

**Town of Rotterdam
Planning Commission
October 21, 2025**

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

Waivers:

1. **National Grid – 341 Putnam Road.** Applicant requests a Waiver of Site Plan review to install a Pipeline Integrity Gauge ("PIG") launcher at the existing Putnam Road Station, replace the first 550 feet of gas pipeline exiting the station, construct a fence with an overall height of nine (9) feet, and establish a construction laydown yard. Engineer: National Grid
2. **Stewart's Shops Corporation - 1841 Helderberg Avenue.** Applicant requests a Waiver of Site Plan review to make minor modifications to the site plan by relocating fencing and acoustical mitigation ± 5 feet on the south side of the property. Engineer: Stewart's Shops

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

Approval of the Summary of Minutes October 7, 2025

1. **Ridgeback Hospitality, LLC – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Concept Site Plan/Special Use Permit/Consolidated Subdivision for a $\pm 2,400$ square foot quick serve restaurant and a ± 531 square foot coffee shop both with a drive-thru on a $\pm 46,000$ square foot consolidated parcel. Engineer: Bohler Engineering.
2. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Report and Recommendation on Change of Zone Request on two (2) parcels of property comprising ± 98.29 -acres from Agriculture (A-1) to Planned Residential Development (PRD) Overlay for the potential construction of up to fifteen (15) single family residential building lots. Engineer: Arico Associates.
3. **Peter Road, LLC – 759 Peter Road.** Preliminary Site Plan Review to construct 16 condominiums (four building containing 4 units each) on a ± 2.41 -acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.

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

Waivers:

1. **National Grid – 341 Putnam Road.** Applicant requests a Waiver of Site Plan review to install a Pipeline Integrity Gauge ("PIG") launcher at the existing Putnam Road Station, replace the first 550 feet of gas pipeline exiting the station, construct a fence with an overall height of nine (9) feet, and establish a construction laydown yard. Engineer: National Grid.
2. **Stewart's Shops Corporation - 1841 Helderberg Avenue.** Applicant requests a Waiver of Site Plan review to make minor modifications to the site plan by relocating fencing and acoustical mitigation ± 5 feet on the south side of the property. Engineer: Stewart's Shops

WAIVER OF SITE PLAN REVIEW

Date: October 21, 2025

PC2025-W45

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: Stewart's Shops Corporation
c/o Marcus Andrews
ADDRESS: P.O. Box 435
Saratoga Springs, NY 12866

PROJECT ADDRESS: 1841 Helderberg Avenue, Rotterdam, NY 12306

APPLICANT IDENTIFIED AS: X Owner Lessee Contractor

REQUEST: Applicant requests a Waiver of Site Plan review to make minor modifications to the site plan by relocating fencing and acoustical mitigation ± 5 feet on the south side of the property.

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 the Site Plan and all conditions as outlined in PC Resolution PC2025-38 approved on July 15, 2025.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 21, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

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 X ____ . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Stewart's Shops Corp

APPLICANT(S)/LESSEE: Stewart's Shops Corp.

MAILING ADDRESS: P.O. Box 435

CITY: Saratoga Springs, NY 12866 STATE: _____ ZIP: _____

DAYTIME TELEPHONE: 518-312-3040 EMAIL ADDRESS marcusa@stewartsshops.com

PROJECT ADDRESS: 1841 Helderberg Ave

APPLICANT IDENTIFIED AS: Owner X Lessee ____ Contract Vendee ____

REQUEST: See 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 Marcus Andrews DATE 10-20-2025

* 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.



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

Monday, October 20, 2025

RE: Stewart's Shop – Curry Road
1841 Helderberg Ave
Rotterdam, NY 12306

Peter –

With the new Stewart's Shop close to completed, the area behind the store has become noticeably close to the neighboring driveway.

All items are in the correct location as shown on the proposed plan, including the building, but in reality the area behind our building is tight.

We had proposed a 6' tall white vinyl fence along that property line and then a 4' tall fence between that fence and the rear of the building to be used to hold the sound buffer blankets.

