field should be permanently protected with proposed barriers. We recommend the narrow area of snow storage directly east of the septic field be removed. Large snow piles and plow trucks driving onto grassed area of the leach field may compress the soil within the causing failure of the system. We also recommend the area be protected during construction with orange construction fencing.*
 - i. Please provide a permanent barrier to protect the septic field from vehicular traffic and snow plow.
- b. *Grease trap [interceptor] will likely be required if a restaurant is considered. The applicant should show a grease trap [interceptor] location, if external to the proposed building.*
 - i. The NYS Plumbing Code requires grease interceptors where facilities that may produce such wastes are proposed. Town Code §230-60 requires grease interceptors when, in the opinion of the Town, they are required for a facility. We are only requesting that if an interceptor is required and it is to be external to the building, that it be shown on the site plan. If an interceptor is proposed and allowed by the Town to be within the interior of the building the applicant may omit this comment and handle this issue prior to building permit.

SWPPP and Stormwater Management Report (SMR)

1. *The project proposes to disturb more than 1 acre of land for a commercial development, which will collect stormwater runoff and discharge it to groundwaters. Under Part I.E.1, Part III.C, and Appendix B-Table 2 of the GP-0-20-001, this project is eligible for coverage under SPDES and requires a SWPPP that includes post-construction stormwater management practices. Both reports should be revised to conform with the requirements of the GP and other applicable New York Department of Environmental Conservation standards.*
 - a. The applicant has stated that, in their opinion, if no stormwater runoff discharges from the site a SWPPP with post-construction stormwater management practices is not required. It appears this determination was made using Technical Guidance issued by NYSDEC on Sept. 12, 2006, known commonly as the GP FAQ, item 2. To qualify for this the applicant must show that no stormwater leaves the site during any conditions. The existing topography does not show spot grades for the assumed low point of the site. Please add existing spot elevations at the low point, and along the north property line.
 - b. The Applicant must show that the no stormwater can runoff the site in all phases, including during construction before the infiltration basin is installed.
 - c. Per the Town's MS4 Office request, please include calculations for WQv and RRV in the SWPPP even if they are 100% met in the Infiltration Basin.
 - d. Please provide a form of pre-treatment for water sheet flowing into the infiltration basin from Phase 1 and Phase 2 parking lot construction.

Building Elevations and Floor Plans (New)

1. The Architectural plans reflect new information that was not previously given to the Planning Commission in earlier presentations. It is recommended the applicant dedicate a portion of their introduction at the next Planning Commission meeting to review proposed building elevations and features.
2. Based on the proposed elevations and floor plans, the latest Site Plan (426A-S9) should be updated to show the following:
 - a. Revise "one story building" label to two stories.
 - b. Clarify 16,150 sf as "footprint" on the Site Plan. List total building square footage (first and second floors) in the bulk table.
 - c. The square footage in the bulk table for "Fitness/Health Facility" and the Architectural plans for "Gym" do not match. Verify parking calculations account for all square

footage (both floors) for each type of use. Accurate parking calculations are required should the Planning Commission consider any waivers for parking spaces.

- d. Please show extents of the proposed pergolas (Steel and Timber) on the Site Plans. It appears the Timber pergolas may conflict with parking directly in front of the restaurant use.
 - e. Will the pergola columns allow enough clear space per ADA regulations on the sidewalks in front of the building?
 - f. Numerous roof downspouts off the rear of the building are proposed. How will runoff be collected in a way that will not cause soil erosion?
 - g. An overhead door is proposed to the "Jodi Storage Area". If this is meant for Box-Type (AASHTO 'SU') truck deliveries, please show that adequate space is provided for turning movements in the rear of the building.
 - h. We note that no loading entrances are provided for the proposed restaurant use on the floor plan. Is one front door entry sufficient for deliveries? Further, will all delivery trucks understand to not use the front parking area when delivering food supplies on-site?
 - i. Should the proposed water and sewer lines enter/exit the building closer to the proposed utility room in the northwest corner of the building?
 - j. The Code Enforcement Officer may further opine for fire safety ingress/egress from the restaurant and other proposed uses prior to building permit.
 - k. The Code Enforcement Officer may further opine on ADA and accessibility considerations to the second floor prior to building permit.
3. The building elevations show building mounted lighting, which are also shown on the Site Plan. Please provide a photometric map showing compliance with Town Code §270-156, specifically in the direction of residential properties to the northeast.

We recommend the Planning Commission hear the project on June 14, 2022, for consideration of preliminary site plan review.

PARTNERS
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, P.L.S.

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www.abdeng.com

DEDICATED
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May 27, 2022

Re: **Rotterdam Wellness Center**
Burdeck Street & Princetown Road
Town of Rotterdam
Project #426D

Mr. Peter Comenzo, Town Planner
Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter:

In response to the comments (*in italics*) of Colliers Engineering and Design letter of April 12, 2022, we respond as follows (**in bold**):

General Comments

1. During a March 16, 2021, Planning Commission meeting, the applicant indicated their tenants would include a fitness center (Recreation Facilities), an eatery/bistro (Restaurants) and art center (Art Studios). Recent correspondence with ABD Engineers, LLP confirmed these three uses are still planned.

The March 2022 updated Site Plans only list "Professional Office" as a use for the entire building. The application and EAF include a description for Retail in addition to Office. These documents should be revised to uses confirmed with the applicant's engineer, i.e., Recreation Facilities/ Restaurants/ Art Studios.

The Site Plan Use has been revised to reflect "Mixed Use". The uses for the purpose of quantifying parking needs will be as follows:

- 1. Recreational -Health Facility (8,925± sq.ft.)**
- 2. Art Studio (3,400± sq.ft.)**
- 3. Healthy Eatery (3,825± sq.ft.)**

55 parking spaces are proposed for Phase 1 and 105 for Phase 2.

2. For the Restaurant use, an estimated number of seats and/or the sqft area dedicated for such use should be included.

The space to be used as a "Healthy Eatery" should not be classified as a "Restaurant". The proposal of 6 spaces per 1,000 square feet (23 spaces) appears to be more than enough parking as compared to other establishments of this type within the Town. It is also anticipated that some of the same vehicles that are parked and using the Recreational Health/Fitness Facility will also support the Healthy Eatery.

3. Highway work permits are required for site entrances onto Burdeck Road (NY Route 337/County Rte. 50) and Princetown Road (County Route 83) from NYSDOT and Schenectady County. The final site plans should include any revisions these agencies request through the permitting process. The Town should be copied on any Traffic Studies, engineering letters and applications these agencies may require.

The proposed Site Plan and supplemental plans have been submitted to NYSDOT and Schenectady County for Highway Work Permits to include curb cuts on both Burdeck Street and Princetown Road and a water main tap on the southwest side of Princetown Road. NYSDOT has conceptually approved the location of the full curb cut as proposed.

4. Both the State DOT and County DPW in their May 2021 letters requested the applicant provide sight distances at each entrance way. We recommend these sight distances be labeled on the Site Plans.

Sight distances along Burdeck Street and Princetown Road have been added to the Site Plan.

5. The proposed entrance onto Burdeck Road appears to be within 100-ft of the nearby at-grade rail crossing. The applicant should verify with NYSDOT, and possibly CSX, if this will be acceptable.

The proposed projection of the southwesterly edge of the access drive from Burdeck Street to the centerline of travel was measured to the centerline of the nearest track and found to be 153'±. This distance is consistent with the commercial drive located on opposite side of the railroad tracks (153'±). The additional commercial access from Princetown Road will provide another means of access if the Burdeck Street driveway is blocked from traffic due to an activated railroad signal. Also, see response #3 above.

6. The applicant should determine the effect of new vehicular trips in/out of the proposed facility. Specifically, on Burdeck St. between the at-grade rail crossing and Princetown/Burdeck signalized intersection. The at-grade rail crossing is moderately active with some slower trains switching tracks. This may cause more trips in/out of the proposed facility to use the Princetown Road entrance, or affect the queue between traffic signal and at-grade rail crossing on Burdeck St.

The same customers will be using Princetown and Burdeck Street. We do not anticipate any negative impacts.

7. The proposed septic system appears to be designed to exceed 1000 gallons of wastewater per day. A SPDES PCI permit from the NYSDEC will be required. The applicant should indicate if coordination with SCDOH is also required for this septic. The Town should be copied on any engineering letters and applications the review agencies may require. The applicant should review recommended revisions to proposed septic details below prior to submitting to the review agencies.

The anticipated flow rates have been adjusted based on actual usage from its current building. The actual usage was provided by the Town of Rotterdam. The septic design is now less than 1,000 gpd and does not require NYSDEC permit.

8. ABD Engineers recently confirmed Phase 2 construction is contingent on tenants committing to a lease. Also, the timing on when Phase 2 would begin is hard to predict. The Planning Commission may wish to discuss contingencies of approval (if needed) that will guide the applicant on building permit processes for Phase 2 when it comes time for that construction.

Comment noted.

Application

1. Section B.10 - ABD Engineers has briefly consulted with the Water Department. They received a comment to relocate the new water service to an area outside the proposed driveway entrances. We recommend the revision be made and the applicant continue to consult with the Water Department.

Water service to building moved out of Princetown Road access drive as requested.

2. Capacity and water pressure testing will be required. The applicant should further coordinate with the Town for these tests as well as any Water Department required specifications or details that may be needed on the plans. See related comments below.

Comment noted. ABD Engineers LLP will coordinate prior to building permit.

3. Floor plans and building elevations for the proposed building should be included in the application materials when available.

Comment noted. Enclosed are the proposed floor plans and building elevations.

SEQRA Short EAF

1. Part 1.11 – Should be checked “No” with description of on-site wastewater disposal (septic).
Comment noted and addressed.

2. Part 1.12 – Please note, the project is located within an area designated as sensitive for archeological sites. A letter of No Affect from SHPO should be provided for the SEQRA review, as well as the SWPPP.

