

**Town of Rotterdam
Planning Commission
August 20, 2024**

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

1. **RCP 17, Inc. – 55 Duanesburg Road (1700 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review to allow a logistics and electronic repair business to occupy Building #17 in the Rotterdam Corporate Park on a ±13.31-acre parcel.
2. **Wal-Mart Stores, Inc – 1320 Altamont Avenue.** The applicant requests a Waiver of Site Plan review for modifications to site plan to allow for an online pick-up and delivery area which includes striping, signage, and canopy installation at the existing ±112,173 square foot Wal-Mart.
3. **Eric Chen – 3049 Broadway.** The applicant requests a Waiver of Site Plan review to install a concrete pad and dumpster enclosure at an existing nail salon on a ±0.42-acre parcel.
4. **Liberty ARC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Liberty ARC on October 19, 2024 in parking lot (Former Macy's side lot) of ViaPort Rotterdam.
5. **Crown Castle - Curry Road.** The applicant requests a Waiver of Site Plan review to remove three (3) antennae and associated equipment and replace with three (3) antennae and associated equipment on ±5.96-acre parcel.
6. **Bethel Full Gospel Church Inc. – 3625 Guiderland Avenue.** The applicant requests a Waiver of Site Plan review to construct a 40' X 70' (±2,800 square foot) pavilion on the south side of the existing church on a ±43.7-acre parcel.
7. **Country Farm Fresh – 1502 Curry Road.** The applicant requests a Waiver of Site Plan review to hold a meat sale from Wednesday, August 28 – Saturday, August 31, 2024 in the parking lot of O'Reilly Auto Parts as depicted on Site Plan dated August 6, 2024.
8. **Mama Julia's Pupuseria – 1309 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a take-out restaurant, Mama Julia's Pupuseria, in existing tenant space located inside Runway Express on a ±0.52-acre parcel.
9. **Sherrilynn Longton – 2621 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a one (1) chair beauty salon in existing ±321 square foot tenant space on a ±0.14-acre parcel.
10. **Turfco Lawn and Landscape – 1874 (1866) Altamont Avenue.** The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas trees from November 18, 2024 – December 25, 2024 in designated area as depicted on application site plan of the Uptown Beverage parking lot.

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

Approval of the Summary of Minutes July 16, 2024

1. **Schenectady County Historical Society – 1100 & 1180 Main Street.** Special Use Permit/Public Hearing to allow seasonal outdoor events at both the Mabee Farm and adjoining lands owned by the Historical Society.
2. **Xiao Tian Falig – 1100 & 1180 Main Street.** The applicant requests a Waiver of Site Plan review to hold a Chinese Lantern Festival with shows and vendors from September 5, 2024 to November 5, 2024 at both the Mabee Farm and adjoining lands owned by the Historical Society.
3. **Titan Valley Development Inc. – Arlene Street.** Report and Recommendation to the Town Board on a Change of Zone from Single Family Residential (R-1) to Retail Business (B-1) on a portion of a ±0.47-acre parcel to create up to an additional 46 parking spaces for a restaurant located at 2780 Hamburg Street. Engineer: Hershberg and Hershberg.
4. **GAA Property Holdings, LLC – 743 Gifford Church Road.** Sketch Two (2) Lot Subdivision: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.

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

1. **RCP 17, Inc. – 55 Duanesburg Road (1700 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review to allow a logistics and electronic repair business to occupy Building #17 in the Rotterdam Corporate Park on a ±13.31-acre parcel.
2. **Wal-Mart Stores, Inc – 1320 Altamont Avenue.** The applicant requests a Waiver of Site Plan review for modifications to site plan to allow for an online pick-up and delivery area which includes striping, signage and canopy installation at the existing ±112,173 square foot Wal-Mart.
3. **Eric Chen – 3049 Broadway.** The applicant requests a Waiver of Site Plan review to install a concrete pad and dumpster enclosure at an existing nail salon on a ±0.42-acre parcel.
4. **Liberty ARC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Liberty ARC on October 19, 2024 in parking lot (Former Macy's side lot) of ViaPort Rotterdam.
5. **Crown Castle - Curry Road.** The applicant requests a Waiver of Site Plan review to remove three (3) antennae and associated equipment and replace with three (3) antennae and associated equipment on ±5.96-acre parcel.
6. **Bethel Full Gospel Church Inc. – 3625 Guilderland Avenue.** The applicant requests a Waiver of Site Plan review to construct a 40' X 70' (±2,800 square foot) pavilion on the south side of the existing church on a ±43.7-acre parcel.
7. **Country Farm Fresh – 1502 Curry Road.** The applicant requests a Waiver of Site Plan review to hold a meat sale from Wednesday, August 28 – Saturday, August 31, 2024 in the parking lot of O'Reilly Auto Parts as depicted on Site Plan dated August 6, 2024.
8. **Mama Julia's Pupuseria – 1309 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a take-out restaurant, Mama Julia's Pupuseria, in existing tenant space located inside Runway Express on a ±0.52-acre parcel.
9. **Sherrilynn Longton – 2621 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a one (1) chair beauty salon in existing ±321 square foot tenant space on a ±0.14-acre parcel.
10. **Turfco Lawn and Landscape – 1874 (1866) Altamont Avenue.** The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas trees from November 18, 2024 – December 25, 2024 in designated area as depicted on application site plan of the Uptown Beverage parking lot.

WAIVER OF SITE PLAN REVIEW

Date: August 20, 2024

PC2024-W35

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: RCP17, Inc (Rotterdam Corporate Park)
ADDRESS: 220 Harborside Drive, Suite 300
Schenectady, NY 12305

PROJECT ADDRESS: 55 Duanesburg Road (1700 Rotterdam Corporate Park – Tax Map No. 58.-1-19)

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to allow a logistics and electronic repair business to occupy Building #17 in the Rotterdam Corporate Park on a ±13.31-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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
5. Parking spaces shall be 9' X 18'. Handicapped parking spaces shall be ADA compliant with signage and striping.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

AUG 08 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): RCP17, Inc.

APPLICANT(S)/LESSEE: Same as above

MAILING ADDRESS: 220 Harborside Drive, Suite 300

CITY: Schenectady STATE: Ny ZIP: 12305

DAYTIME TELEPHONE: 518-356-4445 EMAIL ADDRESS: dahl@gqlesi.com

PROJECT ADDRESS: 1700 Rotterdam Industrial Park, Schenectady Ny 12306

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ____ Contract Vendee ____

REQUEST: Waiver of site plan review for permitted use
as described on the attached narrative.

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

SIGNATURE OF APPLICANT [Signature] DATE 8/6/24

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

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

Waiver of Site Plan Review

Applicant: RCP 17, Inc.

Proposed Tenant: Communications Test Design, Inc.

Proposed Lease Premises: 1700 Rotterdam Industrial Park, Schenectady, 12306

Project Summary:

RCP, 17, Inc., owner of the proposed leased premises located at 1700 Rotterdam Industrial Park, constructed a 200,000 square foot building on a vacant piece of land in the southeast corner of the Industrial Park in 2019 with no tenant in mind. With the onset of the COVID pandemic shortly after the building was complete, it sat vacant for a year until the owner's affiliate, Distribution Unlimited, utilized it for overflow warehouse space.

Given the (large) size of the building and the fact that it is best suited for a single tenant, the owner actively marketed the building for several years until recently a tenant was identified to lease the entire facility. Communications Test Design, Inc. ("CTDI") has proposed to use the building to grow its Schenectady County presence.

The owner, on behalf of CTDI, is requesting a waiver of site plan review for CTDI to occupy the facility to conduct a logistics and electronics repair operation serving the telecommunications industry. The proposed use is permitted in the light-industrial district. CTDI plans to hire up to 150 workers to staff the facility for 2 shifts during weekdays between the hours of 7:30am to 9:30pm. The operation will see 10-15 inbound and outbound deliveries daily, primarily via box truck, with the occasional tractor trailer load.

CTDI's Global Profile

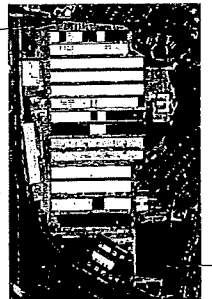
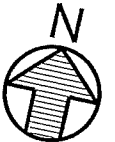
Founded in 1975, CTDI is a full-service, global engineering, repair and logistics company that provides best-cost solutions to the communications industry. CTDI provides a dynamic business model to global customers that is comprised of five divisions: STB / CPE Division, Mobile & Consumer Electronics, Mobility Product Solutions, Network Services and Product / Supply. CTDI's customers include the major telecom carriers, cable service providers, and major OEMs from around the world. Our corporate headquarters is located in West Chester, PA and we support an expanding customer base of more than 20,000 employees in 100 facilities worldwide.

ZONING INFORMATION:

SITE ADDRESS: 1700 ROTTERDAM INDUSTRIAL PARK,
BUILDING 16, ROTTERDAM, NY 12306
TAX LOT DATA: SWS 42290 TAX MAP 58.00-1-19
LANDS OF RCP 17, INC.
PROPOSED USE: LOGISTICS WAREHOUSE
ZONE: L1 - LIGHT INDUSTRIAL

MINIMUM BULK REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA:	20,000 SF	692,000 SF+ (15.89 AC)
MINIMUM LOT WIDTH:	100 FT	1,000 FT
FRONT YARD REQUIREMENTS		
FRONT YARD SETBACK:	25 FT	220 FT
SIDE YARD (N) SETBACK:	25 FT	100 FT
SIDE YARD (S) SETBACK:	25 FT	25 FT
REAR YARD SETBACK:	70 FT	70 FT
MINIMUM LOT COVERAGE:	60%	< 50%
MAXIMUM BUILDING HEIGHT:	75 FT	43 FT

SEWER DISPOSAL: MUNICIPAL SEWER CONNECTION AND
SEWER EXTENSION.
WATER SUPPLY: PRIVATE WATER MAIN CONNECTION AND
SERVICE EXTENSION.
PARKING INFORMATION:
REQUIRED PARKING PER TOWN CODE:
2 SPACES PER EMPLOYEE FOR EACH 1,000 SQUARE
FEET OF OFFICE SPACE ASSOCIATED WITH SUCH USE.
BASED UPON USE OF THE BUILDING AND NUMBER OF
EMPLOYEES, IT IS ANTICIPATED THAT THE 136 PROPOSED
PARKING SPACES (INCLUDING 2 HANDICAP SPACES) WILL BE
ADEQUATE.