I wanted to see if the Board had any issue with us eliminating the 4' fence and shifting the 6' fence closer to our building. There is approximately 10' from the concrete pad behind our building to the neighbor's driveway. We would look to split that difference and install the 6' fence approximate 5' off our concrete and then install the sound blankets on this fence.

This fence location would also allow for additional snow storage for the neighbor and not have them hampered with a fence tight against their driveway.

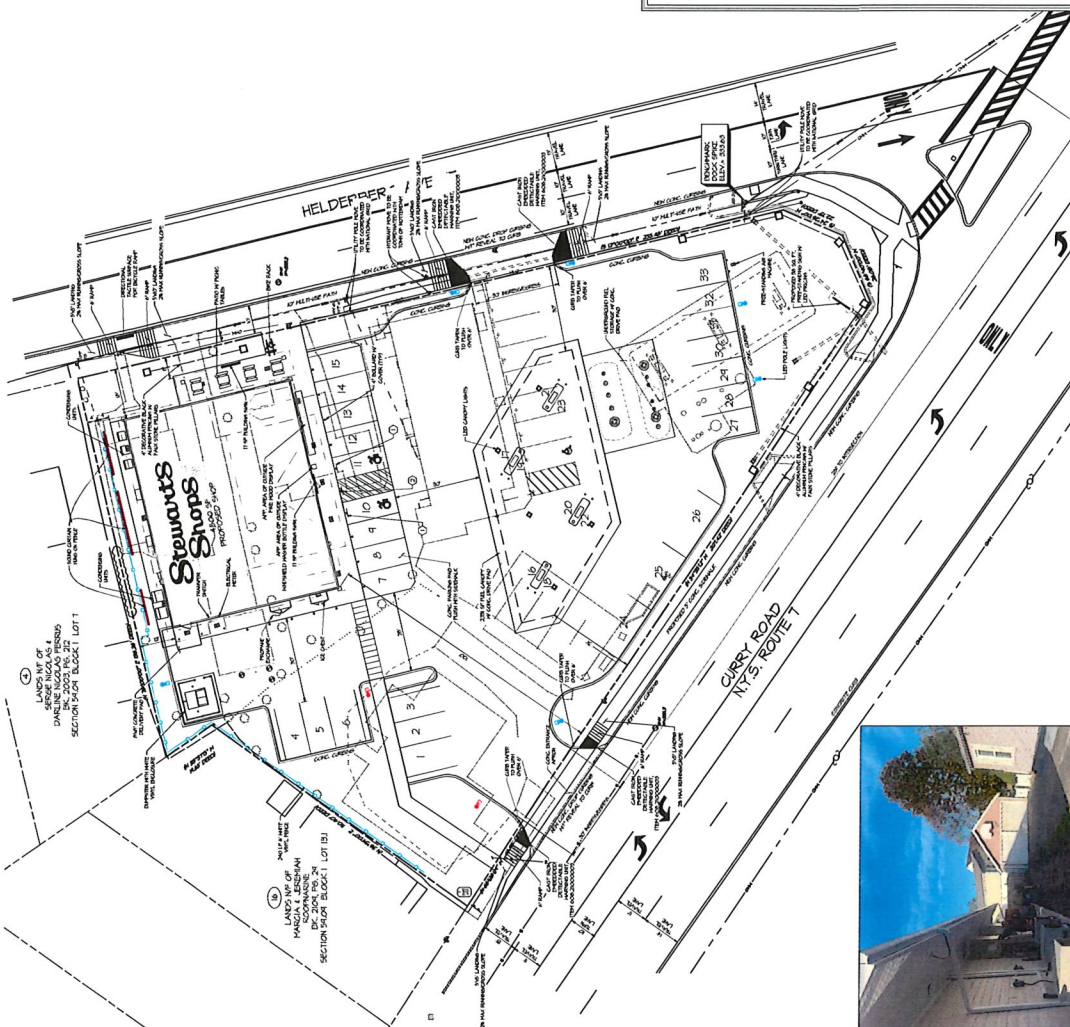
Attached is the original site plan showing the multiple fences as well as a new proposed site plan showing the new location of the single 6' fence. Also included on the new plan is a picture showing what the area looks like currently.