Since the site topography is lower than the road and surrounding lands, there is no potential for any offsite discharge, therefore, a notice of intent is not required and no SPEDES permit is required. As stated in NYSDEC’s June 3, 2021 letter, if a permit from them is not needed, the SHPO letter will not be required. This process was similar to the sites, previously approved, across the street.

3. Part 1.14 should be filled in.

Comment noted and addressed.

4. Part 1.15 – Please note, the online NYSDEC Environmental Mapper indicates the property is within an area of “Rare Plants Listed as Endangered, Threatened, or Rare by NYS”. However, the NYSDEC’s June 3, 2021, coordinated review letter does not mention threatened or endangered species requirements.

So noted.

Site Plans

1. Sheet 1 of 5

a. Parking calculations only consider a Professional Office use. Per § 270- Table 1 of Town Code, this should be suitable for Recreation Facilities (6 per 1000 sf) and exceeds Art Studio use (5 per 1000 sf). However, the applicant should clarify if a Restaurant parking demand is met.

Comment noted and addressed in General Comment No. 1.

b. A proposed tree (RC) near Princetown Road appears over the property line and may be within the highway's clear zone. It should be relocated.

Comment noted and tree has been moved.

c. The applicant is encouraged to preserve existing trees in banked parking if possible. An existing tree line should be shown on this sheet, or on sheet 3 of 5 to indicate tree clearing for the site.

All trees within existing site to be cleared to accommodate the design of the proposed developed site. A planting schedule is shown on the Site Plan to add new reasonably sized plantings at locations that do not conflict with Stormwater Management Areas, Septic Area and future Phase II parking.

d. Turning radii (24') on the proposed Princetown Road entrance may not be large enough for design vehicle, assumed to be a WB-67 or similar with a 53' long trailer. Please increase radii to an acceptable value if a design vehicle of this size is expected. Also, please label the design vehicle shown.

The turning radii has been increased to 33' where applicable and the entrance width has been increased to accommodate the WB-67 Design Vehicle. A note has been added to the Layout Sheet to indicate design vehicle.

e. Show location of all soil testing (Deep Hole test, Perc Tests, Infiltration Tests) and include all soil testing results as notes on Site Plans.

Soil testing data is now provided on the plans. Soils onsite are suitable for septic design and stormwater management.

2. Sheets 2 of 5

a. A reserve area of at least 50% for the septic should be shown or noted on plan. It is understood the septic system may be temporary if a sewer extension by the Town is installed in the near future. Reserve area may be omitted if documentation from the NYSDEC PCI permitting process allows for 0% reserve.

A reserve area is not required and only recommended as agreed per Schenectady County Department of Health. However, 50% is now provided with new design flows.

b. The leach field should be permanently protected with proposed barriers. We recommend the narrow area of snow storage directly east of the septic field be removed. Large snow piles and plow trucks driving onto grassed area of the leach field may compress the soil within the causing failure of the system. We also recommend the area be protected during construction with orange construction fencing.

Permanent barrier to the septic system is not needed as these will be approximately 15' from the edge of the travel lane. A note was added to Erosion and Sediment Control Plan to protect leach field and stormwater management areas from construction traffic/loading. Small snow storage area adjacent to leach field has been removed.

c. The septic and pump tanks should also be permanently protected from traffic, and snow piles incase access to each is needed in winter months. If the island shown around the tanks is to be curbed in Phase 2, the applicant may wish to consider installing curb in Phase 1 as a method of protection.

Septic and pump tanks will be heavy duty for traffic protection. Wing edge curbing is proposed for Phase 2 only.

d. Grease trap will likely be required if a restaurant is considered. The applicant should show a grease trap location, if external to the proposed building.
As noted in General Comment No. 2, the "Healthy Eatery" should not be classified as a restaurant and as such, a grease trap will not be required for this usage.

3. Sheet 3 of 5

a. In accordance with NYS Standards and Specifications for Erosion and Sediment Control a.k.a. "Blue Book", proposed contours and a sequence of construction shall be shown on Erosion & Sediment Control (ESC) maps (Blue Book, page 2.3).
Proposed contours have been added to the Erosion & Sediment Control Plan (E&SCP) (Sheet 3 of 5).

b. Erosion Control Notes: The term "basic" should be removed. See SWPPP comments below.

This is project does not require a full SWPPP since no off-site discharge is proposed, however, the standard erosion control methods will be used during construction. We use the term "basic" because this project will not need weekly SWPPP inspections.

c. Concrete Washouts are to be 100-ft from storm inlets and other drainage areas. Please consider relocating the washout farther away from drywells and infiltration basins if the 100-ft separation is not met as currently shown.

Concrete washout area has been moved to a location that exceeds the 100' minimum distance to storm inlets, drywells and infiltration basins.

d. If there is an existing wood line, please show so tree clearing is represented.

It is the intent of this project to remove all existing trees in order to develop the site. See additional response explanation as noted on Comment C for Sheet 1 of 5.

4. Sheet 4 of 5 (Recommended for review before submittal to NYSDEC)

a. Typical Absorption Trench Detail; Label trench width.

Comment noted and corrected. No need for NYSDEC review since flow is less than 1,000 gallons.

b. Septic Tank Detail: The source of flow rate data ("16x110") is unclear. This may change when flows are calculated using guidance from the NYSDEC's Design Standards for Intermediate Sized Wastewater Treatment Systems (ISWTS) required for the SDES PCI permit.

See response #7 above.

c. Septic Tank Detail: Should be shown as a dual compartment tank. Otherwise, may need to be 2 tanks in series per ISWTS.

Dual compartment tank detail has been added.

d. Distribution Box: A note should be added to provide speed levelers on all outlets.

Note regarding the installation of speed levelers on all outlets added to Distribution Box Detail.

e. Pump Curve Graph & Notes: The 2000-gallon pump tank listed conflicts with other call outs for installing a 1500-gallon pump tank.

Pump detail has been revised accordingly.

f. Wastewater Disposal System Requirements:

i. The source of design flow rates (0.1) is unclear. Further, it is unclear if this rate considers a Restaurant use.

See response 7 above.

ii. "Trench Length Required" appears to use a 25% reduction allowed for residential systems under NYSDOH code. Please note, NYSDEC does not allow for reductions. See E.11 of the DEC's ISWTS manual. The septic system may need to be enlarged.

25% reduction still proposed since we do not need to comply with NYSDEC.

g. Wastewater Disposal System Piping notes:

i. Revise to 6" solid pipe per annotation on site plans.

The pipe diameter was changed to 6" to match Grading and Utilities Plan.

ii. Pump to D-box calls for SDR-26, and detail shows SDR-21. Revise as needed. Note revised to detail SDR-21 from Pump to D-Box to correspond with Pump Pit Detail.

h. Absorption Field Notes

i. "Native Clay soils" called for in note. Should be revised as needed.

The statement "Line diversion ditch with native clay material as needed" is removed from note. The site will be graded so that pavement, roof and surface flow will be directed towards the stormwater management area.

i. Wastewater Disposal System Notes

i. Consider adding a note to provide barrier to protect leach field from snow storage, both permanent and temporary as needed.

Comment considered. See response 2b.

ii. Revise "Dwelling" for "Building"

Revised as noted.

5. Sheet 5 of 5

a. Wing-edge and Pavement Detail: Wings do appear to be used in pavement areas and would prevent sheet flow into the infiltration basin. Should be revised as needed.

Wing-edge detail removed and replaced with standard pavement detail.

b. Silt Fence Detail: Please revise minimum fabric height to 18".

Detail revised to call-out minimum fabric height from 16" to 18".

c. We recommend the following proposed items be detailed:

i. Catch Basins

Catch Basin detail added to Sheet 5 of 5.

ii. ADA ramps

ADA Ramp Detail added to Sheet 5 of 5.

iii. Watermain connection and water service details

Watermain connection is a wet tap per Town of Rotterdam Departments as noted on revised plan.

iv. Curb-cut/ entrances for County and State roads, as applicable to those permits.

Supplemental sheets for Highway Work Permits (HWP) for NYSDOT and Schenectady County curb cuts and watermain tap/tie-in will be submitted with permit applications.

v. Gravel pavement section for rear-building loading area.

Gravel pavement section detail provided on Sheet 5 of 5.

SWPPP and Stormwater Management Report (SMR)

1. The project proposes to disturb more than 1 acre of land for a commercial development, which will collect stormwater runoff and discharge it to groundwaters. Under Part I.E.1, Part III. C, and Appendix B-Table 2 of the GP-0-20-001, this project is eligible for coverage under SPDES and requires a SWPPP that includes post-construction stormwater management practices. Both reports should be revised to conform with the requirements of the GP and other applicable New York Department of Environmental Conservation standards.

No offsite discharge proposed, therefore Notice of Intent or SPDES permit will not be required.

2. The SWPPP and SMR indicate soil testing was performed for the infiltration basins. Testing locations should be shown on Site Plans. The Report should also indicate the depth below existing grade each infiltration test was performed.

Soil testing data is now provided on the plans.

3. Source for rainfall data within the SMR should be listed.

The source of the Rainfall data for the development of the Stormwater Management Report (SMR) is from the Cornell Edu – Extreme Precipitation in New York & New England

Extreme Precipitation in New York & New England (cornell.edu)

Rainfall data table is added to SMR.

4. We reserve further comments on these reports until they have been revised to requirements of the GP and DEC.

Comment noted.

In response to the comments (*in italics*) of Schenectady County Planning Board letter of March 24, 2022, we respond as follows (**in bold**):

Modify/Conditionally Approve. Conditions:

NYSDOT and County Highway Department approval of proposed highway access.

ABD Engineers LLP will be submitting Highway Work Permit Applications to NYSDOT and Schenectady County for curb cuts and water main tie-in for work to be performed on Burdeck Street and Princetown Road. Note – NYSDOT has conceptually approved the curb cut.

Advisory Note:

A detailed landscaping plan and stormwater pollution prevention plan should be provided. While sidewalk construction may not be contemplated at this time, consideration should be given to designing the project to provide enough space to construct sidewalks in the future.