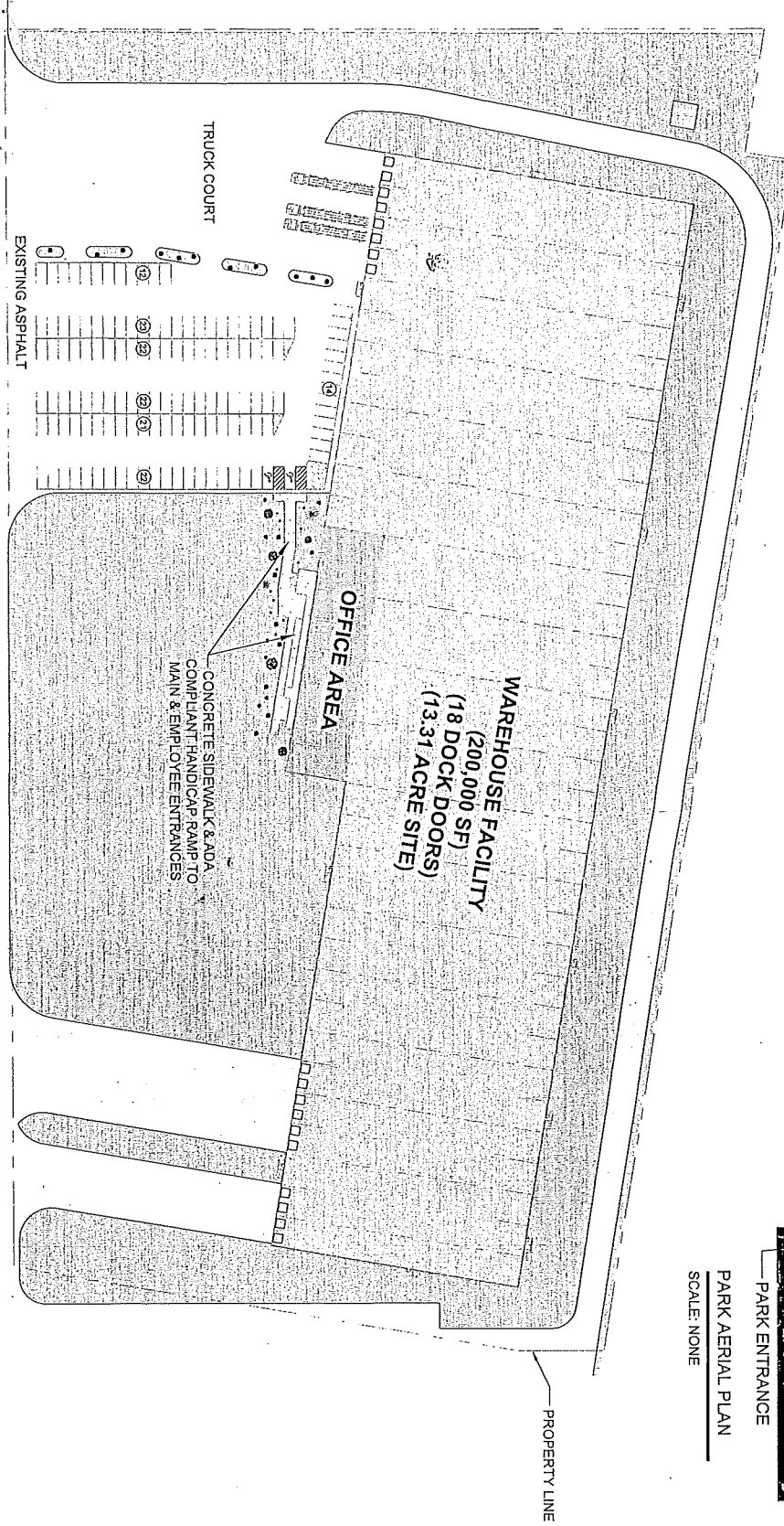


SITE LOCATION

PARK ENTRANCE

PARK AERIAL PLAN

SCALE: NONE



EAST ROAD

SITE PLAN

SCALE: 1" = 40'

7/29/2024 2:00 PM

SHEET NO.
C 101

PROPOSED SITE PLAN
NEW 200,000 SF WAREHOUSE FACILITY
ROTTERDAM CORPORATE PARK
ROTTERDAM, NEW YORK 12306

FILE: SCALE: AS NOTED BY: BDN CHK: DATE: 7-29-24 REFERENCE:

REVISIONS	DATE	REMARKS



GALESI GROUP
ENGINEERING DEPARTMENT
Building #53 Rotterdam Industrial Park
Schenectady, NY 12306
Phone: 518.358.9150 Fax: 518.358.3690

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W38

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: Wal-Mart Stores, Inc.
C/O: Aaron Shilling
ADDRESS: Mail Stop 0505
702 SW 8th Street
Bentonville, AR 72716

PROJECT LOCATION: 1320 Altamont Avenue

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for modifications to site plan to allow for an online pick-up and delivery area which includes striping, signage and canopy installation at the existing ±112,173 square foot Wal-Mart.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

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

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED
AUG 13 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Wal-Mart Stores, Inc. (C/O Aaron Schilling)

APPLICANT(S)/LESSEE: Wal-Mart Stores, Inc.

MAILING ADDRESS: Mail stop 0505, 702 SW 8th St

CITY: Bentonville **STATE:** AR **ZIP:** 72716

DAYTIME TELEPHONE: (307) 399-5012 **EMAIL ADDRESS** Aaron.Schilling@walmart.com

PROJECT ADDRESS: 1320 Altamont Ave, Schenectady, NY 12303

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☐ Contract Vendee ☐

REQUEST: _____

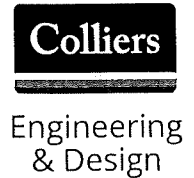
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Aaron Schilling **DATE** August 9, 2024 | 06:52 CDT

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

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

280 East Broad Street
Suite 200
Rochester, New York 14604
Main: 877 627 3772
www.collierseng.com



August 13, 2024

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

Mr. Comenzo,

The proposed site improvements to the Walmart Store #2264 located at 1320 Altamont Ave. Schenectady, NY 12303 will be conducted in conjunction with an architectural remodel project. The proposed architectural scope will not include any change to the building footprint. The proposed work will result in minimal disturbance related to the canopy installation and connection to an adjacent storm drain. The only stone base disturbance will be related to the utility work noted above. There will be no increase in impervious areas on the site and no changes to drainage patterns. The SSM-1 and SECP-1 plan sheets show minor updates to onsite striping and signage to comply with Walmart design standards. These changes are focused on traffic flow and pedestrian crosswalks. Changes have also been made to the online pickup and delivery area (ODP) and can be seen on sheet SECP-2. The ODP improvements include restriping the existing parking area to accommodate wider parking spaces for ODP operations. The ODP improvements have resulted in a decrease of 9 parking spots as noted within the table provided on SECP-2, however, the proposed parking count will still exceed the required parking ratio per the Zoning Code.

The existing Walmart Store #2264 operates as a retail grocery and general merchandise store. The store employs ±200 employees. An average number of ±7000 cars visit each day. Hours of operation for the facility include:

- Walmart: 6am-11pm
- Walmart Auto Care Center: 7am-7pm
- Walmart Garden Center: 9am-5pm
- Walmart Pharmacy: 9am-7pm
- Walmart Photo Center: 9am-8pm
- Walmart Vision & Glasses: 9am-7pm

Hard/Digital copies of the following are included:

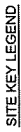
- Narrative, prepared by Colliers Engineering & Design (CED), dated 8/13/2024 (2 – copies);
- Waiver of Site Plan Review Application, dated 8/09/2024 (2 – copies);
- Civil Drawings Set, prepared by CED, dated 8/06/2024 (2 - copies 30" x 42"); and
- Check for Application fees in the amount of \$100.00.

As discussed, we request administrative approval for waiver of site plan review. If you have any questions or require additional information, please contact me at 518-389-1111.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan Comilloni". The signature is fluid and cursive, with the first name "Evan" being more prominent than the last name "Comilloni".

Evan Comilloni, PE
Project Manager, Civil/Site

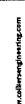
[illegible]

WAY FINDING SIGNAGE:

DESCRIPTION	DIMENSIONS	QUANTITY
POOL RIGHT	15' x 34'	2
POOL LEFT	11' x 24'	1
POOL HEAD	11' x 21'	2

www.merck.com
PUSH OF TRAVEL FOR HEALTHCARE CUSTOMERS
CROVING TO BE THE FIRST TO REACH THE FRONT

- [illegible]



Journal of Interpersonal Violence



FOR STATE SPECIFIC PROJECT NUMBERS
SEE THE LISTING OF PROJECT NUMBERS

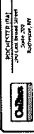
[illegible][illegible]

NOT FOR CONSTRUCTION



Walmart Stores, Inc.
Facilities Management
2608 SE J Street
Bentonville, AR 72716

Store # 02264-250
1320 ALTAMONT AVE
SOUTH BAY, CA 90260

Engineering & Design
 Phone: 705-242-5125
 Email: info@engineeringanddesign.ca[illegible]

STOP SIGNS AND MARKINGS PLAN

SSM-1

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W36

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: Eric Chen
ADDRESS: 1252 Central Avenue
Albany, NY 12205

PROJECT LOCATION: 3049 Broadway

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

REQUEST: The applicant requests a Waiver of Site Plan review to install a concrete pad and dumpster enclosure at an existing nail salon on a ±0.42-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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Reciprocal easements for parking, access, and maintenance have been executed with the adjoining property owners as part of the Aldi redevelopment project.
4. All previous conditions of approval from January 23, 2024, PC2024-W03 shall remain in effect.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission

RECEIVED

AUG 08 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



Town of Rotterdam
Waiver of Site Plan Review Application

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Ai Chen

APPLICANT(S)/LESSEE: Eric Chen

MAILING ADDRESS: 1252 Central Ave Albany

CITY: Albany STATE: NY ZIP: 12205

DAYTIME TELEPHONE: 518-982-6652 EMAIL ADDRESS: htcon168@gmail.com

PROJECT ADDRESS: 3049 Broadway Rotterdam NY

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee ☒

REQUEST: Request to Remove Trash Can to Install White Fence and Concrete Base for dumpster.