Thank you for your help with this project and please don't hesitate to contact me if you have any questions.

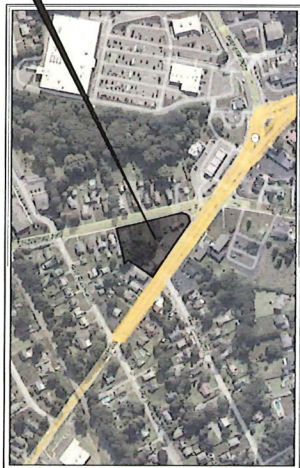
Marcus Andrews
Stewart's Shops Corp.
P.O. Box 435
Saratoga Springs, NY 12866
518-581-1201 x4240
marcusa@stewartsshops.com

Stewart's Shops Corp. P.O. Box 435 Saratoga Springs, New York 12866

1. THE PROPOSED PROJECT IS NOT LOCATED WITHIN ANY FLOODPLAIN AND THERE ARE NO RETARDMENT OR FLOOD CONTROL DISTRICTS AFFECTED BY THE PROPOSED PROJECT.
2. SHOULDER AND SIDEWALKS IN WIDTHS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PAVING SURFACES WITHIN THE PROJECT LIMITS.
3. DEVELOPMENT SHALL MEET ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL.
4. ONE INCH WATER PIPES SHALL BE INSTALLED ON THE SERVICE CONNECTION. PUMP TYPE AND LOCATION TO BE APPROVED BY DPW.
5. ALL LANDING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-ROUTE TRAFFIC.
6. THE PROPOSED PROJECT SHALL RESULT IN A NET GAIN OF PARK C.T.
7. NO OUTDOOR DISPLAY OF MERCHANDISE SHALL BE PERMITTED EXCEPT ON THE PAVILION SITE.
8. CONCRETE/PAVILION SHALL INSTALL DRAIN DITCH DOWNS FOR THE EMERGENCY PERSONNEL. (GULCH WITH FIRE EXTINGUISHER AND FIRE EXTINGUISHERS).
9. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PROPOSED PROJECT PERMITTING SIGNAGE INCLUDING THE PROJECT NAME, ADDRESS, AND PHONE NUMBER.
10. BUILDING DESIGN SHALL BE IN SUBSTANTIAL COMPLIANCE TO THE PROPOSED EXISTING ZONING ORDINANCE AND SHOWN ON THE TITLE SHEET AS PRESENTED TO THE PLANNING COMMISSION ON JULY 16, 2020.
11. ANY EXISTING MATERIAL SHALL BE DISPOSED/REMOVED IN ACCORDANCE WITH STATE STANDARDS.
12. MATERIAL TO BE REMOVED OR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY STANDARDS FOR CONSTRUCTION.
13. PRIOR TO REMOVAL OF SITE DEVELOPMENT PERMIT AND BEFORE THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT, THE PROJECT SHALL BE REVIEWED BY THE CITY OF KANSAS CITY PLANNING AND ZONING DEPARTMENT TO DETERMINE WHETHER ANY OTHER PERMITS ARE REQUIRED.

[illegible][illegible]

CHAIRMAN, ROTTERDAM PLANNING COMMISSION



SITE LOCATION MAP

PROPERTY LINE	LEGEND
IRE PERMANENT	
WATER VALVE	
WAS VALVE	
POUR MANHOLE	
SEWER CLEANOUT	
SEWER INLET	
W/IN BASIN	
SEWER	
ELECTRICAL BOX	
TOILET LINE	
WELL	
ISOLATION VALVE	
OVERHEAD UTILITIES	
WATER SERVICE "I"	
WATER SERVICE "C"	
WATER SERVICE "S"	
WATER SERVICE "E"	
WATER SERVICE "P"	
WATER SERVICE "R"	
WATER SERVICE "L"	
WATER SERVICE "U"	
WATER SERVICE "V"	
WATER SERVICE "W"	
WATER SERVICE "X"	
WATER SERVICE "Y"	
WATER SERVICE "Z"	
WATER SERVICE "AA"	
WATER SERVICE "AB"	
WATER SERVICE "AC"	
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WATER SERVICE "AL"	
WATER SERVICE "AM"	
WATER SERVICE "AN"	
WATER SERVICE "AO"	
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WATER SERVICE "AT"	
WATER SERVICE "AU"	
WATER SERVICE "AV"	
WATER SERVICE "AW"	
WATER SERVICE "AX"	