Comment noted.

Have the consultant verify the stopping site distance is adequate along Princetown Road for the proposed driveway location.

The stopping sight distance (SSD) has been verified for Burdeck Street and Princetown Road. The values for the SSD's are presented on Sheet 1 of 5. As per functional classification of Burdeck Street (Non-NHS, Minor Arterial) and Princetown Road (Non-NHS, Local Road) for an estimated operational of 40 mph (35 mph – Posted), the required sight distance as per NYSDOT is 271'. The minimum sight distance for both driveways occurs at the Princetown Road exit access looking northwest. The sight distance for this movement is 475' which is obscured by the vertical alignment and a horizontal curve/bridge rail. The 475' minimum sight distance is still above the 271' minimum required as per NYSDOT Standards.

The applicant must obtain a County Highway Work Permit for any work that will be performed within the Schenectady County right-of-way including driveways and all utility work.

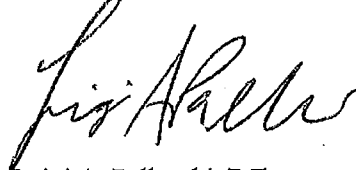
ABD Engineers LLP has reached out to NYSDOT and Schenectady County for curb cuts and water main tie-in for work to be performed on Burdeck Street and Princetown Road. Both have conceptually approved the curb cut locations.

Enclosed are:

1. Twelve (12) copies of revised site plans.
2. Twelve (12) copies of Building Elevations and floor plans.
3. Two (2) copies of the SWPPP and Stormwater Management Report.
4. Revised EAF.
5. NYSDOT curb cut concept approval.

We would greatly appreciate the Planning Commission consider final site plan approval at the June 14, 2022 meeting. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Joe Druzba (Puppia Ventures, LLC) w/encl. (via email)

Daniel Farnan (Colliers Engineering and Design) w/encl. (via email)
0426D-05272022

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 3-23-21
Case No. 15-2-21
Returned 3-30-21

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

Municipality:
Town of Rotterdam

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

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

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review
☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

PUBLIC HEARING OR MEETING DATE: April 20, 2021

SUBJECT: Site Plan/ Special Use permit to construct a multi-tenant ±16,150 square foot retail/office building on a ±2.7-acre parcel. Engineer: ABD Engineers, LLP.

REQUIRED ENCLOSURES:

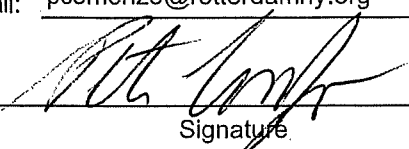
1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental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

Date: 3/17/21


Signature



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-02-21

Applicant Puppia Ventures, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Located on the northwesterly corner of the Princetown Road (CR 83) and Burdeck Street (NY 337) intersection. Access is proposed via CR 83 and NY 337.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 23, 2021. 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:
NYSDOT and County Highway Department approval of proposed highway access.

☒ Advisory Note:
A detailed landscaping plan and stormwater pollution prevention plan should be provided. While sidewalk construction may not be contemplated at this time, consideration should be given to designing the project to provide enough space to construct sidewalks in the future.

☐ 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.

3/24/21
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

County of Schenectady

Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306-1126



Joe Landry
Director of Public Works
Phone (518) 356-5340, ext. 3226
Fax (518) 357-9547

Paul J. Sheldon, P.E.
Director of Bureau of Engineering
Phone (518) 356-5340, ext. 3234
Fax (518) 356-9077

March 24, 2021

Town of Rotterdam
Office of the Planning Commission
John F. Kirvin Government Center
1100 Sunrise Boulevard
Schenectady, NY 12306

RECEIVED

MAR 24 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

Attn: Mr. Peter Comenzo, Senior Planner

Re: SEQR Lead Agency
Puppis Ventures, LLC
Princetown Road and Burdeck Street
(T) Rotterdam, Schenectady County

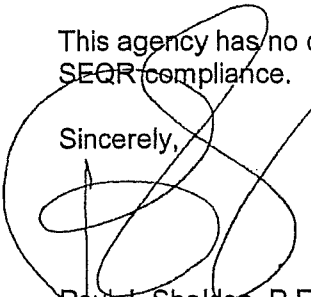
Dear Mr. Comenzo:

We are in receipt of the above referenced application for Puppis Ventures, LLC located at the intersection of Princetown Road and Burdeck Street for a proposed 16,150 square feet one-story professional / retail / office building. We have reviewed the application and have the following comments:

- Have the consultant verify the stopping site distance is adequate along Princetown Road for the proposed driveway location.
- The applicant must obtain a County Highway Work Permit for any work that will be performed within the Schenectady County right-of-way including driveways and all utility work.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,


Paul J. Sheldon, P.E.
Director of Engineering

Cc: File



**Department of
Transportation**

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

PATRICK S. BARNES, P.E.
Regional Director

RECEIVED

May 21, 2021

Mr. Peter Comenzo
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

MAY 21 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

Re: SEQRA: 2021.1-6.003
Notice of Intent to Declare Lead Agency
Town of Rotterdam, Schenectady County
Puppis Ventures, Rotterdam Wellness, LLC Princetown Road and Burdeck
Street

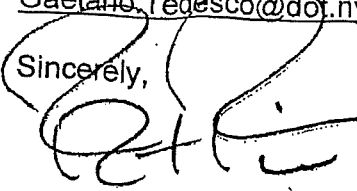
Dear Mr. Comenzo:

The New York State Department of Transportation (NYSDOT) has reviewed the subject SEQR documentation received per the correspondence dated March 17, 2021 and offers the following:

1. The NYSDOT acknowledges that the Town of Rotterdam will be designated as the Lead Agency for this environmental review. NYSDOT believes we are an involved agency under SEQR.
2. A NYSDOT Highway Work Permit will be required for any work within the State Right-of-Way- specifically the commercial driveway access onto NY Route 337 (Burdeck Street). Please have the applicant submit a PERM 33-COM, NYSDOT permit application for a commercial driveway, with Stage 1 completed as soon as possible. Before NYSDOT will approve access, sight distances must be provided.
3. A PERM 32 NYSDOT permit application for utility work in the NYSDOT Right-of-Way will be required for any utility work in the NYSDOT Right-of-Way. Please submit documentation that the Town will take ownership of any proposed utilities in the NYSDOT Right-of-Way.

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

Sincerely,


Robert E. Rice Jr, P.E.
Regional Program and Planning Manager

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

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

June 3, 2021

RECEIVED

JUN 03 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

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

Re: Lead Agency Coordination Response
Puppia Ventures, LLC
Rotterdam Wellness Center
Burdeck St & Princetown Rd Intersection
Town of Rotterdam, Schenectady County

Dear Mr. Comenzo:

This letter responds to your correspondence of March 17, 2021, 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” or “Department”) has the following interest in this project:

Name of Action: Rotterdam Wellness Center, Puppia Ventures, LLC
DEC Contact: Person: Trish Gabriel, Environmental Analyst
SEQR Classification: ☐ Type I ☒ Unlisted ☐ Type II

DEC Position: Based on the information provided:

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

Possible DEC Permitting Requirements

A review of NYS protected resources near or within the project site was performed using existing GIS data (see enclosed NYS Resources Map). Please note that jurisdictional maps are meant to provide approximate sizes and locations of resources. Actual field conditions may vary from those depicted on the maps. The following provides a summary of potential State permitting



Department of
Environmental
Conservation

requirements for the project based on the results of the protected resources review and project information submitted with your correspondence.

Stormwater State Pollutant Discharge Eliminations System (SPDES) Permit For Construction Activities

Any project which results in a disturbance of one acre or more of land, must be in compliance with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the Department's website at <http://www.dec.ny.gov/chemical/8468.html>.

State Pollutant Discharge Elimination System Wastewater Discharge

A SPDES permit is required for any facility which has a surface discharge (wastewater discharges to a surface water such as a stream) or discharges more than 1,000 gallons per day of sewage/wastewater into ground waters of the state (septic system).

Information regarding SPDES Discharges can be found on the Department's website at <http://www.dec.ny.gov/permits/6054.html>.

Article 15, Title 15 - Public Water Supply Permit

Based on the information provided, it appears that the project may require a water supply permit extension from the Town of Rotterdam. Applications for water supply permit extensions are submitted to the DEC by the Town of Rotterdam and should include an updated water district map showing the new extension area. The Town of Rotterdam's consolidated water supply permit (DEC #4-4228-00294/00001; WSA 11,969) will be modified to reflect new extension.

Additional Information

Sanitary Sewer

If an extension of any existing public sanitary sewer service is deemed necessary, the Department may require review/approval before the extension is constructed, particularly if it is intended to convey 2,500 gallons per day or more of residential sewage alone or in combination with stormwater. Sewer extensions are defined under 6 NYCRR Part 750-1. Please submit plans for the Department's review if this situation applies to your project.

Cultural Resources:

Your project site appears to be located within an area of potential historical or archeological significance. If approvals/permits are ultimately needed from this Department, consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will likely be



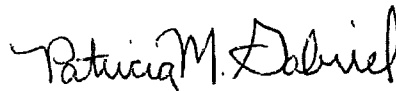
Department of
Environmental
Conservation

required in order to better evaluate this project's impacts on these resources. The DEC recommends the applicant visit the Cultural Resource Information System (CRIS) project submission website at <https://cris.parks.ny.gov/> to initiate consultation with OPRHP. To assure interagency coordination, please add Trish Gabriel (trish.gabriel@dec.ny.gov) to the list of contacts for your project in CRIS.

Please note that construction activities that have the potential to affect historic and/or archeological resources are not be eligible for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) unless documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act is received from OPRHP for the project site.

Please feel free to contact me by e-mail at trish.gabriel@dec.ny.gov or by telephone at (518) 357-2445 if you have any questions.