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

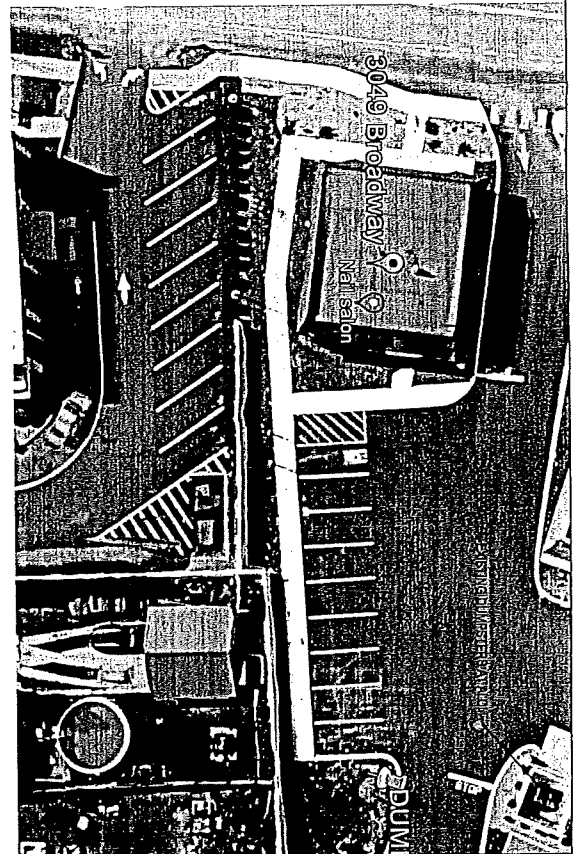
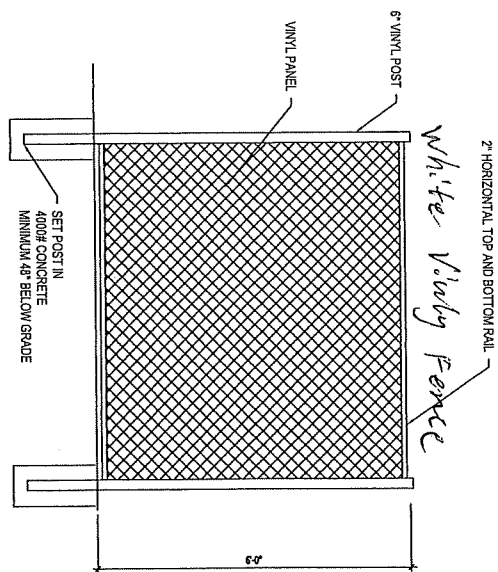
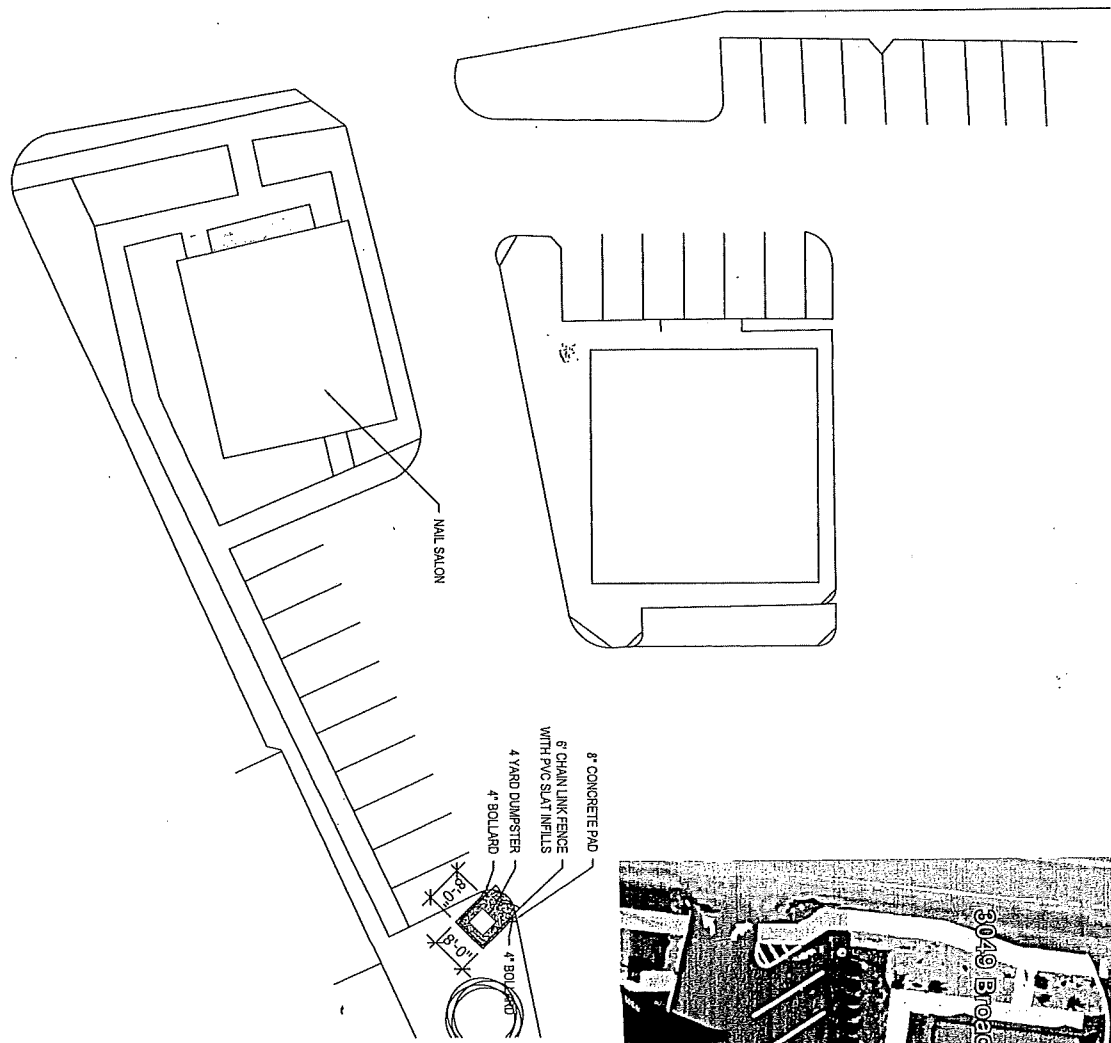
SIGNATURE OF APPLICANT [Signature]

DATE

8/08/2024

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

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



DATE:	2 AUGUST 2024	A+ NAIL ART AND SPA		CAPITAL ARCHITECTURE 24 AVIATION ROAD COLONIE, NY 12205 518 253 1442 CELL capitalarchitecture@yahoo.com THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
REV:		3049 BROADWAY ROTTERDAM, NY		
	L100	DUMPSTER LOCATION		

WAIVER OF SITE PLAN REVIEW

Date: August 20, 2024

PC2024-W29

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: Liberty ARC
ADDRESS: 214 State Street
Schenectady, NY 12305

PROJECT ADDRESS: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contractor

REQUEST: The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Liberty ARC on October 18, 2024 in parking lot (Former Macy's side lot) of ViaPort Rotterdam.

Action Taken by Commission:

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All Federal CDC Guidelines shall be followed. Please visit www.cdc.gov.
5. Applicant shall obtain a Mass Gathering Permit, prior to operation, if the expected customers to the site will exceed 1000 people in a 12-hour period.
6. Applicant and vendors to comply with all applicable state and county permitting/licensing requirements relating to food service, food truck operation, alcohol sales.
7. This waiver of site plan authorizes operation of the fundraising event only between the hours of 12:00 pm and 4:00 pm on October 19, 2024. Any operations outside these hours will require Planning Commission approval.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

JUL 15 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO x _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Via Port LLC

APPLICANT(S)/LESSEE: Liberty ARC

MAILING ADDRESS: 214 State Street

CITY: Schenectady STATE: NY ZIP: 12305

DAYTIME TELEPHONE: 518.688.8278 EMAIL ADDRESS: beverlys@libertyarc.org

PROJECT ADDRESS: Via Port Rotterdam, 93 W. Campbell Rd., Sch'dy, NY 12306

APPLICANT IDENTIFIED AS: Owner _____ Lessee _____ Contract Vendee X

REQUEST: Hosting a fundraising event to benefit the Liberty Foundation.

Event will be held outdoors. Requested documentation is attached.

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

SIGNATURE OF APPLICANT [Signature] DATE 6/21/2024

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

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

Liberty ARC Presents “Electric City Trucks, Taps, Corks and Forks” 2024

Liberty ARC is hosting our 7th Annual Food Truck event from 12:00 noon to 4:00 pm on Saturday, October 19th at Via Port in Rotterdam. “Electric City Trucks, Taps, Corks and Forks” will help raise funds for the Liberty Foundation.

In addition to food trucks, unique food vendors, craft brews and spirits, the event will feature live music by Big Sky Country. This is a family-friendly afternoon event that has been greatly enjoyed by those who attended this event in previous years.

We anticipate approximately 20 vendors. The event will be staffed by Schenectady ARC employees, board members, and business partners. We hosted last year’s even at Via Port and look forward to hosting it there again this year.



Liberty ARC’s “Electric City Trucks, Taps, Corks and Forks” Event

For more information about “Electric City Trucks, Taps, Corks and Forks” please contact Liberty ARC’s Public Relations office at (518) 688-8278 or beverlys@libertyarc.org.

Site Plan – Liberty ARC Food Truck Event

Saturday, October 19th

12:00 noon to 4:00 pm

Via Port Rotterdam

Site Plan attached identifying all structures on site. Structures will include food trucks, beverage vendors, specialty vendors and kids activities. Some vendors will be setting up booth-style setups with tables and covers. The band will be using a 20x20 stage covered by a tent. Vendor/entertainment locations are identified on the site plan page 2.

There are 700 parking spaces allocated for the event, including handicap-accessible spaces. Access to the Via Port restrooms will be provided and they include handicap-accessible restrooms.

No additional site plan improvements are planned for this event.

STOP

Alcohol & Other Beverage Vendors

Food Trucks / Vendors

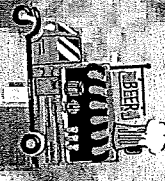
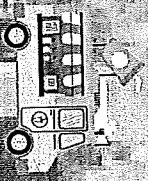
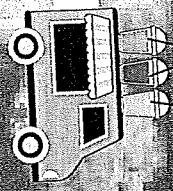
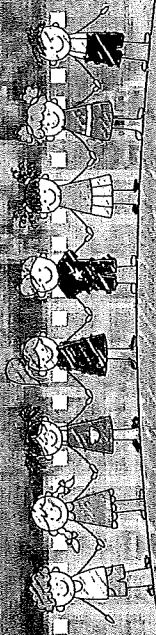
Tent/Chairs

Kid's Activities

Stage

Admission

Volunteer
check in &
first aid



WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W30

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: Crown Castle
Attn: Janet Spatafora
ADDRESS: 3025 Highland Parkway, Suite 400
Downers Grove, IL 60015

PROJECT LOCATION: Curry Road (Tax Map No 71.7-1-11.1)

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to remove three (3) antennae's and associated equipment and replace with three (3) antennae's and associated equipment on ±5.96 acre parcel.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Applicant must apply for Building Permit and receive Certificate of Compliance prior to commencement of operation.
2. Compliance with all NYS Building and Fire Codes.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED
JUL 15 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO X . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Crown Atlantic Company LLC dba Crown Castle

APPLICANT(S)/LESSEE: Crown Castle on behalf of Verizon Wireless

MAILING ADDRESS: 3025 Highland Parkway, Suite 400

CITY: Downers Grove STATE: IL ZIP 60015

DAYTIME TELEPHONE: 224-688-1588 EMAIL ADDRESS janet.spatafora@crowncastle.com

PROJECT ADDRESS: Curry Road, Rotterdam, NY 12303, SBL - 71.07-1-11

APPLICANT IDENTIFIED AS: Owner X Lessee ____ Contract Vendee ____

REQUEST: T-Mobile proposes and antenna swap (6 for 6) at existing Crown cell site.

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

SIGNATURE OF APPLICANT Janet Spatafora DATE 6/5/2024

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

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



T-MOBILE SITE NUMBER:
3SYA721C

BU #: 807195
CROWN CASTLE SITE
NAME:
ABY SOUTH
SCHENECTADY 959446
2604 CURRY ROAD
ROTTENDAM, NY 12303
EXISTING 120'-0" SELF
SUPPORT TOWER

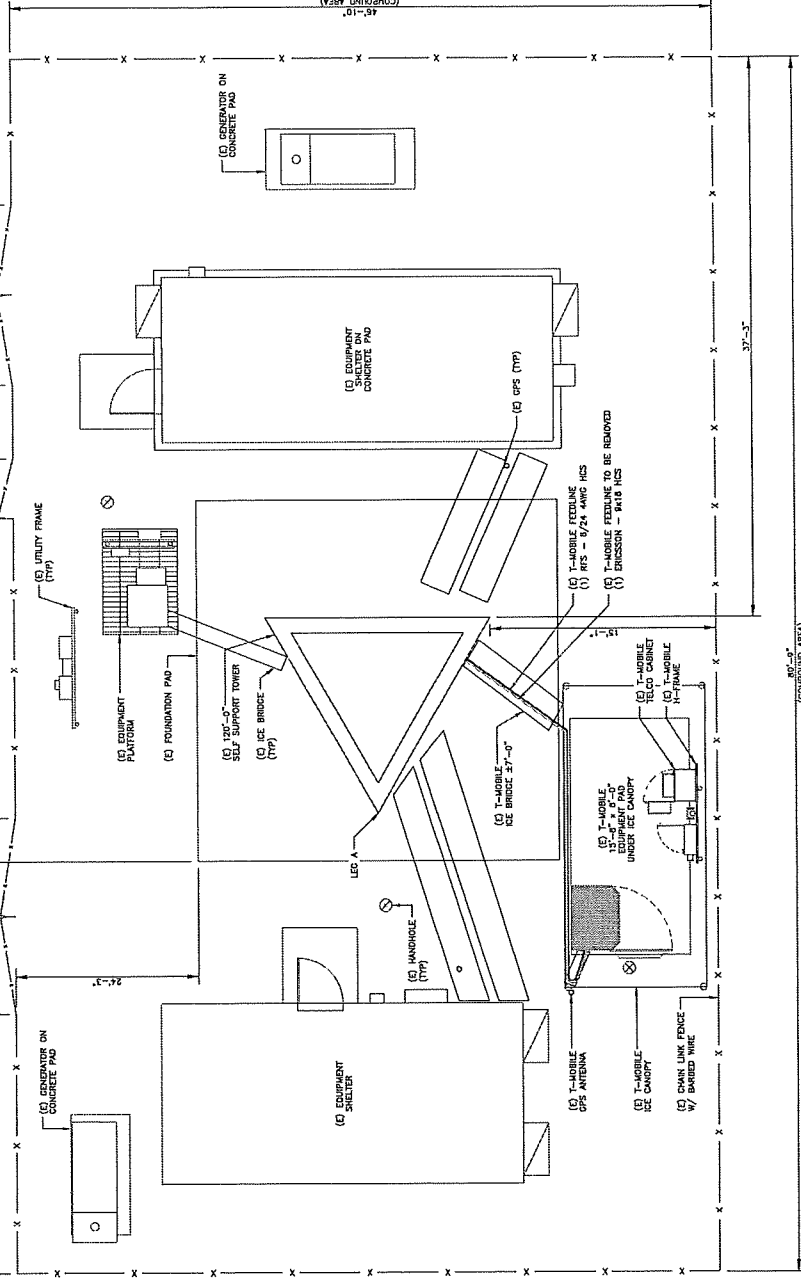
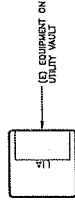
REV	DATE	DESCRIPTION	DESIGN
A	2/1/21	YES	PRELIMINARY
B	2/1/21	YES	CONSTRUCTION
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			



PDS ENGINEERING, D.P.C.
CERT. # 018926
Expires 06/30/24
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT

SHEET NUMBER
C-1.1
REVISION:
0

EQUIPMENT LEGEND



1 COMPOUND PLAN
SCALE: 1/8"=1'-0" (ALL SIZES)
1/4"=1'-0" (TOWER)

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W31

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

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

PROJECT LOCATION: 3625 Guilderland Avenue

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to construct a 40' X 70' (±2,800 square foot) pavilion on the south side of the existing church on a ±43.7 acre parcel.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Water for the two (2) newly installed bathrooms shall be configured to pass through the current meter.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

AUG 05 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Bethel Full Gospel Church, Inc.