SIGN KEY:

1 ALL SIGNS ARE TO CONFORM WITH INTSD.O.C. - PARKING SECTION 401.

2 SIGNS POST TO BE SECURED IN BOLLARDS WITH SAND

3 SIGNS SHALL BE MOUNTED TO SAN VANTIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED IN THE PLAN.

HANDCAP SIGN
R1-12.12.40
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION

NO PARKING SIGN
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION

RESERVED PRODUCT

NO PARKING ANY TIME

WAIVER OF SITE PLAN REVIEW

Date: October 21, 2025

PC2025-W44

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: Niagara Mohawk Power Corporation d/b/a National Grid
c/o Mark Palmisano, P.E.
ADDRESS: 300 Erie Boulevard West
Syracuse, NY 13202

PROJECT ADDRESS: 341 Putnam Road, Rotterdam, NY 12306

APPLICANT IDENTIFIED AS: X Owner X Lessee Contractor

REQUEST: Applicant requests a Waiver of Site Plan review to install a Pipeline Integrity Gauge ("PIG") launcher at the existing Putnam Road Station, replace the first 550 feet of gas pipeline exiting the station, construct a fence with an overall height of nine (9) feet, and establish a construction laydown yard. Engineer:
National Grid

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 is approved to construct a nine (9) foot tall fence and shall obtain authorization by the Zoning Board of Appeals for the barbed wire atop the proposed fence as well as a fence permit from the Building Department.
3. Applicant shall obtain Building Permits for proposed improvements and be issued a Certificate of Completion.
4. Prior to the issuance of Site Development Permits for any soil or vegetation clearance activity on-site, the Town Stormwater Management Officer and TDE shall review and approve the final Stormwater Pollution Prevention Plan. Applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site. The escrow account provided for in these conditions for review and inspections shall be established in the amount as determined by the Town of Rotterdam.

The Commission action on the Waiver application took place at the Planning Commission meeting of October 21, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

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. See Attached Disclosure Letter

PRESENT OWNER(S): Niagara Mohawk Power Corp., d/b/a National Grid (Tax Parcel 38.-1-2.31) (See Supplement for additional owner info.)

APPLICANT(S)/LESSEE: Niagara Mohawk Power Corporation d/b/a National Grid

MAILING ADDRESS: 300 Erie Blvd West, Attn: Mark Palmisano, PM

CITY: Syracuse **STATE:** NY **ZIP:** 13202

DAYTIME TELEPHONE: 929-928-0966 **EMAIL ADDRESS:** Jessica.Leis@nationalgrid.com

PROJECT ADDRESS: 341 Putnam Road

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ____ Contract Vendee ____

REQUEST: Applicant requests to waive site plan review pursuant to Section 270-130(C) and modify the requirements for fences pursuant to Section 270-143(A)(1) to allow for the construction of a security fence with an overall height of nine (9) feet.

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.

Niagara Mohawk Power Corp. d/b/a National Grid; By: James Zuccolotto, Authorized Signatory

SIGNATURE OF APPLICANT James Zuccolotto **DATE** 10/7/2025

* 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.



NOW OR FORMERLY
 JOHN PHILIP &
 NORMA C COFFENBERG
 REVOCABLE TRUST
 TAX ID: 47-00-5-13.2
 LIBR 2037 / PAGE 723

**100% SUBMISSION
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION**

**PLANNING BOARD, ZONING BOARD OF APPEALS
TOWN OF ROTTERDAM, SCHENECTADY COUNTY NEW YORK**

In the Matter of the Application of

NATIONAL GRID

Premises: 341 Putnam Rd
Town of Rotterdam, Schenectady County, New York
Section 38.-1-2.31