Sincerely,



Patricia M. Gabriel
Environmental Analyst

Encl.: NYS Resources Map

ecc: Luigi Palleschi, P.E., ABD Engineers, LLP

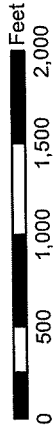


Department of
Environmental
Conservation

NYS RESOURCES MAP

PUPPIA VENTURES, LLC
ROTTERDAM WELLNESS CENTER
 Burdeck Street & Princetown Road
 (Tax ID #47-8-1.2)
 Town of Rotterdam
 Schenectady County

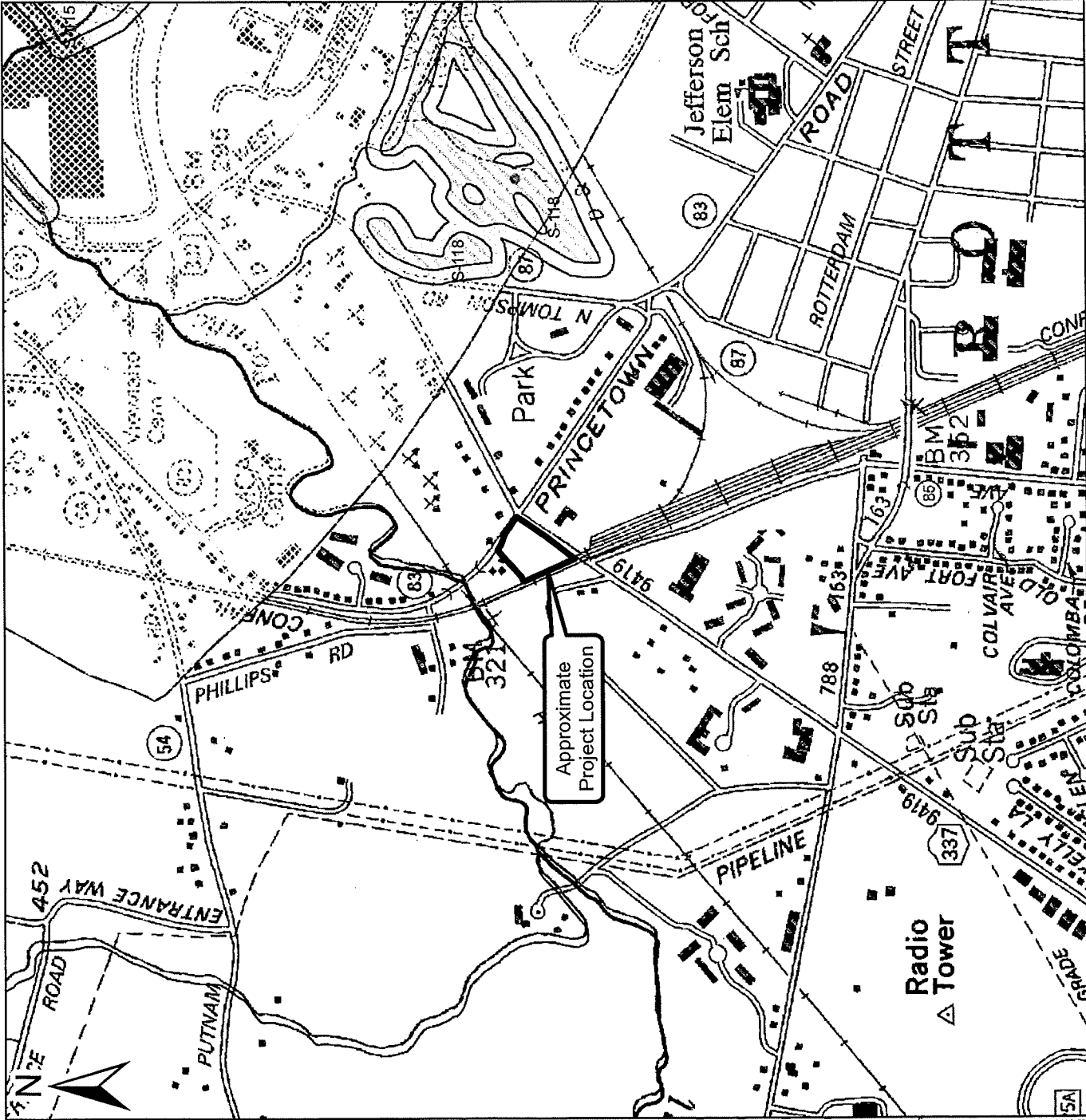
June 3, 2021



1 inch equals 1,000 feet

Legend

- Regulated Adjacent Area Boundary
- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4
- Freshwater Wetland Separation Line
- Freshwater Wetland (linear)
- Deed Restrictions
- Unprotected Streams
- Protected Streams
- Archeological Sensitivity
- National/State Historic Register Site
- Threatened or Endangered Mussels
- S1 or S2 Freshwater Mussels
- All E&T species, except fish
- E&T Freshwater Mussels
- E&T Fish
- Listed Rare Animal
- Unlisted Rare Animal
- Animal Concentration Area
- BBA_Grassland_Birds_ET
- Critical Environmental Areas



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

Lisa Gallo

From: Daniel Farnan <daniel.farnan@colliersengineering.com>
Sent: Sunday, April 3, 2022 9:41 PM
To: Luigi Palleschi; Peter Comenzo
Cc: Tom Yuille; Lisa Gallo
Subject: RE: Rotterdam Wellness

RECEIVED

APR 04 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Luigi,

We've completed our review of your most recent submittal for the project. I have a couple questions for you before I submit my comments to Peter. I was going to give you a call to discuss on Monday. However, my schedule has me out on various site visits or inspections until mid-week. Would you be able to answer the following for me? Once I have your feedback I'll issue our comment letter to Peter asap.

1. Based on the meeting minutes from March 16, 2021 the proposed tenants include a fitness center "Average Joes" (Recreation Facilities), a eatery/bistro (Restaurants) and art center (Art Studios). Is this still the case?
2. Is there a floor plan for the building or a breakdown of how much square footage would be dedicated to each use?
3. What will trigger Phase 2 of the project and approximately when would this construction be anticipated after Phase 1 is completed? I assume phase 2 will be built as tenants commit to a lease. Just want to double check if that is the case and expected timing.
4. Outside of this application process, have you had any contact with the DPW regarding proposed connection to the water main? This may have occurred and I'm just unaware.

Thanks,

Daniel Farnan, PE*, CPESC, CPSWQ

Project Manager | *Licensed in NY, NJ, PA, & VT
Albany, New York

daniel.farnan@colliersengineering.com

Main: 877 627 3772 | Direct: 518 807 6162 | Mobile: 518 466 1419

colliersengineering.com

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From: Luigi Palleschi <Luigi@abdeng.com>

Sent: Monday, March 21, 2022 8:59 AM

To: Daniel Farnan <daniel.farnan@colliersengineering.com>; Peter Comenzo <pcomenzo@rotterdamny.org>

Cc: Tom Yuille <TYuille@rotterdamny.org>; Lisa Gallo <lgallo@rotterdamny.org>

Subject: RE: Rotterdam Wellness

This message originated from outside your organization

Here you go Dan.

Thank you,

Lisa Gallo

From: Daniel Farnan <daniel.farnan@colliersengineering.com>
Sent: Tuesday, April 12, 2022 12:21 PM
To: Peter Comenzo
Cc: Tom Yuille; Lisa Gallo
Subject: RE: Rotterdam Wellness
Attachments: 220412_TDEMemo01_Rotterdam Wellness.pdf

RECEIVED

APR 12 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter,

Attached, please find our comment letter for TDE review of this project. Please let me know if you have any questions or comments before sending to the applicant.

Please note, coordination with the Town DPW on water services is a process I am new too because it does not come up on the Solar sites we are currently reviewing for the Town. We've reviewed water connections for other municipalities and I've assumed standard pressure testing & capacity study is needed for the new use. I also requested the applicant show more details for watermain connections and services to the building. Kindly let me know if I should be asking them for anything more, or if the DPW usually coordinates those items with applicants.

Thank you,

Daniel Farnan, PE*, CPESC, CPSWQ

Project Manager | *Licensed in NY, NJ, PA, & VT
Albany, New York

daniel.farnan@colliersengineering.com

Main: 877 627 3772 | Direct: 518 807 6162 | Mobile: 518 466 1419

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From: Peter Comenzo <pcomenzo@rotterdamny.org>
Sent: Wednesday, March 16, 2022 4:30 PM
To: Daniel Farnan <DFarnan@maserconsulting.com>
Cc: Tom Yuille <TYuille@rotterdamny.org>
Subject: FW: Rotterdam Wellness

This message originated from outside your organization

Dan:

Please see attached as discussed and provide a TDE estimate for engineering review services.

Minutes and agency comments from 2021 are also included.

Thanks
Peter

Lisa Gallo

From: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Sent: Friday, May 27, 2022 8:59 AM
To: Luigi Palleschi
Subject: RE: Rotterdam Wellness Project - Intersection of Princetwon and Burdeck Street

Luigi,

in reviewing the conceptual design plan for the proposed site, we the County do not have any issues with the curb cut onto our County road.

Thanks

Angelo Melillo
Junior Civil Engineer
Schenectady County Department of
Engineering & Public Works
100 Kellar Avenue
Schenectady, NY 12306
518-356-5340 EXT: 3233
Email: angelo.melillo@schenectadycounty.com

RECEIVED
MAY 27 2022
TOWN OF ROTTERDAM
PUBLIC WORKS



From: Luigi Palleschi <Luigi@abdeng.com>
Sent: Friday, May 27, 2022 8:25 AM
To: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Subject: RE: Rotterdam Wellness Project - Intersection of Princetwon and Burdeck Street

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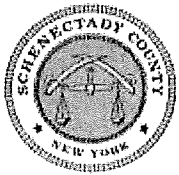
Here you go.