APPLICANT(S)/LESSEE: Nalene Vanderpoel

MAILING ADDRESS: 3669 Guiderland Ave.

CITY: Sch'dey STATE: ny ZIP: 12306

DAYTIME TELEPHONE: 518-355-1866 EMAIL ADDRESS: nalenev@bethelfullgospel.co

PROJECT ADDRESS: 3625 Guiderland Ave.

APPLICANT IDENTIFIED AS: ^{Representative} Owner ☒ Lessee ☐ Contract Vendee ☐

REQUEST: Put up a pavilion in back of building
for outside events. 40x70

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

SIGNATURE OF APPLICANT Nalene Vanderpoel DATE 8-5-24

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

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

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W32

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: Country Fresh Farms
Attn: Harry Perden or Gabrielle Klein
ADDRESS: 10 Celebration Way
Peachtree City, GA 30269

PROJECT LOCATION: 1502 Curry Road

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to hold a meat sale from Wednesday, August 28 – Saturday, August 31, 2024 in the parking lot of O'Reilly Auto Parts as depicted on Site Plan dated August 6, 2024.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.
5. All parking for site activity to occur on-site in areas designated on site plan. No parking is to occur on public highway.
6. Ingress/egress onto Curry Road shall remain free and clear at all times.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

AUG 06 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): O'Reilly Auto Enterprises LLC

APPLICANT(S)/LESSEE: Harry Pearden

MAILING ADDRESS: 10 Celebration Way

CITY: Peachtree City STATE: GA ZIP: 30269

DAYTIME TELEPHONE: 904 217 9427 EMAIL ADDRESS: CFFmeats.ops@gmail.com

PROJECT ADDRESS: 1502 Curry Rd.

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

REQUEST: Temp 4 day USDA frozen prepackaged
meat sale in O'Reillys parking lot.

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

SIGNATURE OF APPLICANT [Signature] DATE 8/6/24

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

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

RECEIVED

AUG 06 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Country Fresh Farms plans to conduct a temporary four day meat sale at O'Reilly's Auto Parts. This sale will be held outside in the parking lot under a 10x10 canopy.

Address

- 1502 Curry Rd, Rotterdam, NY 12306

Hours of operation

- August 28-31, 2024
- Wednesday - Saturday
- 8 am - 7 pm

Products

- USDA approved frozen meat (chicken, pork, beef and seafood)
- No cooked or prepared items
- All products are prepackaged and sold in boxes.
- Purchased from Stampede Meat, Inc

Equipment/Structures

- 26ft Freezer Truck
- 10x10 pop up canopy - no side walls
- 3x2 Freestanding A frame Sign
- All equipment will be taken down and removed each day of the sale at 7pm.

Storage of products

- Refrigerated 26 ft truck
- Deep freezers beneath 10x10 Pop Up canopy

Method of Sales

- Cash and carry

Waste

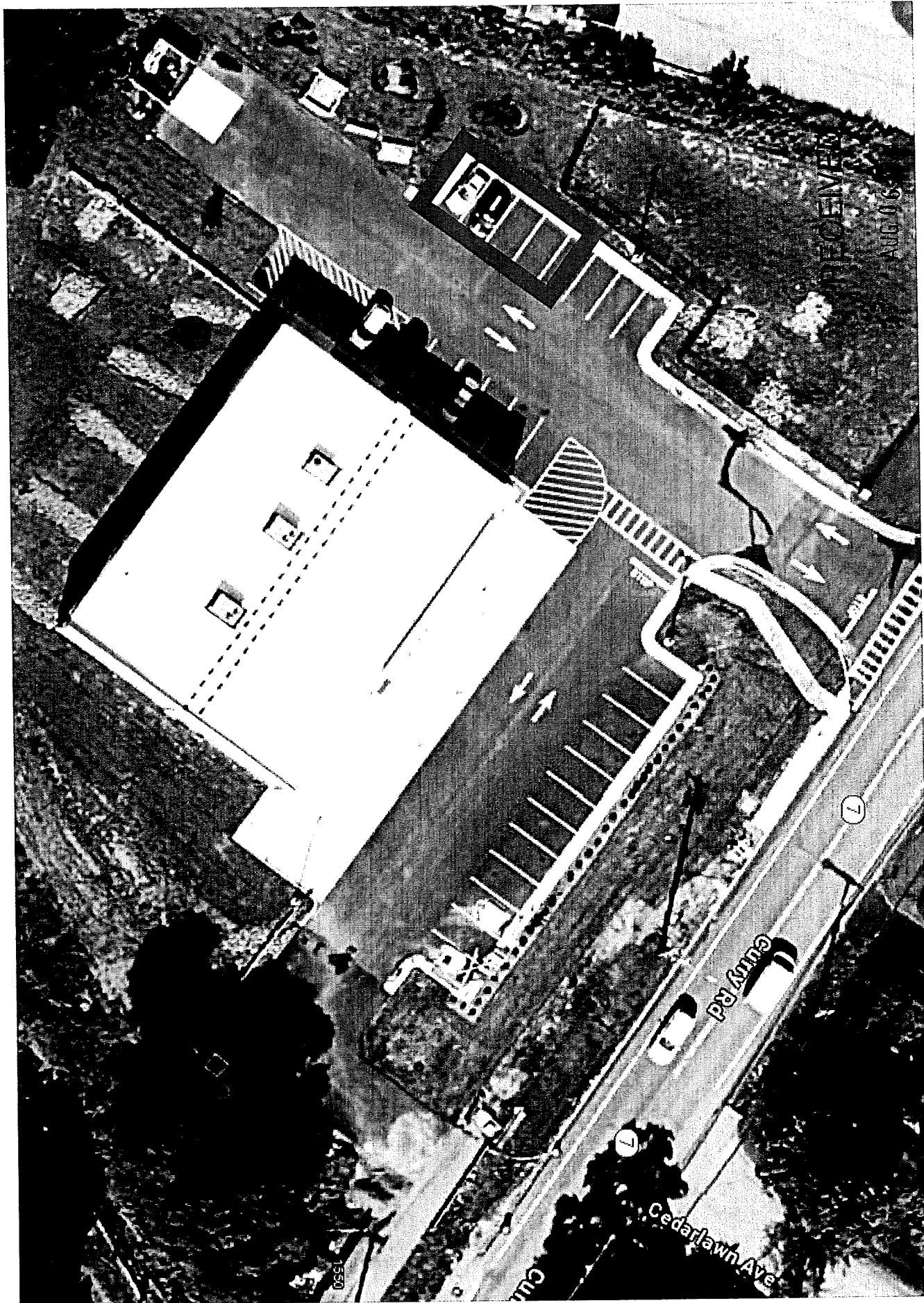
- There will be no waste disposable as all products are sold by box.

Traffic/Parking

- The setup will not impede any traffic.
 - Entire setup will be contained to the designated parking spaces. •
- Customers will be able to use surrounding parking spaces in the lot. Typically there are no more than 3-4 cars at a time for our Truckload Meat Sale.

Restrooms

- Customers may use the restrooms if necessary.



TOWN OF ROTTERDAM
PUBLIC WORKS

WAIVER OF SITE PLAN REVIEW

Date: August 20, 2024

PC2024-W33

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: Syed Fawad Aijaz d/b/a Mama Julia's Pupuseria

ADDRESS: 84 St. Andrews Drive
Clifton Park, NY 12065

PROJECT ADDRESS: 1309 Altamont Avenue

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a take-out restaurant, Mama Julia's Pupuseria, in existing tenant space located inside Runway Express on a ±0.52 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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. 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 specifications.
5. Applicant shall obtain Schenectady County Health Department approval.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ☐ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): YUNUS PETROLEUM INC

APPLICANT(S)/LESSEE: SYED FAWAD AISAZ

MAILING ADDRESS: 84 ST ANDREWS DR

CITY: CATON PARK STATE: NY ZIP: 12065

DAYTIME TELEPHONE: 516 713 2923 EMAIL ADDRESS: FAWADAISAZ207@Cimail-Co

PROJECT ADDRESS: 1309 ALBANY AVE, SCHENECTADY NY 12303

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

REQUEST: TAKING OVER RUNNING RESTAURANT NAME
"MAMA JULIA'S PUPUSERIA" AND OPENING NEW
RESTAURANT WITH NO MAJOR CHANGES.

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

SIGNATURE OF APPLICANT

DATE 02/06/2024

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

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

This Restaurant is going to be take away only and we are hoping to open by September 1st, 2024. The Restaurant serve Halal Chinese Food with special Indian ingredients and spices with it. Our hours of operation will be 11:00Am till 11:00Pm daily seven days a week and the employee will be 2 at a time 1 is in front and another one in back. Our target is to get 40 to 50 customers daily and we have plenty of parking outside since its in the Sunoco Gas Station building.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W34

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: Sherrilynn Longton
ADDRESS: 2621 Hamburg Street
Schenectady, NY 12303

PROJECT LOCATION: 2621 Hamburg Street

APPLICANT IDENTIFIED AS: Owner ☒ XX Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a one (1) chair hair salon in existing ± 321 square foot tenant space on a ± 0.14 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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. 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 #3 for specifications.
5. Owner/applicant shall install a water meter. Contact DPW for specifications.
6. Property is in Sewer District #7 and shall be connected to sanitary sewer. Connection to sanitary sewer must be completed and existing septic will need to be properly decommissioned on or before October 31, 2024. A lateral was provided to the property with the reconstruction of Hamburg Street.
7. Applicant shall obtain Schenectady County Health Department approval and/or New York State Department of State licensing if required.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

AUG 08 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ___ NO X If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Mike Kane

APPLICANT(S)/LESSEE: Sherri Lynn Longton

MAILING ADDRESS: 2621 Hamburg Street

CITY: Rotterdam STATE: NY ZIP: 12303

DAYTIME TELEPHONE: (518)847-1883 EMAIL ADDRESS nurturhairnbrow@

PROJECT ADDRESS: N/A gmail.com

APPLICANT IDENTIFIED AS: Owner ___ Lessee X Contract Vendee ___

REQUEST: Hair Salon - 1 Chair

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

SIGNATURE OF APPLICANT [Signature] DATE 8/8/2024

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

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

PROPERTY OF
MARY BIANCHI

40'

103'±

175'