**STATEMENT OF INTENT
APPLICATION FOR PLANNING BOARD WAIVER
AND VARIANCE FOR BARBED WIRE FENCE**

I. Introduction

Niagara Mohawk Power Corporation d/b/a National Grid (“National Grid” or the “Applicant”) is proposing to upgrade its existing natural gas regulator station located at 341 Putnam Road in the Town of Rotterdam (known as the “Putnam Road Station”). The proposed project includes the installation of a Pipeline Integrity Gauge (“PIG”) launcher at the existing Putnam Road Station in the Town of Rotterdam. Currently, a majority of the pipeline is In-Line Inspection (“ILI”) capable. The purpose of this project is to extend the ILI capability to the remaining southern section of the pipeline. National Grid is also proposing the replacement of the first 550 feet of pipeline exiting Putnam Road Station and a temporary construction yard. Construction is expected to commence in April 2026 and be completed by October of 2026.

National Grid is requesting a waiver of site plan review pursuant to Town of Rotterdam Zoning Law Section 270-130 (C) to complete upgrades at its existing Putnam Road Station. As part of this request, the Applicant also requests that the Planning Board modify the requirements or limitations for fence height of Section 270-143 (A)(1) to allow the proposed security fence with an overall height of nine (9) feet. A variance from Section 270-143 (D) is also requested to allow the top (1) foot of fence to be barbed wire.

National Grid is considered a public utility under New York law and is therefore entitled to a relaxed zoning standard. (*Matter of Consolidated Edison Co. v. Hoffman*, 43 NY2d 598 [1978]). In *Consolidated Edison*, this State’s highest Court determined that the ordinary variance standard is inapplicable and a public utility company applying for a variance need only show that there are “compelling reasons, economic or otherwise,” for needing the variance. National Grid respectfully submits this Statement of Intent in support of its application for site plan waiver and variance relief, and all other necessary approvals under the *Consolidated Edison* standard.

II. Purpose of Putnam Road Facility

As stated, the purpose of this project is to increase the ILI capability of National Grid's existing Pipeline E18 and to accommodate a temporary construction yard south of the Putnam Road Station. These upgrades are critical to ensure the safety and monitoring capabilities of National Grid's assets and to maintain reliable service in the Rotterdam area.

III. Description of Use

National Grid's proposed plans include the installation of the PIG launcher, the upgrade of the first 550 feet of pipeline exiting the Putnam Road Station and a temporary construction laydown yard. Expansion of the existing security fence to enclose the new facility assets is also proposed.

IV. Compliance with the Rotterdam Zoning Code Requirements

The proposed upgrades to the existing Putnam Road Station complies in all material respects with the Town of Rotterdam Zoning Code, and issuance of the requested waiver and variance under the *Consolidated Edison* standard is appropriate under the circumstances. While public utilities are not identified as a permitted use in the A District (Section 270-17), Section 270-14 provides that "[t]his chapter is not intended to restrict the construction or use of underground or overhead lines or of other structures used for public utility purposes by corporations organized under the laws of the State of New York and subject to the jurisdiction of the Public Service Commission of the State of New York; however, the establishment of public utility buildings or station in residential districts shall require a special permit and shall be subject to such conditions as the Planning Board may impose in order to preserve and protect the character of the district." Therefore, National Grid submits that its site and existing station is a conforming use under Section 270-14.

To the extent the proposed project is considered an expansion of a pre-existing nonconforming use that requires site plan review, National Grid hereby requests that the Planning Board waive the requirement for site plan review and approval pursuant to 270-130 (C). The Applicant also requests that the Planning Board modify the requirements or limitations for fences pursuant to Section 270-143 (A) (1) to allow construction of a security fence with overall height of nine (9) feet. A variance from Section 270-143(D) is also requested to allow the top one (1) foot of fence to be barbed wire.