Thank you,
Luigi Palleschi PE, *Partner*
A B D ENGINEERS, LLP
411 Union Street | Schenectady, NY 12305
P: (518) 377-0315 | F: (518) 377-0379
www.abdeng.com

From: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Sent: Friday, May 27, 2022 8:16 AM
To: Luigi Palleschi <Luigi@abdeng.com>
Subject: RE: Rotterdam Wellness Project - Intersection of Princetwon and Burdeck Street

You did not send the email from the state can you send it so I can confirm they are good with it.
thanks

Angelo Melillo
Junior Civil Engineer
Schenectady County Department of
Engineering & Public Works
100 Kellar Avenue
Schenectady, NY 12306
518-356-5340 EXT: 3233
Email: angelo.melillo@schenectadycounty.com



From: Luigi Palleschi <Luigi@abdeng.com>
Sent: Thursday, May 26, 2022 10:38 AM
To: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Cc: Paul J. Sheldon <paul.sheldon@schenectadycounty.com>
Subject: Rotterdam Wellness Project - Intersection of Princetwon and Burdeck Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Angelo and Paul,

Attached is a project I spoke to Angelo about. Sight distances are as noted on the plan. We would like your review and conceptual approval of the proposed curb cut on Princetown Road. I have attached an email from DOT approving the proposed curb cut on Burdeck Street. Please let me know if you have any questions or need anything else.

Thank you,
Luigi Palleschi PE, *Partner*
A B D ENGINEERS, LLP
411 Union Street | Schenectady, NY 12305
P: (518) 377-0315 | F: (518) 377-0379
www.abdeng.com

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DPW Comments
June 14, 2022

- 5. John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) – 57 W. Campbell Road.**
Final Site Plan/Two (2) Lot Minor Subdivision Public Hearing: Lot A = ±3.87 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.11 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.

- | | | |
|--------------------|--------------------|--------------|
| 1. Final Fees Due: | Final Site Plan | \$150.00 |
| | Lot Fees \$80/Lot | 160.00 |
| | Parkland Fees | 750.00 |
| | <u>Advertising</u> | <u>34.97</u> |
| | Total | \$1,094.97 |
2. See attached letter from ABD Engineering dated May 26, 2022 responding to the TDE review letter from GPI dated April 4, 2022.
3. See attached TDE review letter from GPI dated June 8, 2022 addressing resubmittal for June 14, 2022 meeting.
4. Prior to Chairman's Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer on all current and potential forthcoming technical comments on the project documents.
5. Prior to Chairman's Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer and Town Stormwater Manager of the Stormwater Operation and Maintenance Manual and Stormwater Pollution Prevention Plan as prepared by ABD Engineers and Surveyors.
6. Prior to the issuance of site development permits, the applicant shall file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project. Proof of permit coverage must be submitted to the Town prior to site work. Weekly SWPPP inspection reports will need to be sent to the Town Stormwater Manager. A schedule for when land disturbing activities will commence is required and notification to the Town Stormwater Manager when land disturbance begins. A deed covenant for the property is required for the post-construction maintenance of the stormwater management facilities in accordance with the approved Operation and Maintenance guide. These documents need to be established and submitted to the Town before Certificate of Occupancy (CO) is issued.
7. Prior to issuance of utility permits to connect to Town water, the applicant must receive Highway Work Permits from Schenectady County for utility work onto West Campbell Road. Copies of all correspondence with Schenectady County should be provided to the Town.
8. The proposed monument sign is currently nonconforming to Town Standards. The sign must be moved onto Lot A or removed from the site plan prior to Chairman's Signature.

9. The west access is intended to be a shared driveway with the adjacent site however the current geometry appears to indicate sole usage by the proposed project. The shared access driveway geometry should be conceptually updated to show turn offs for Lot B and stubs for future work prior to Chairman's Signature.
10. Due to the large amount of excavation work proposed by the project, soil testing could not economically be completed during the design phase. Percolation testing and test pits for all the infiltration stormwater practices and sanitary leech field must be complete before installation of the practices. The testing must be witnessed by the Town and/or designated representative. The tests need to clearly indicate that the water table depth, bedrock depth (or sufficient separation), and infiltration capacity of the underlying soils are sufficient to comply with regulations. Following the testing, the stormwater management design, including Site Plans and SWPPP, must be updated and submitted to the Town for review and approval prior to the issuance building permit construction.
11. The sanitary septic system will need to be reviewed and approved by the Building Inspector/Code Enforcement Officer prior to the issuance of a building permit.
12. The maintenance agreement for the shared driveway must be submitted to the Attorney for the Town, approved as to form, and filed with Schenectady County prior to the issuance of a building permit.
13. Add note to plan: "If the Town of Rotterdam installs a 5' Wide concrete sidewalk along the West Campbell Road frontage to the eastern property boundary, the applicant shall connect and install a 5' wide concrete sidewalk along the length of the roadway frontage of Lot A."
14. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
15. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #6 for specifications."
16. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
17. Proposed Building Elevation dated May 18, 2022 and prepared by C2 Design lacks no architectural features and is a 300-foot-long expanse of wall along the roadway frontage. Planning Commission should consider requiring the design to be updated to incorporate vertical elements and/or other architectural treatments to make the building more esthetically pleasing.
18. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."

DPW Comments
John Marcella (Contract Vendee)
57 W. Campbell Road
June 14, 2022
Page 3

19. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
20. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
21. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
22. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.
23. New lot corners shall be pinned and capped prior to the issuance of a Certificate of Occupancy.

DPW Comments from March 15, 2022

1. TDE agreement is not executed and will need to be completed to begin the engineering review of the project.
2. See attached agency comments in regards to SEQR Lead Agency.
3. Planning Commission should address comments/concerns of DPW with the applicant.
4. DPW still has concerns with the lack of connecting sidewalks to the proposed new sidewalk that the Town will be constructing adjacent to this property as part of the property recently purchased for the new highway facility.
5. As stated previously, DPW is still recommending that the stormwater for Lot A be contained and treated on the same parcel. Maintenance agreements are problematic.

DPW Comments from January 18, 2022

1. Sidewalks will need to be continued along the entire length of Lot A to the terminus of the northern entryway on Lot B. Town will be connecting to the existing sidewalk and installing 5' wide concreted sidewalks along entire length of recently acquired property as part of the Highway Garage construction project.
2. DPW recommends that all stormwater improvements for Lot A be located on Lot A. Shared stormwater basins are problematic.
3. Existing utility poles are in poor shape, may not be stable, and appear to only be utilized for telephone and buried in a portion of the ROW. Engineer should coordinate with County and utility company to see if this utility can be buried or removed if it is no longer in use.
4. Provide parking/zoning table and interior floor plan. Is the warehouse going to be accessed by the public?
5. Provide elevations of the building.
6. It appears that the northerly curb cut is to be a shared access point for both lots which is preferable given the awkward geometry of the Burdeck/W. Campbell intersection. Based upon the proposed warehouse use, topography, and the industrial nature of the property, it may be preferable to widen this access point.

DPW Comments
John Marcella (Contract Vendee)
57 W. Campbell Road
June 14, 2022
Page 4

7. Substantial grading is proposed and the site appears to contain very sandy soils. Grading plan will need to be reviewed for slope stability.
8. DPW recommends a TDE to assist in the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on January 18, 2022. The Planning Commission should consider adoption of the Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies

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

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

Date: June 14, 2022

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

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner: Go Ahead Realty, LLC
90 West Campbell Ave.
Schenectady, NY 12306

Contract Vendee: John Marcella
560 Broadway
Schenectady, NY 12305

Tax Map Number(s): #48.00-2-8.4

Project Location: 57 West Campbell Road

Zoning: Light Industrial (I-1) Zoning District

Action: Two (2) Lot Minor Subdivision of an existing ±13.98-acre parcel: Proposed Lot #A = ±3.87 acres (proposed ±30,000 square foot warehouse), Proposed Lot #2 = ±10.11 acres (vacant remaining lands).

The Town of Rotterdam Planning Commission, as lead agency, has reviewed the Short Environmental Assessment Form Part One completed by the Project Sponsor along with supporting reports, studies and plans.

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 January 19, 2022. All comments and concerns have been addressed. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

Two (2) Lot Minor Subdivision of an existing ± 13.98 -acre parcel: Proposed Lot A = ± 3.87 acres (proposed $\pm 30,000$ square foot warehouse), Proposed Lot B = ± 10.11 acres (vacant remaining lands). The existing ± 13.98 -acre parcel is currently vacant and is located along West Campbell Road which is a state road on the northern portion of the property and a county road to the south. The applicants are seeking site plan approval for the location of a warehouse for Marcella's Appliances. The warehouse would mainly be utilized to storage/distribution purposes with no public retail operations on-site.

The Town has retained the services of a Town Designated Engineer to assist in the review of this project. The developer and the Town of Rotterdam entered into an agreement in March 2022 to provide the town with funds for the appointment of a Town Designated Engineer (TDE) to assist the Planning Commission with the technical review of this project pursuant to 6 NYCRR 617 and Local Law. The project engineer completed additional investigative work and site design modification as requested by the Planning Commission and the Town Designated Engineer.

The project site lies in a Light Industrial District (I-1) zone and is currently vacant. The parcel is ± 13.98 -acre acres and has frontage along West Campbell Road. Municipal water is available along West Campbell Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed.

A Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Operation and Maintenance Manual were prepared by ABD Engineers and Surveyors and submitted to the Town of Rotterdam. These stormwater related items were reviewed by the Town Designated Engineer on this project GPI as well as the Town Stormwater Manager. Comments were provided to the project engineer by the TDE in a letter dated April 4, 2022

Based upon comments from the TDE, a revised Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and Maintenance Manual, and a Stormwater Management Engineering Report were submitted to the Town and TDE on May 26, 2022. After a review by the Town as well as the TDE it has been determined that these plans and reports sufficiently addresses stormwater impacts associated with the development of this project site. The project is conditioned upon full and final review and approval of these documents by the Town Designated

Engineer. The applicant will file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.