22'

47'

BATH
ROOM

CLOSET

3'

3'x19' OPEN PORCH

23'
BEAUTY
SHOP

12'

PARKING #1

PARKING #2

PARKING #3

PARKING #4

SUBMITTED BY
ALFRED C. KLEIN
CALVIN KLEIN REALTY
1588 UNION ST.
SCHENECTADY, NY 12306

2621 HAMBURG ST. ROTTERDAM, NY

Welcome to Nurture HairNBrow Studio, where I, Sherrilyn Longton, am dedicated to providing a relaxing and comfortable experience for each client. My expertise lies in hairstyling, cutting, hair extensions, hair replacement, hair toppers, custom coloring, and waxing. To ensure availability, I operate by appointment only and do not have fixed hours of operation.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-37

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: David Perone

ADDRESS: 2244 Maxon Road Ext.
Schenectady, NY 12308

PROJECT LOCATION: 1874 (1868) Altamont Avenue

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee ☐

REQUEST: The applicant requests a Waiver of Site Plan review for the Seasonal Sales of Christmas trees from November 18, 2024 – December 25, 2024 in designated area as depicted on application site plan of the Uptown Beverage parking lot.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Removal of all trees and brush is to be completed by January 2, 2025. If debris is not removed by this date, no future seasonal sales permits will be issued to the applicant and/or associates.
3. Compliance with all NYS Building and Fire Codes.
4. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
5. Ingress/egress onto Elizabeth Street shall remain free and clear at all times.
6. Location for the sale of the trees is in the parking lot consistent with prior practice.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

**TOWN OF ROTTERDAM
SEASONAL SALES PERMIT APPLICATION**

RECEIVED

AUG 09 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

The below-identified applicant requests Seasonal Sales approval. The following documentation is attached as required for the Building Department Inspector's review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - ❖ All structures on site
 - ❖ All parking areas on site (parking spaces 9' x 18')
 - ❖ Interior floor plan of usable area by applicant
3. Descriptive narrative of Seasonal Sales occurring on the site including but not limited to:
 - ❖ Number of employees
 - ❖ Exact nature of business, hours of operation and expected customers to the site
4. \$100 application fee – made payable to the Town of Rotterdam.

PRESENT OWNER(S): Mr. Singh

APPLICANT(S): Turfee Lawn & Landscape

ADDRESS: 2244 Maxon Rd Ext

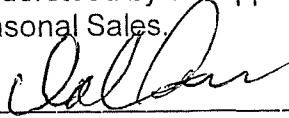
TELEPHONE: (H) 518 399-1442 (W) 518 365 9631 (F) 518 365 9631

PROJECT ADDRESS: 1866 Altamont

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: ~~Dec~~ Nov 18, 2024 - Dec 25, 2024

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

SIGNATURE OF APPLICANT  DATE 8/9/24

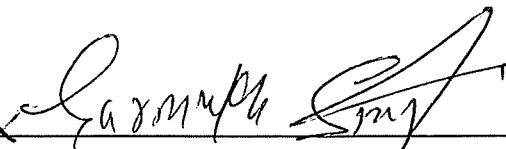
BUILDING INSPECTOR APPROVAL: _____

DATE: _____

Turfco Lawn and Landscape, Inc
P.O. Box 323
Schenectady, NY 12301
518-399-1442

August 9 , 2024

I, MICHAEL S. WILSON agree to lease the parking lot at 1866
Altamont Ave, Schenectady, NY for the sole purpose of selling Christmas trees.
The lot will be leased by Dave Perone, President of Turfco Lawn and Landscape,
Inc. Schenectady, NY for the period of November 2024 to December 25th, 2024.

Lessor 

Date 8/9/24

Dave Perone 

DPW Comments

August 20, 2024

1. **Schenectady County Historical Society – 1100 & 1180 Main Street.** Special Use Permit/Public Hearing to allow seasonal outdoor events at both the Mabee Farm and adjoining lands owned by the Historical Society.

1. Final Fees Due: Advertising \$38.50
2. Special Use Permit shall be deemed to permit special events on a case-by-case basis. All planned special events shall require review and approval of the Planning Commission and/or other governmental authorities authorized to grant these activities. Length of each event shall be specified in the application and shall in no case shall exceed fourteen (14) days in length unless approved by the Planning Commission.
3. Any special events under Planning Commission jurisdiction shall require submittal of a Waiver of Site Plan application for each outdoor event and must be obtained prior to any event. The Planning Commission may condition or deny the issuance of a Waiver of Site Plan Review for a special event if deemed necessary to protect the health, safety, and welfare of the public.

SEQR Requirement: 6 NYCRR 617.5 (C)(21) Type 2 Listed Action.

RECEIVED

JUL 10 2024

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

TOWN OF ROTTERDAM
PUBLIC WORKS

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Xiao Tian Falig

Mailing Address: 3 Gallagher Ct

City: Great Neck State: NY Zip: 11021

Daytime Phone: 513-593-2933 E-mail: xfalig@winterlanternfestival.com

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

Owner's Designated Contact: Schenectady County Historical Society

Mailing Address: 32 Washington Ave

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-374-0263 E-mail: office@schenectadyhistorical.org

Project/Proposal Site Area (Acres or sq. ft.): 2.7 acre

Assessor Tax Parcel No.(s) of Proposal Site: _____

Adjacent Area Owned or Controlled (Acres or sq. ft.): _____

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

Street Address of Proposed Site (if any): 1100 Main St. Rotterdam Junction NY 12450

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Chinese Lantern Festival with shows and vendors.

Existing Zoning Classification: _____

School District: Mohamaseen Central School

Fire District: Rotterdam Junction

Water Supply: Town of Rotterdam

Volunteer Fire Dept.

LEGAL INFORMATION

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

On the premise of Mabee Farm Historic Site.

Name of public road (s) providing access: NY Route 55

Width of property fronting on public road: _____

Attach deed or legal description.

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

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

To install holiday lantern show on the grounds of Mabee Farm. This installation is temporary and seasonal.

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

Temporary, only for the autumn season to host a lantern festival.

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

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

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

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

No. The purpose of this installation is to host a lantern festival with live entertainment and vendors for the community to enjoy special hand made lanterns. All installation process will follow safety guidelines.

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

No. The temporary installation will only go on top of ground and will not damage any building structure. Our community engagement will not impair property values. The festival is family friendly, and will only open 4-5 hours Thursday-Sundays.

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

No, the festival will not disturb surrounding property. Mabee Farm is in a quiet area and will not disturb surrounding neighbors.

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

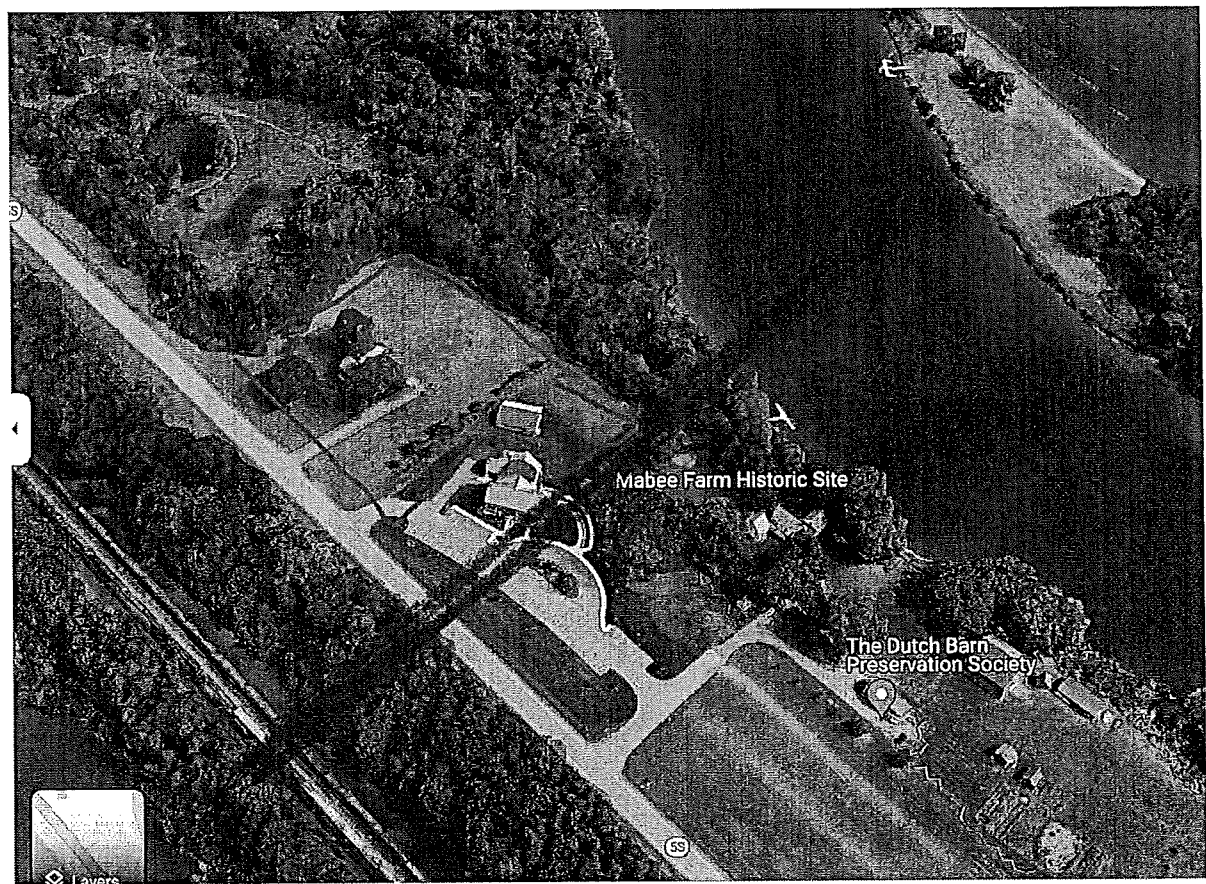
Yes, we will bring in our own generators to provide power to the lanterns and also rent portable restrooms for our guests to use.

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

Yes, Mabee Farm has enough parking and road space to provide smooth traffic flow.

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

Site Location



DPW Comments
August 20, 2024

2. **Xiao Tian Falig – 1100 & 1180 Main Street.** The applicant requests a Waiver of Site Plan review to hold a Chinese Lantern Festival with shows and vendors from September 5, 2024 to November 5, 2024 at both the Mabee Farm and adjoining lands owned by the Historical Society.
1. Compliance with all NYS Building and Fire Codes.
 2. Compliance with all applicable state and county laws and regulations, including as applicable, Department of Labor safety inspection/approval requirements and Department of Health inspection/approval requirements.
 3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
 4. Applicant shall receive a Mass Gathering permit from the Town of Rotterdam Town Clerk prior to operation.
 5. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 6. All applicable NYS and CDC Guidelines shall be followed. Please visit www.forward.ny.gov and www.cdc.gov.

SEQR Requirement: 6 NYCRR 617.5 (C)(21) Type 2 Listed Action.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: August 20, 2024

PC2024-W28

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: Xiao Tian Falig
ADDRESS: 3 Gallagher Court
Great Neck, NY 11021

PROJECT LOCATION: 1100 Main Street (Mabee Farm)

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

REQUEST: The applicant requests a Waiver of Site Plan review to hold an Autumn Glow event from September 5, 2024 to November 5, 2024 on ±26.5 acres of the Mabee Farm.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Compliance with all NYS Building and Fire Codes.
2. Compliance with all applicable state and county laws and regulations, including as applicable, Department of Labor safety inspection/approval requirements and Department of Health inspection/approval requirements.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
4. Applicant shall receive a Mass Gathering permit from the Town of Rotterdam Town Clerk prior to operation.
5. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
6. All applicable NYS and CDC Guidelines shall be followed. Please visit [forward.ny.gov](https://www.forward.ny.gov) and www.cdc.gov.