The proposed project will not have noise impacts since it will be similar to other uses that already exist at the site or nearby. The proposed Warehouse Building facility, in accordance with the ITE Trip Generation Manual, 10th edition it is estimated that PM peak trip generation will be 0.19 trips per 1000 SF. This number of additional trips is minor and can be managed by the existing West Campbell Road. The property was recently subdivided and the access to this property was reviewed and approved by the NYSDOT as a joint access point for both properties that are currently or contemplated to be developed for commercial/industrial uses.

The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system. The proposed development will require a water supply that will connect to the existing municipal water system that is located along the West Campbell Road frontage.

The proposed site is located within the (L-1) Light Industrial zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

The project engineer has proposed a shared access point between Lots A and B to limit additional access points to Lot #2 and avoid intersection impacts with Burdeck Street (SR 337). The Schenectady County Department of Engineering and Public Works has reviewed the proposed project and provide comments dated January 31, 2022.

The soils are very consistent and consist of deep sand deposits. They are conducive to an on-site septic system and the stormwater retention basin. A large amount of excavation will be necessary to bring the grade down for construction and based on the recently completed excavation work adjacent to this site, there are no concerns with soils or groundwater however, additional testing will be conducted once the site has been excavated to project level and before construction begins.

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

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has 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 June 14, 2022. Adoption of this negative declaration was moved by XXXXXXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

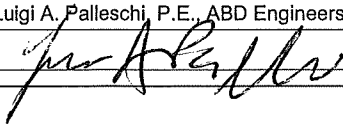
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Marcella's Warehouse Building			
Project Location (describe, and attach a location map): One West Campbell Rd.			
Brief Description of Proposed Action: Construct a 30,000± SF one story warehouse building with parking lot, landscaping, and utilities. Also a two lot subdivision is proposed.			
Name of Applicant or Sponsor: John Marcella		Telephone: 518-381-1957	
		E-Mail:	
Address: 560 Broadway			
City/PO: Schenectady		State: New York	Zip Code: 12305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Commission, Schenectady County Curb Cut permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		3.5± acres	
b. Total acreage to be physically disturbed?		5.0± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.5± acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): <u>Sewage treatment Town Park Maintenance</u> ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not Applicable	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Not Applicable	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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 plain?	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? ☒ NO ☐ YES	NO ☐	YES ☒	
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 result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	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: _____ Adjacent Site of Von Roll _____ _____	NO	YES
	☐	☒
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Luigi A. Palleschi, P.E., ABD Engineers, LLP</u> Date: <u>1/6/2022</u> Signature: <u></u>		

Project: Marcella's Warehouse

Date: June 14, 2022

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: Marcella's WarehouseDate: June 14, 2022

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.

Town of Rotterdam Planning Commission

June 14, 2022

Name of Lead Agency

Date

Thomas P. Yuille

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

June 8, 2022

Peter Comenzo, Senior Planner
The Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306

RECEIVED

JUN 08 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

RE: Marcella's Warehouse Building – 29 West Campbell Road TDE Review

Dear Mr. Comenzo,

GPI has reviewed the following documents provided by the Town and by ABD Engineers, LLP via email on May 27, 2022:

- Engineering Plans dated May 18, 2022, revised May 24, 2022
- Subdivision Plan dated December 14, 2021, revised May 4, 2022
- Operation, Maintenance, and Inspection Manual (not dated)
- Stormwater Management Report dated March 4, 2022, revised May 24, 2022
- Stormwater Pollution Prevention Plan dated March 4, 2022, revised May 24, 2022
- Render and Floor Plan dated May 18, 2022
- Site Lighting Figure dated May 25, 2022
- No Effect Letter from SHPO for "Riverview Plaza/Von Roll Isola" dated May 4, 2022
- Comment Response Letter dated May 26, 2022

GPI has completed our review of the materials and offer the following considerations for Conditional Site Plan Approval and technical comments. Previous comments that still need to be addressed have been bulleted and prefaced with "P#" to indicate the specific comment from the previous review letter. ABD comment response has been indicated in *italics* and further GPI clarification are shown in **bold** font below the text of the previous comment. Any comments that may be in multiple sections of this letter have been consolidated to avoid duplication.

CONSIDERATIONS FOR CONDITIONAL SITE PLAN APPROVAL

- A. All current and potential forthcoming technical comments from GPI on the project documents will be satisfied by the applicant prior to full construction plan set submission for Planning Board endorsement.
- B. The proposed monument sign is currently nonconforming to Town Standards. The sign must be moved onto the applicant's property, removed from the project, or a variance pursued prior to Planning Board endorsement of the final plans.
- C. The west access is intended to be a shared driveway with the adjacent site however the current geometry appears to indicate sole usage by the proposed project. The shared access driveway geometry must be updated to include turn offs for the proposed project and stubs for future work prior to Planning Board endorsement of the final plans.
- D. All Planning Board comments on the building aesthetics will be satisfied by the applicant prior to full construction plan set submission. Requested building elevation drawings must be submitted.

- E. Due to the massive cut proposed by the project, soil testing could not economically be completed during the design phase. Percolation testing and test pits for all the infiltration stormwater practices and sanitary leech field must be complete before installation of the practices. The testing must be witnessed by the Town or designated representative. The tests need to clearly indicate that the water table depth, bedrock depth (or sufficient separation), and infiltration capacity of the underlying soils are sufficient to comply with regulations. Following the testing, the stormwater management design, including Site Plans and SWPPP, must be updated and submitted to the Town for review and approval.
- F. The sanitary septic system will need to be reviewed and approved by the Town Code Enforcement Officer prior to construction.
- G. The applicant will be required to obtain a highway work permit from Schenectady County for the work within the County RT 89 R.O.W.. Proof of acquired permit coverage must be submitted to the Town prior to construction.
- H. Submit a separate MS4 Acceptance form to the Town planning office for signatures once all technical comments have been addressed. GPI is happy to assist on signing off on the SWPPP reviewer portion of the paperwork.
- I. The Applicant will need to submit the Notice of Intent and obtain coverage under the NYSDEC General Permit 0-20-001. Proof of permit coverage must be submitted to the Town prior to construction. Weekly SWPPP inspection reports will need to be sent to the Town's MS4 coordinator.
- J. Provide a fully executed hard copy of the final SWPPP for the Town's records prior to construction. Please also provide an electronic copy of the final SWPPP. Signatures (wet or electronic) must be included for the following: SWPPP Preparer (incl. stamp); NOI Owner/Operator Certification; and Contractor's Certification Forms.
- K. Send a schedule for when land disturbing activities will commence and notify the Town when land disturbance begins.
- L. A deed covenant for the property is required for the for post-construction maintenance of the stormwater management facilities in accordance with the approved Operation and Maintenance guide. These documents need to be established and submitted to the Town before Certificate of Occupancy (CO) is issued.
- M. The maintenance agreement for the shared driveway must be submitted to the Town legal department for review prior to CO.

PREVIOUS TECHNICAL COMMENTS NOT ADDRESSED:

- P#2: The Town DPW has indicated that the utility poles along West Campbell Road are in poor condition and may not be stable. The overhead wires on these utility poles are very low hanging and could limit accessibility to the site during construction as well as after construction. The Engineer should coordinate with the County and the utility company to see if this utility can be buried or removed if it is no longer in use. These lines appear to be low enough to cause problems with trucks entering and leaving the site in post construction conditions and will need to be addressed.

Comment Noted. Utility company has been contacted and it's not interested in removing poles or installing underground.

The concern of tractor trailer trucks entering/leaving the site and potentially hitting the low hanging overhead wires is still an issue. The Applicant should provide an elevation detail that shows the clearance dimension from the proposed driveway to the overhead lines as measured in the field.

- P#8: The survey benchmark was not able to be identified on the plans. Please include the survey benchmark on the plans.

The survey benchmark has been added to the plans.

The survey benchmark was still not able to be located on the submitted documents as indicated by the comment response.

- P#15: Lighting onsite appears to leave several areas without light, especially in the parking area. Additional lighting should be provided to sufficiently illuminate the parking areas, loading docks, and building entrances. The Applicant should provide a photometric plan that shows illumination levels around the whole site.

Photometric plan has been provided.

The submitted point-by-point photometric plan shows there are unlit areas around the site. The particular areas of concern are near the dumpster enclosure, and the loading dock and man door on the rear of the building. Additional lighting needs to be provided for safety. The applicant should consider another light poll along the driveway along the back of the building as it is currently not lit and may impact operations.

- P#18: The following comments are items to be addressed to assist the Town's Code Enforcement Officer (CEO) in reviewing the sanitary sewer system:
 - P#18b: The NYS regulations for onsite septic fields require expansion areas to be shown in the event of a system failure or future expansion. Please show the septic fields expansion area on the plans.

Average flow is less than 2,400 g.p.d., and therefore, not required to follow NYSDEC regulations, 50% expansion is only recommended per Appendix 85A.

The Applicants comment response is incorrect. The New York State Design Standards for Intermediate Sized Wastewater Treatment Systems dated March 5, 2014 states in Appendix A that a commercial sanitary sewer system with subsurface discharge <1,000 gpd is reviewed by the Local Health Department, in this case the Town of Rotterdam, and must meet Appendix 75-A, Local Sanitary Code, and the design standards outlined in that manual. An individual SPDES permit will not be required from NYSDEC. A 100% expansion area will need to be shown on the plans for the proposed single bed design.

- P#23: Temporary sediment traps need the information required by the Blue Book shown on the plans. This includes numbering the sediment traps, which design is used, the drainage area, storage required, storage provided, outlet design, sediment storage elevation, and embankment heights.

Sediment trap sizing is now added to the plans.

The Applicant has provided the drainage area, storage required and storage provided, but has not included the remaining information in the previous comment. The information the Applicant needs to add to the plans includes the: 1) Practice number; 2) Outlet design; 3) the Sediment storage elevation and; 4) Embankment heights. Details also needs be added to the plans to outline the required components of temporary sediment traps and outlet. Currently, the temporary sediment traps do not have anywhere to outlet ponded water.