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

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission

RECEIVED

JUL 10 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



Town of Rotterdam
Waiver of Site Plan Review Application

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Schenectady County Historical Society

APPLICANT(S)/LESSEE: Winter Lantern Festival

MAILING ADDRESS: 32 washington ave

CITY: Schenectady STATE: NY ZIP: 12305

DAYTIME TELEPHONE: 518-374-0263 EMAIL ADDRESS: office@schenectadyhistorical.org

PROJECT ADDRESS: Mabee Farm, 1100 Main St Rotterdam Jct NY

APPLICANT IDENTIFIED AS: Owner ____ Lessee X Contract Vendee ____

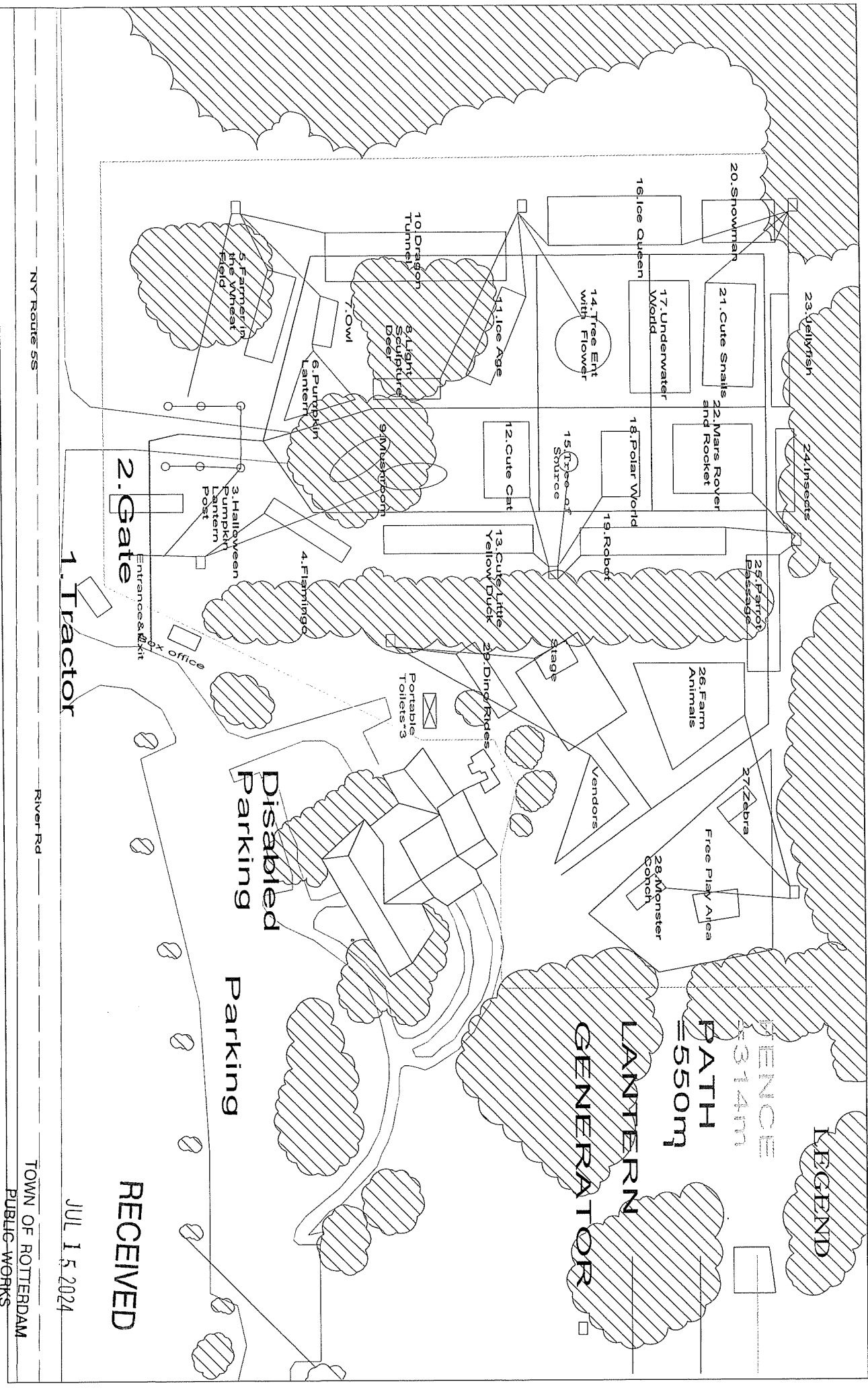
REQUEST: Winter lantern festival

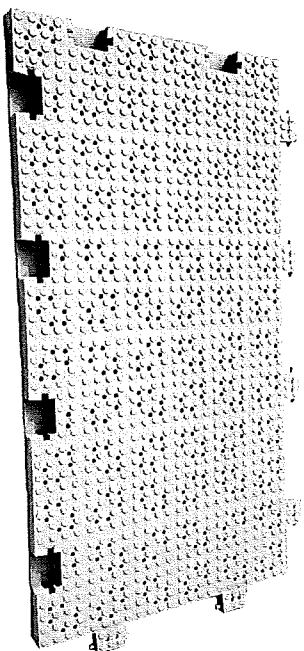
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Mary Zawacki DATE July 10, 2024

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

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





Floor Details:

Brand: GREEN TOWER SPORTS

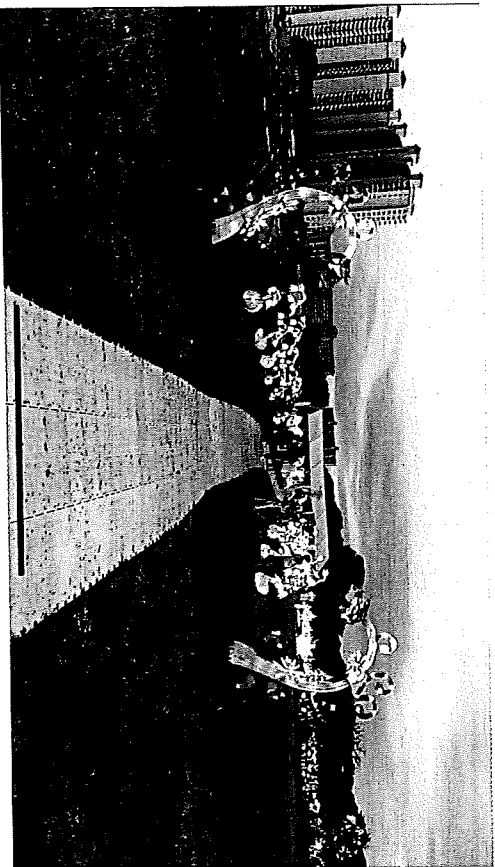
Size: 2'1" x 0.1' ft

Material: Plastic

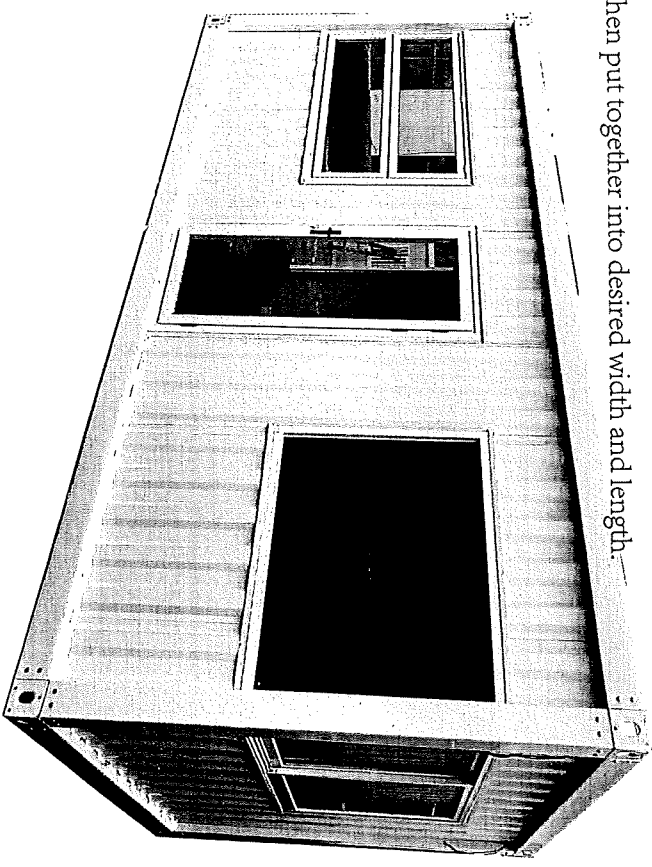
Recommended Path Width: 6 ft

The individual tiles is then put together into desired width and length.

A single piece of plastic flooring



Plastic flooring in use



Ticket Box

RECEIVED

JUL 15 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

DPW Comments
August 20, 2024

3. **Titan Valley Development Inc. – Arlene Street.** Report and Recommendation to the Town Board on a Change of Zone from Single Family Residential (R-1) to Retail Business (B-1) on a portion of a ±0.47-acre parcel to create up to an additional 46 parking spaces a for restaurant located at 2780 Hamburg Street. Engineer: Hershberg and Hershberg.
1. This Change of Zone request was forwarded by the Town Board to the Planning Commission for a report and recommendation on August 14, 2024.

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

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Fire District #3 (Carman)

RECEIVED

JUL 25 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

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

Application Fee **\$650**

Existing Zone Classification: R-1 ONE FAMILY RESIDENTIAL & B-1 GENERAL BUSINESS

Proposed Zone Classification: Retail Business (B-1)

PART II GENERAL INFORMATION

Legal Owner's Name: Titan Valley Development Inc.
Mailing Address: 3 Laureldale Terrace
City: Loudonville State: NY Zip: 12211
Daytime Phone: 518-788-3113 Fax: _____

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

Owner's Designated Contact: Daniel R. Hershberg, PE & LS

Mailing Address: 18 Locust Street
City: Albany State: NY Zip: 12203
Daytime Phone: 518-459-3096 Fax: 518-459-5683

Project/Proposal Site Area: (Acres or sq. ft.) 0.47 Acres
Assessor Tax Parcel No.(s) of Site: 59.15-1-10.11

Adjacent Parcels Owned or Controlled: (Acres or sq. ft.) 1.6
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled:
59.14-15-16.11

Street Address of Proposed Site (if any): 2780 Hamburg Street

Vacant land adjacent to Commercial use restaurant and and 9-unit apartment

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Fire District: Rotterdam F.D.3

Proposed Use of Property:

- | | |
|-----|-------------------------|
| (■) | C1 Business |
| () | C2 Mercantile |
| () | C3 Industrial |
| () | C4 Storage |
| () | C5 Assembly |
| () | C6 Institutional |
| () | C7 Miscellaneous |

LEGAL INFORMATION

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

South side of Arlene Street approximately 150' from Hamburg Street

Name of Public Road(s) Providing Access: Arlene Street

Width of Property Fronting on the Existing Public Road in Linear Feet: 139.60

Does the Proposal Have Access to an Arterial or Planned Arterial?

☐

Yes

☐

No

Name(s) of Arterial Road(s): access to I-890 via Curry Road and Hamburg Street

A legal description of the proposed site must be attached:

☐

Yes

☐

No

A copy of the assessor's map of the proposed site must be attached:

☐

Yes

☐

No

A copy of the most current deed(s) of the proposed site must be attached:

☐

Yes

☐

No

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

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

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

The property has been vacant and is adjacent to a commercially with a restaurant and 9 unit apartments
the owner wishes to expand the parking to compliment his buisness.

UTILITIES

Proposed Source of Water:

☐
☒
☐

Public System

Other, please describe _____

☐
☐

Individual Wells

Private Community System

Proposed Means of Sewage Disposal:

☒
☐
☐

Public Sewer

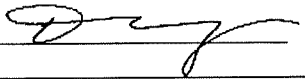
Septic Tank & Leachfield

Other, please describe _____

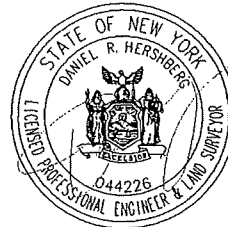
PART III

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

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

Signed:  Date: 7/25/2024
Address: 18 Locust Street, Albany NY Phone: 518-459-3096
Zip: 12203

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



LEGAL OWNER SIGNATURE

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

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

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

Name: TITANUM LLC DEVELOPMENT INC.
Address: 3 LAURELDALE
LONDONVILLE 1224

Date: _____
Phone: _____
Zip: _____

Joseph L. Stone, President
Signature of applicant or representative

Date

NOTARY

STATE OF NEW YORK) ss:
COUNTY OF Schenectady

SUBSCRIBED AND SWORN to before me this 25th day of July, 2024

NOTARY SEAL

Donna Levasseur

Notary Signature

Notary Public in and for the State of New York
Residing at: 1100 Rockwood Ln
My appointment expires: 3-4-2027

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2027

PLEASE AFFIX NOTARY SEAL HERE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

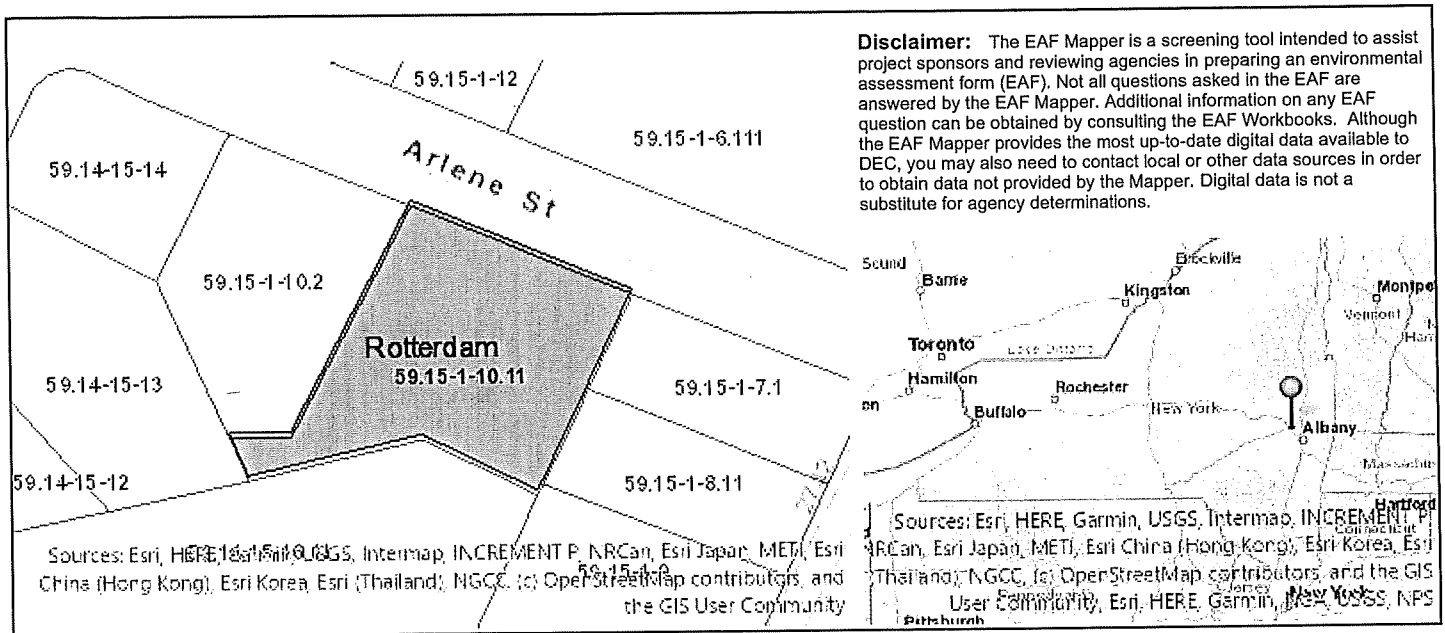
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Arlene Street Extra Parking			
Project Location (describe, and attach a location map): Arlene Street			
Brief Description of Proposed Action: Site improvements to a vacant parcel to include 46 paved parking spaces connection to adjacent parcel for additional restaurant parking. Also included is the rezone the rear portion of the property to MS/NS Main Street / Neighborhood Center Overlay District Zone.			
Name of Applicant or Sponsor: Titan Valley Development Inc.		Telephone: 518-788-3113 E-Mail: titanvalleydev@gmail.com	
Address: 3 Lauderdale Terrace			
City/PO: Loudonville		State: NY	Zip Code: 12211
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 Site Plan Approval		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.47 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.07 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: _____ a parking lot will not require potable water	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ a parking lot will not require wastewater utilities	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

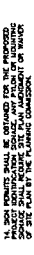
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
_____ storm sewer within Arlene Street _____		
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>Daniel R. Hershberg, PE & LS, for the applicant</u> Date: <u>7/17/2024</u> Signature: <u></u> Title: <u>Managing partner</u>		



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



THE UNIVERSITY OF CHICAGO



1. BE SHIELDED AND/OR PLACED IN
TO PREVENT OFF-SITE ILLUMINATION

DPW Comments
August 20, 2024

4. **GAA Property Holdings, LLC – 743 Gifford Church Road.** Sketch Two (2) Lot Subdivision: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.
 1. Submit \$150.00 Application Fee.
 2. Property is not located in the Water District. Explain proposed potable water service to Lot #1 and Lot #2. It appears that there is an existing well located on-site? DPW recommends connection to the municipal system for both lots.
 3. Are basements proposed? If so, the applicant shall perform deep hole testing witnessed by the Building Inspector and information added to the subdivision plat. Any necessary updates to the grading plan shall be submitted accordingly.
 4. Extensive floodplain, floodway, and wetlands exist on this property due to its location to the Normanskill. Notes and shading indicating that no structures or grading activity are permitted in this area should be added to the plan set.
 5. Due to the location of the property, the applicant should consider raising the finished floor locations several feet to allow for a safety factor from storm events that impact the Normanskill.
 6. Lot corners must be pinned and capped prior to Chairman's Signature.
 7. NYSDOT approvals will be needed for access onto Giffords Church Road.
 8. Provide SWPPP if disturbance exceeds 1 acre. If less than an acre provide erosion and sediment control plan.
 9. Add the follow notes to the subdivision maps:
 - a. The Town of Rotterdam has no control over and accepts no responsibility for future drainage problems that could occur in wetland or floodplain areas. This pertains whether such problems are a result of leaving the areas as they presently exist, or a result of future lot owners filling in or around the areas without regard for the local drainage patterns.
 - b. For all lots having state and/or federally regulated wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a building permit.
 - c. The Deed conveying Lot #1 shall contain a statement that such wetlands and floodplain exist within the bounds of the deeded lot. Any disturbance, filling, excavating, grading, or re-grading of the wetlands or floodplain will require authorization from state and/or federal regulatory authorities. No construction or building activities whatsoever is permitted in these areas.
 - d. All wetlands and floodplain areas that are not shown as disturbed areas on this map shall remain undisturbed during project construction. Prior to commencement of any construction activity in the vicinity of such areas, the undisturbed wetlands shall be field located and delineated with protective fencing erected at their boundary.

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

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation – Audrey Burneson (cc Guy Tedesco & Chad Corbett)
Rotterdam Police Department
Fire District #5 (Pine Grove)
Schalmont School District
Town of Princetown (239-nn)
Town of Guilderland (239-nn)

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

Project/Proposal Site Area: (Acres or sq. ft.) 23.35 AC

Assessor Tax Parcel No.(s) of Proposal Site: 70.-2-3.31

Adjacent Parcels Owned or Controlled by owner: (Acres or sq. ft.) N/A

Adjacent Names and Parcel Numbers of abutting property owners:

Longo, Scott R, 843 Giffords Church Rd.

Campagnano, Angelo, 695 Giffords Church Rd.

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

70.-217, 70.-2-18

Street Address of Proposed Site (if any): 743 Giffords Church Rd.

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

2 vacant single-family dwellings, 2 wood frame barns, 1 private well

Existing Zoning Classification: A-1 (Agricultural)

School District: Schalmont

Fire District: Pine Grove FD #5

Water Purveyor Town of Rotterdam District 5

Sewer Purveyor: None

Proposed Use of Property:

- | | |
|--|--|
| ☒ A1 One-family dwelling | ☐ C1 Business |
| ☐ A2 Two-family dwelling | ☐ C2 Mercantile |
| ☐ B1 Multiple Dwelling (permanent occupancy) | ☐ C3 Industrial |
| ☐ B2 Multiple Dwelling (transient occupancy) | ☐ C4 Storage |
| ☐ B3 Multiple Dwelling (senior citizen housing) | ☐ C5 Assembly |
| ☐ B4 Multiple Dwelling (adult residential care facility) | ☐ C6 Institutional |
| ☐ C7 Miscellaneous | |

LEGAL INFORMATION

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

Parcel #743 is on the south side of Giffords Church Road between Maria Court to the west and S Westcott Road to the east, and adjacent to Schenectady Memorial Park & Country Brook Court to the north.

Name of Public Road(s) Providing Access: _____

Dunnsville Road, Quackenbush Road, Guilderland Ave.

Width of Property Fronting on Public Road in Linear Feet: 413 FT

Does the Proposal Have Direct Access onto an improved State, County, or Town road(s)? ☒ Yes ☐ No

Name(s) of improved road(s) providing access: Giffords Church Road

I have attached a legal description of the proposed site: ☒ Yes ☐ No
(All applications must contain an attached legal description stamped by the Land Surveyor. Include the legal description for the entire area to be subdivided on a preliminary subdivision map.)

I have included a copy of the deed(s) of the proposed site: ☒ Yes ☐ No
(All applications must contain a current deed of the proposed site)

I have attached a vicinity map of the proposed site: ☒ Yes ☐ No
(All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)

What impact will the proposed subdivision have on the adjacent properties? _____

There will be no undesirable change in the character of the neighborhood or detriment to nearby properties as the proposed project is in keeping with the existing built environment in use, style and scale.

What factors support this subdivision? _____

The proposed single-family dwelling will fit seamlessly into the existing neighborhood while providing new housing and added tax revenue.

What measures do you propose to mitigate your proposal's impact upon or otherwise to make appropriate provision for open spaces, drainage waste, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools, and school grounds, and impacts which relate to the public health, safety and general welfare?

The proposed single-family dwellings with associated driveways, individual sanitary sewer systems, and connection to the municipal water supply system will be designed and constructed with full adherence to Town code and will not negatively impact any existing conditions or municipal services.

SUBDIVISION INFORMATION

Number of Lots: 2
Typical Lot Size: 1.0 AC
Smallest Lot Size: 1.01 AC

Gross Area: 23.35 Ac
Proposed Net Density: <10%
Minimum Frontage: 150 FT

Proposed Source of Water:
☒ Public System
☐ Other, please describe _____

☐ Individual Wells
☐ Private Community System

Proposed Means of Sewage Disposal: ☐ Public Sewer ☐ Community System
☐ Dry Sewer ☒ Septic Tank & Drainfield
☐ Other, please describe _____

Utility Companies & Districts to Provide Service to Proposal:

Electricity: _____
Water: Duanesburg District 5
Phone: _____
Gas: _____
Sewer: N/A
Cable: _____
School: Schalmon School District
Other: _____

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?

☒ No. ☐ Yes. If yes, please explain: _____

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:

☐
☐

Public Roads

Arterial Roads

Describe Any Combination of Above: _____

Estimated Time Period Expected for Complete Development of Subdivision: 1 year

Is phasing of the finalization of the subdivision proposed?

☐
☒

Yes. If yes, show phasing on subdivision map.

No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)

☒
☐

No.