- P#30: Details for the stormwater management practices should be provided that outline the required elements in the SWDM. Keep in mind that soil testing may be needed to verify that the practices meet groundwater/bedrock separation requirements, especially in the Schenectady-Niskayuna SSA.

Comment noted.

Details for the SWM practices were not provided in the submitted documents. Details for each SWM practice will need to be shown on the plans prior to plan approval. These details should show the design elements and separation requirements outlined in the SWDM as well as the 1-, 10-, and 100-year storm event elevations. It is understood that the Applicant will conduct the soil testing during construction.

- P#34: The dumpster enclosure fence detail has a label for the footing but no depth specified. Please indicate how deep the footings will be.

Dumpster detail is now updated.

This comment does not appear to have been addressed.

- P#36: SMR: The scales on the Pre- and Post-development maps do not appear to be correct. Please indicate the correct scale of these maps so the areas can be reviewed.

Comment noted and scale removed and indicated as "Not to Scale". The Pre and Post development maps are not intended to be construction drawings but supplemental information to the report and scaled to ledger sheet size to accommodate the report.

We understand that the pre- versus post-development mapping will be visuals when printed for the SWPPP report. We intended to use the digital versions of the maps to check subcatchment areas and flow path lengths which cannot be done without scaled drawings. Please provide scaled drawings so technical review can be completed.

- P#40: SMR: Post subcatchment 3A (AKA Pre 1A) appears to be substantially bigger and includes a lot more greenspace in areas that do not show enough proposed contours. Additional fine grading should be shown to verify subcatchment areas.

Subcatchment 3A Post shows 1' contours. Additional fine grading can be shown with proposed spot elevations.

The submitted project plans did not appear to have the new spot elevations or contours that the Applicant indicated they had added. The limits of post subcatchment 3A have changed while there is no proposed grading changes that would alter the subcatchment limits. Please provide additional grading information or provide justification for altering the limits of subcatchment 3A from pre conditions.

- P#46: Mapping of the Schenectady-Niskayuna Sole Source Aquifer (SSA) appears to include the proposed project site. The SWPPP should include a discussion about the additional requirements for infiltration practices (storm and septic) within SSA's.

The design will meet all separation distances for infiltration practices.

The Applicant has indicated that the proposed infiltration design will adhere to the SSA groundwater separation requirements, however, there does not appear to be a discussion on the design requirements in the SWPPP report as requested.

NEW TECHNICAL COMMENTS:

1. The plans do not have labels that include the stormwater practice names. Currently, it is not clear what each practice's identification name is between the plans and the SMR. Please add labels to the

plans that indicate the names of the proposed practices that correlate to the Stormwater Management Report.

2. The proposed stormwater management practices do not have an emergency spillway elevation in the event of a practice failure. Indicate where the practices' overflows are and include them in the HydroCAD model.
3. The existing swale along West Campbell Road is modeled in both the existing and proposed conditions, however it appears that the proposed driveways would interrupt the hydraulic connectivity of the swale. Please clarify how the swale will continue functioning in the proposed conditions or add driveway cross culverts.
4. The Applicant has indicated that the existing abandoned gas line has been removed already and is no longer a concern for the project. Please remove the gas line from the plans as it no longer pertains to the proposed project.
5. The "Typical Infiltrator Absorption Trench Detail" on sheet 4 shows two different separation requirements. The top two section views show that there is a 48" minimum separation to high groundwater, bedrock or impervious layer, while the bottom section view indicates that the separation is 24". The detail needs to be updated to consistently reflect the required separation distances. Each section view in the detail should be updated to reflect the 24" separation to groundwater and the 48" separation to bedrock/impervious layer.
6. The "Typical Infiltrator Absorption Trench Detail" calls out two different products between the section views provided in the detail. The detail should be updated to consistently reflect a single product.
7. A detail needs to be provided to show the installation requirements for the erosion control mat that was added to the plans. The SWPPP will need to be updated to reflect the slope stabilization mat elements, installation, and maintenance requirements.

If you have any questions on the review comments, please feel free to contact me.

Sincerely,

GPI/GREENMAN-PEDERSEN, INC.



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MAY 27 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

May 26, 2021

Re: Marcella's Appliance Warehouse
Building
West Campbell Road
Town of Rotterdam
Project #3037M

Mr. Peter Comenzo, Town Planner
Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

RE)

Dear Peter,

TOWN OF ROTTERDAM
PUBLIC WORKS

In response to the comments (*in italics*) of GPI's letter of April 4, 2022, we respond as follows (**in bold**):

Planning Board, DPW, and County Comments:

- 1. The Town DPW has expressed concerns for the lack of connecting sidewalks to the proposed new sidewalks that the Town will be constructing adjacent to this property as part of the property recently purchased for the new highway facility. Sidewalks will need to be continued along the entire length of Lot A to the terminus of the northern entryway on Lot B. The Town intends to install 5' wide concreted sidewalks along the entire length of recently acquired property as part of the Highway Garage construction project.*
Comment noted with exception. We discussed the timing of installation with the Planning Board at the prior meeting. We will continue to discuss this as a condition of approval.
- 2. The Town DPW has indicated that the utility poles along West Campbell Road are in poor condition and may not be stable. The overhead wires on these utility poles are very low hanging and could limit accessibility to the site during construction as well as after construction. The Engineer should coordinate with the County and the utility company to see if this utility can be buried or removed if it is no longer in use. These lines appear to be low enough to cause problems with trucks entering and leaving the site in post construction conditions and will need to be addressed.*
Comment Noted. Utility company has been contacted and is not interested in removing poles or installing underground.
- 3. The Town would like to know whether this site will be accessed by the public or if this is a private warehouse. In addition to the building's accessibility, the Town would like to see an interior floor plan to make sure the parking requirements have been met.*
This warehouse facility will be a private warehouse and not accessible to the public. Minimal parking is needed because this is a distribution facility with few employees.

4. *The Town DPW has indicated that they are concerned about the severe slopes, both existing and proposed. Slope stabilization elements will need to be clearly displayed and detailed to address these concerns.*

Comment noted. Slope stabilization locations and details have been incorporated in the Grading and Utilities Plan.

5. *The Town would like to see elevations of the proposed building to make sure there will be minimal visual impacts from the proposed project.*

Enclosed is a conceptual building rendering.

6. *County Highway Work Permit will be required for the proposed driveways and directional boring.*

Comment noted. A Highway Work Permit Application will be submitted to Schenectady County.

Plan Comments:

7. *There are various street addresses used for the proposed project and should be consistent throughout the review documents.*

57 West Campbell for Lot A is now noted on the plans.

8. *The survey benchmark was not able to be identified on the plans. Please include the survey benchmark on the plans.*

The survey benchmark has been added to the plans.

9. *The contours provided by the survey are 5' contours but the site has been graded to 1' or 2' contour intervals. The Applicant should provide consistent 1' contours for the proposed detailed grading within the site to avoid misinterpretations of the grading. The 5' contour gaps on the surrounding embankment is acceptable for visibility on the plans.*

The site plan requirements for the Town of Rotterdam do not specifically call out contour intervals of 1' or 2'. Spot elevations have been added to the grading plan in areas where finer- grading is needed.

10. *If the west access is intended to be a shared driveway with the adjacent site, the geometry should be updated that indicates how proposed development is intended to connect. The driveway geometry currently appears to indicate sole usage by the proposed project.*

The proposed plans for Lot B have not been developed to date. Connection to the proposed shared driveway will be designed at a later time.

11. *The Easement and Maintenance agreement for the shared driveway and stormwater management system should be submitted for review.*

An easement and maintenance agreement for the shared driveway and stormwater management area will be prepared and submitted for review.

12. *The proposed monument sign is not on the same parcel as the principal building which does not appear to meet the requirements in the Town Code. Signs need to be at least 5' away from the property lines of the subject site and the current location is outside of the parcel that will be developed. The sign should be located on Lot A along with the proposed building to avoid development conflicts when Lot B is developed. Details and specific information should be provided as required by the Site Plan Review requirements in the Code.*
The proposed monument sign will remain in its current location and an Easement agreement will be prepared.
13. *Soil testing locations and results have not been included in the project documents or on the plans. SWPPP report indicated 10' depth investigation on other nearby project sites which will not be sufficient. Soils test locations, rates, depths and any other pertinent information should be provided on the plans or geotechnical report below the depth of the proposed practices since the proposed development is in a 40'± cut.*
Comment noted. Due to the depth of cuts, soil testing will be performed and verified during construction excavation. However, soil testing performed on the adjoining sites show adequate separation to groundwater and good infiltration rates.
14. *The lighting footcandle contours in the detail are not labeled with what the footcandle they represent. Additionally, the building lights show the same footcandle contour as the pole mounted lights, which contradicts the detail. Please update the lighting to show accurate lighting levels around the site.*
Footcandles have been updated accordingly.
15. *Lighting onsite appears to leave several areas without light, especially in the parking area. Additional lighting should be provided to sufficiently illuminate the parking areas, loading docks, and building entrances. The Applicant should provide a photometric plan that shows illumination levels around the whole site.*
Photometric plan has been provided.
16. *The abandoned gas line that runs near the project site on Lot B is called out to be removed by National Grid. This work appears to be included as a part of this project and should be included in the disturbance numbers for the proposed work and be shown on the tree clearing limits. Coordination for the removal of this gas line should be included in the discussions about burying the overhead wires along West Campbell Road.*
Comment noted with exception. The abandoned gas line has already been removed by National Grid and the slope has been protected with erosion control blanket and seeded. The disturbed area should be vegetated by the time construction of this site commences.
17. *The proposed treeline should be shown on the plans to indicate the limits of clearing required for the proposed development. The clearing limits should be shown for the work associated with the gas line removal as well.*
The proposed tree line is already shown on the Site Plan and is as shown in the legend on the Layout, Grading and E&SC Sheet. As indicated in Comment #16, the work associated with the abandoned gas line removal has already been completed by National Grid, protected with erosion control blanket and seeded.