Yes. If yes, please explain:

INCLUDE WITH PART II

SURVEYOR/ENGINEER VERIFICATION

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

Signed: _____

Date: 4/7/22

Address: 48 Sylvan Ave

Phone: 518-312-1335

LATHAM NY

FAX: _____

12110

License Number: NYSPLS 50513



PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

INCLUDE WITH PART II

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.

#1 Name: George Amedore Date: 7/2/2024
Address: 1900 Western Ave Phone: 518 365 2390
Albany NY 12203 Zip: _____
[Signature] Date: 7/2/2024
Signature of Applicant or Representative

#2 Name: _____ Date: _____
Address: _____ Phone: _____
_____ Zip: _____

Signature of Applicant or Representative Date

Notary
(For Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

Albany
SUBSCRIBED AND SWORN to me this 2nd day of July, 2024.

NOTARY SEAL

[Signature]
Notary Signature

ANGELA COZZOLINO
Notary Public in the State of New York
No. 01CO6215301
Qualified in Albany County
My Commission Expires 12/28/2026

Notary Public in and for the State of New York

My appointment expires: 12/28/2025

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.

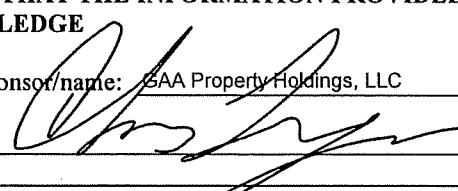
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

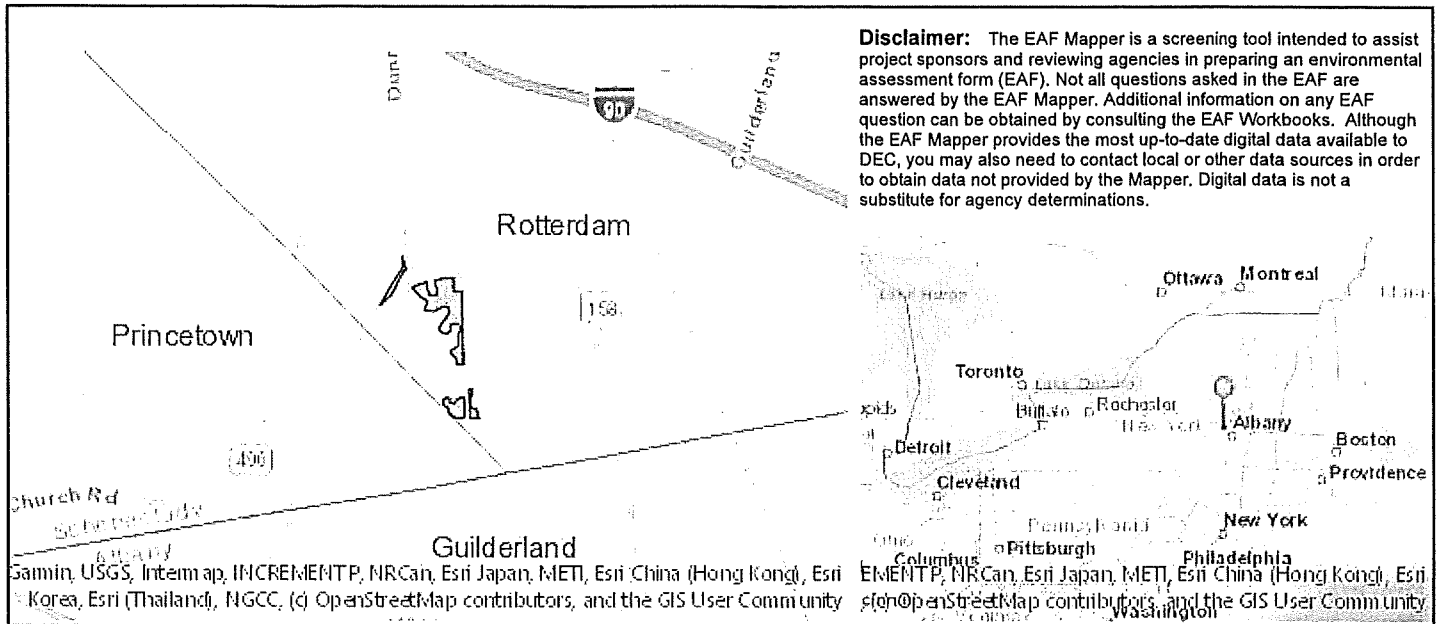
RECEIVED

AUG 09 2024

Part 1 – Project and Sponsor Information			
Name of Action or Project: 743 Giffords Church Road - 2 Lot Subdivision		TOWN OF ROTTERDAM PUBLIC WORKS	
Project Location (describe, and attach a location map): Located near Pine Grove Fire Department, south side of Giffords Church Road between Dunnsville Rd. and Country Brook Court to the north			
Brief Description of Proposed Action: The proposed project is a 2-lot subdivision of a parcel with 2 existing single-family dwellings with accessory buildings and the proposed construction of 2 single-family dwellings with associated driveways, individual sanitary sewer and municipal water connection.			
Name of Applicant or Sponsor: GAA Property Holdings, LLC		Telephone: 518-456-1010 E-Mail: georgejr@amedorehomes.com	
Address: 1900 Western Ave			
City/PO: Albany		State: NY	Zip Code: 12203
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		23.35 acres	
b. Total acreage to be physically disturbed?		2.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		23.35 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: _____ Proposed Individual Sanitary Sewer System _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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

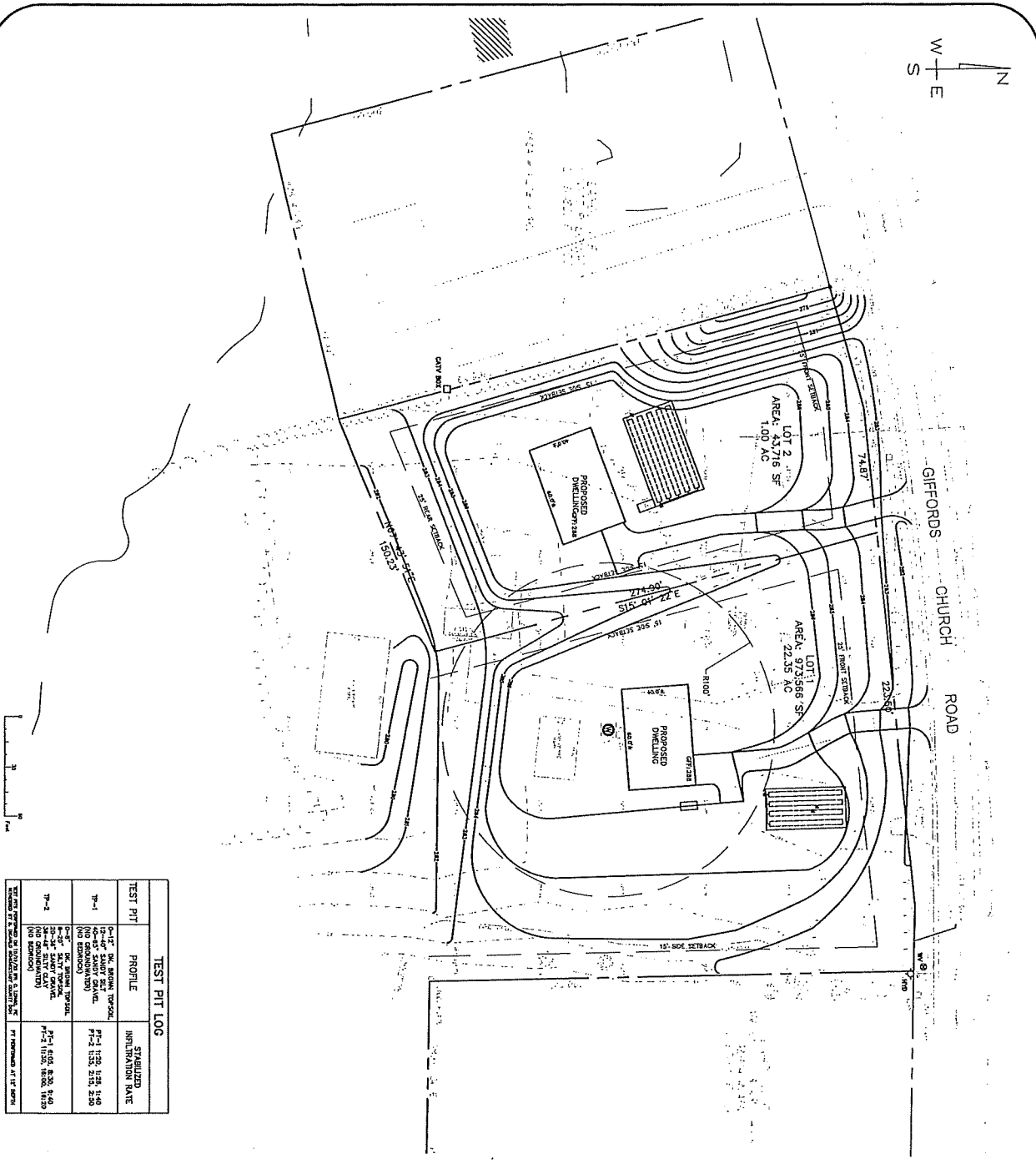
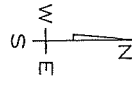
Part 1 / Question 12b [Archeological Sites] Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

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

Part 1 / Question 16 [100 Year Flood Plain] Yes

Part 1 / Question 20 [Remediation Site] No



TEST PIT LOG

TEST PIT	PROFILE	STANDARD
TP-1	40'-0" DEEP, 10' DIA. (NO EROSION)	PT-1 1500, 1500, 1500
TP-2	40'-0" DEEP, 10' DIA. (NO EROSION)	PT-2 1500, 1500, 1500

PROJECT INFORMATION:

OWNER/APPLICANT:
1000 WESTERN AVENUE
ALBANY, NY 12203
PROPERTY TAX MAP ID: 10-2-131
PROPERTY DEED: L-2001 P-538
PARCEL AREA: 1,077,182 SF / 24.35 AC
MUNICIPALITY:
TOWN OF ROTTERDAM
Schenectady County
ZONING:
1. AGRICULTURAL
(RESIDENTIAL - 1)

LOT AREA:

REQUIRED: 43,560 SF (1.0 AC)
EXISTING: 1,077,182 SF (24.35 AC)
PROVIDED LOT 1: 43,560 SF (1.0 AC)
PROVIDED LOT 2: 43,560 SF (1.0 AC)

FRONT PROPERTY LINE:

REQUIRED: 150 FT
PROVIDED LOT 1: 363.00 FT
PROVIDED LOT 2: 150 FT

LOT COVERAGE:

REQUIRED: 30% MAX
PROVIDED LOT 1: <10%
PROVIDED LOT 2: <10 %

SETBACKS:

REQUIRED:
FRONT: 25 FT
SIDE: 15 FT MIN
REAR: 25 FT MIN
PROVIDED LOT 1: 125 FT
PROVIDED LOT 2: 125 FT

PROVIDED LOT 2:

REQUIRED: 150 FT
PROVIDED LOT 1: 363.00 FT
PROVIDED LOT 2: 150 FT

BUILDING HEIGHT:

REQUIRED: 10 FT MAX
PROVIDED LOT 1: 10 FT
PROVIDED LOT 2: 10 FT
PROPOSED USE:
2-LOT SUBDIVISION



No.	Revision Description	Date
1	Let revision	8/14/24
2	Let revision	8/25/24

DESIGNED BY: J. J. JONES
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 8/14/24

ENGINEER: J. J. JONES
FUNDING: J. J. JONES
DATE: 8/14/24

DATE: 8/14/24
PROJECT: J. J. JONES
FUNDING: J. J. JONES
DATE: 8/14/24

DATE: 8/14/24
PROJECT: J. J. JONES
FUNDING: J. J. JONES
DATE: 8/14/24