18. *The following comments are items to be addressed to assist the Town's Code Enforcement Officer (CEO) in reviewing the sanitary sewer system:*

- a. *Infiltration testing and test pits will be required and witnessed by the CEO at the proposed elevation of the septic system prior to the issuance for building permit. Soils may need to be amended based on soil infiltration rates.*

Comment noted. Due to the depth of cuts, soil testing will be performed and verified during construction excavation.

- b. *The NYS regulations for onsite septic fields require expansion areas to be shown in the event of a system failure or future expansion. Please show the septic fields expansion area on the plans. Average flow is less than 2,400 g.p.d., and therefore, not required to follow NYSDEC regulations, 50% expansion is only recommended per Appendix 85A.*

- c. *NYS sanitary regulations have minimum separation distances to building foundations of 20 feet. The plans show the proposed septic field is approximately 14 feet from the building foundation and should be moved.*

Septic field (absorption laterals) moved to 20' minimum from building.

- d. *Septic field details have conflicting groundwater/bedrock separation requirements listed. The NYS requirements indicate that the bottom of an absorption field should be 2' above the water table and 4' above an impervious feature. Additional separation may be required due to the high natural infiltration rates. The septic field design will need to include invert elevations and slopes of the proposed tank and field.*

Septic details have been revised as requested.

19. *The type of slope protection measures are not indicated on the plans or in the SWPPP and need to be added.*

Slope protection limits and measures have been added to Sheet 3 and discussed in the SWPPP.

20. *The proposed grading linework appears to extend east beyond the viewport limits. This work needs to be shown on the plans if it is part of the work associated with this project. Please expand the limits of the viewport to show all the proposed grading and associated E&SC.*

Proposed linework to the east offsite is not part of the proposed project and has been removed.

21. *The concrete washout location must have a 100' separation from drainage swales, storm inlets and other surface waters. Temporary drainage swales should be shown to confirm separate requirements are met.*

Concrete Washout area moved to a location 100' from infiltration basins and storm inlets.

22. *Temporary sediment traps are shown with the same line type as the proposed infiltration practices. It is recommended to visually differentiate the lines depicting these areas.*
Line style (type) for the temporary sediment traps have been changed for to differentiate between the infiltration practices.
23. *Temporary sediment traps need the information required by the Blue Book shown on the plans. This includes numbering the sediment traps, which design is used, the drainage area, storage required, storage provided, outlet design, sediment storage elevation, and embankment heights.*
Sediment trap sizing is now added to the plans.
24. *A temporary topsoil stockpile appears to be shown on the proposed 2:1 slope embankment and will likely need to be relocated.*
The location of the temporary topsoil stockpile has been moved.
25. *The silt fence detail should be revised to show an 18" minimum height above grade per the requirements in the Blue Book.*
The silt fence detail has been revised to show an 18" min. height above grade.
26. *The septic tank detail and callouts indicate that the tank is 1,000 gallons, but the notes indicate that it will be a 1,250-gallon tank. Please clarify which of the septic tank sizes will be used in the final design.*
Septic tank detail has been revised to 1,000 gallons.
27. *Asphalt materials specified in the Town's standard details are no longer in use. Please choose an appropriate alternative for the asphalt materials from current NYSDOT standards.*
The pavement detail has been changed to reflect current NYSDOT HMA Items.
28. *The details include a Stormwater Management ID sign, but their locations are not shown on the plans. SWMA sign location for each practice need to be shown on the plans.*
A SWMA sign location has been shown on the plans at each practice.
29. *The typical trench section does not include identification tape. Please include identification (locator) tape for all proposed underground non-metal piping.*
A note was added to Typical Trench Section calling out the use locator tape for all proposed buried, non-metal pipe.
30. *Details for the stormwater management practices should be provided that outline the required elements in the SWDM. Keep in mind that soil testing may be needed to verify that the practices meet groundwater/bedrock separation requirements, especially in the Schenectady-Niskayuna SSA.*
Comment noted.

31. *The SMR includes calculations and the plans include callouts for stone drip edges and gravel diaphragms. A detail(s) should be provided for the stone drip edge and gravel diaphragm that serves as pretreatment to ensure the volume provided meets the required pretreatment volumes.*

A detail for the stone drip edge and gravel diaphragm have been provided.

32. *The plans have a detail for a wing edge curbs but it is unclear where on the project site they are proposed.*

The wing edge detail has been removed and replaced with a typical pavement section detail to include NYSDOT HMA Item numbers.

33. *The west infiltration includes a drywell in the practice to help drain the basin during winter months. Dry wells should also be included in the other infiltration basins for the same purpose.*

We are only proposing one drywell in the lower basin.

34. *The dumpster enclosure fence detail has a label for the footing but no depth specified. Please indicate how deep the footings will be.*

Dumpster detail is now updated.

SMR and SWPPP:

35. *SMR: The narrative of the SMR should indicate how much disturbance is proposed in addition to the WQv calculations and lot area.*

The SMR has been updated to indicate the area of disturbance. The total area associated with the WQv volume is the contributing watershed area. The total watershed area will be indicated in report. The total lot/parcel area is already listed under "General Site Development" but will be revised to incorporate the new subdivision line.

36. *SMR: The scales on the Pre- and Post-development maps do not appear to be correct. Please indicate the correct scale of these maps so the areas can be reviewed.*

Comment noted and scale removed and indicated as "Not to Scale". The Pre and Post development maps are not intended to be construction drawings but supplemental information to the report and scaled to ledger sheet size to accommodate the report.

37. *SMR: The GI Worksheets provided indicate that the disturbance needed for the proposed facility is 6.58 acres, while the plans indicate that the LOD is 5.2 acres. Please clarify what the GI worksheets' area calculation represents or update the disturbance numbers accordingly.*

Comment noted with exception. The total area on the GI worksheet is based on the contributing watershed and not the area (or limit) of disturbance. It appears that the reviewer is confusing the total area of subcatchment (watershed) with the limit of disturbance.

38. *SMR: HydroCAD calculations for the infiltration basins need to have the exfiltration applied to only the practice portion. Currently it represents the bottom of the practice and pretreatment area combined. Please modify the exfiltration to only apply to the actual practice area.*
The HydroCAD model has been updated to reflect exfiltration in the basal area minus the pretreatment area.
39. *SMR: Predevelopment watershed map indicates West Campbell Road has a crown that directs half of the roads runoff towards the proposed site. There are not enough existing contours provided on the roadway to verify the subcatchment limits.*
Site visits and observations during storm events confirm that the roadway is crowned validates subcatchment limits as indicated in report.
40. *SMR: Post subcatchment 3A (AKA Pre 1A) appears to be substantially bigger and includes a lot more greenspace in areas that do not show enough proposed contours. Additional fine grading should be shown to verify subcatchment areas.*
Subcatchment 3A Post shows 1' contours. Additional fine grading can be shown with proposed spot elevations.
41. *NYSDEC mapping indicates that a portion of the eastern driveway access is within a State Wetland Check Zone. The Applicant should include a discussion in the SMR and SWPPP that addresses this and if there is any impacts to wetlands.*
There are no wetlands on this property or within 100 feet from state wetlands.
42. *Resources provided by the DEC (Environmental Resource Mapper) indicate that there are potentially rare plants and animals in the vicinity of the project site. Please include a discussion about these potential rare plants and animals, and what steps are being taken to avoid impacting them.*
Historically, no potential impacts to rare plants and animals have been present in this vicinity. Several properties adjoining this project have already been disturbed or developed. We do not believe there will be any impacts to fish and wildlife due to this proposal.
43. *SWPPP section 1.4 should say that the site is bordered on the south by "West" Campbell Road to avoid confusion with another roadway within the Town.*
Comment corrected on both SMP and SWPPP.
44. *Please clarify which "silt barriers" will be used in flowlines of channels. Section 2.2 should be modified to clarify that silt fence cannot be used across flowpaths.*
Sentence has been revised to "Filter sock, fiber roll or stone check dam will be installed in the flow line of drainage channels and ditches."
45. *The relatively extreme grading proposed will use temporary swales to divert stormwater around the work areas. Please show the swale lines on the E&SC plan to ensure they will be installed in the necessary locations.*
Swale lines now indicated.

46. *Mapping of the Schenectady-Niskayuna Sole Source Aquifer (SSA) appears to include the proposed project site. The SWPPP should include a discussion about the additional requirements for infiltration practices (storm and septic) within SSA's.*
The design will meet all separation distances for infiltration practices.
47. *Section 6.24 in the SWPPP should be modified to include a reference to the concrete washout area instead of a "designated upland area" to ensure proper disposal of concrete washout materials.*
Section 6.24 has been revised to read ".....designated concrete washout area".
48. *A standalone Operation and Maintenance Plan for post-construction stormwater practices should be developed based upon NYSDEC Maintenance Guidance for Stormwater Management Practices dated March 31, 2017. The O&M manual should include at a minimum the maintenance schedules/timing, description of specific stormwater practices onsite, the entity responsible for certain recurring maintenance and inspection tasks and when to call a professional to assess the operation of the practice.*
Guidance on maintenance schedule/timing of stormwater practices have been added to the SWPPP. Attached is an O&M Post Construction Stormwater Management Area/Practice Maintenance Guide for this project.
49. *The site appears to be in an archaeologically sensitive area according to the CRIS mapping website. Coordination with SHPO will be required for this project. Please include the results of coordination with SHPO in the SWPPP as required by the General Permit.*
Coordination from SHPO has been initiated. A letter from SHPO has been received and included in the SWPPP.
50. *Please include the Owner/Operator's email address and phone number in the NOI.*
The owner/operator's email address and phone number have been included in the NOI.
51. *NOI prompt #26 is missing some elements discussed in SWPPP, specifically the diversion swales.*
NOI updated accordingly.
52. *NOI Question 27a: A reference to table 5.3 regarding soil restoration requirements was not able to be identified in the SMR, SWPPP or on the plans. Please include the soil restoration requirements as indicated in the NOI.*
Notes now included in the SWPPP and site plans.