To facilitate the Town's review of these requests, we provide the following:

- Application Plaining Board for Waiver – Request to waive site plan review and approval pursuant to Section 270-130 (C) and to modify fence height requirements pursuant to Section 270-143 (A)(1); and
- Application to Zoning Board of Appeals for Variance (with Supplement Attachment) – Request for variance from Section 270-143 (D to allow the top one (1) foot of fence to be barbed wire; and
- Corporate Disclosure Signed by Representative of Applicant; and
- Site Plan Set – Ten (10) Page Site Plan Set including cover sheet, construction notes, site plan sheets, grading plan, and detail sheets; and
- Temporary Construction Yard Layout – Showing location of construction trailers, material and tool storage, work areas and truck routes; and
- Site Plan Sheet for Fence Modifications; and
- Fence Specifications – Five (5) page document; and
- Short Environmental Assessment Form

V. Public Necessity

As noted above, National Grid is recognized as a public utility under New York law. This project is a public necessity in that it is required to upgrade and improve National Grid's ILI capability to the remaining southern section of PL E18 and to maintain reliable service in the Rotterdam area. To comply with National Grid's current standards, the company has been identifying and upgrading stations where and when needed. The proposed upgrade is necessary to protect existing infrastructure and will enable National Grid to continue to provide safe and reliable service to the community and public.

VI. Compelling Reasons for Approval

There are compelling reasons, economic or otherwise, for approving National Grid's application for requested waivers and variance relief. With the proposed upgrades, National Grid's Putnam Road Station will continue to provide an essential public service. The replacement of existing barbed wire fencing and the installation of new barbed wire fencing around proposed above-ground equipment is an integral component of the facility upgrade.

VI. Conclusion

Based upon the foregoing, National Grid respectfully submits that this project complies in all material respects with the requirements of the Town of Rotterdam Zoning Law, and any potential impact on the community created by this request for waivers and variance from applicable fencing requirements may properly be considered minimal and of no significant adverse effect. As such, we respectfully request that this application be placed on the agenda for discussion at the next meeting of the Rotterdam Planning Board and Rotterdam Zoning Board of Appeals.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Allyson M. Phillips". The signature is fluid and cursive, with a large, stylized initial "A".

Allyson M. Phillips, Esq.

"A Nice Place to Live"

"A Nice Place to Do Business"



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

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

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

Date: October 21, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works (Reference: 6 NYCRR 617.5 Listed Type 2 Action).

Name of Applicant: National Grid d/b/a Niagara Mohawk Power Corporation
c/o Allison M. Phillips, Esq. – Young Sommers LLC
500 Federal Street
Troy, NY 12180

Project: Installation of a Pipeline Integrity Gauge ("PIG") launcher at the existing Putnam Road Station, replace the first 550 feet of gas pipeline exiting the station, and establish a construction laydown yard.

Location: 341 Putnam Road, Rotterdam, NY 12306

Status: **A determination has been made by the Town of Rotterdam Senior Planner that this project is a SEQR Type II listed action under 6 NYCRR Part 617.5(c)(9). This action has been determined not to have a significant impact on the environment or is otherwise precluded from environmental review under Environmental Conservation Law, Article 8.**

This Type II determination considers that this installation of a Pipeline Integrity Gauge ("PIG") launcher, replacement of 550 feet of gas pipeline exiting the station, and establishment of a construction laydown yard falls under the category of construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.

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

A blue ink signature of Peter Comenzo, written in a cursive style.

Peter Comenzo
Senior Planner

DPW Comments
October 21, 2025

1. **Ridgeback Hospitality, LLC – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Concept Site Plan\Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±46,000 square foot consolidated parcel. Engineer: Bohler Engineering.
 1. Property is an island and surrounded by roadways on all four sides. By Town Code as written, there are 30' setbacks from all property boundaries. Applicant will need to seek variances from the Zoning Board of Appeals.
 2. The proposed 4th curb cut on Altamont Avenue should be eliminated and traffic directed to Town roadways to eliminate congestion and additional traffic movements getting out onto Altamont Avenue. Signage should be added to direct customers to utilize Angers Avenue and direct customers to Tower Avenue to utilize the existing traffic signal.
 3. Proposed quick serve restaurant does not have an escape lane for the drive thru and may be problematic.
 4. Provide survey with utilities. It appears that Angers Avenue has an exceptionally wide ROW. Applicant may wish to explore the possibility of an easement or purchase of property from the Town.
 5. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this project.

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 Transportation
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Rotterdam Highway Department
Metroplex Development Authority
Fire District #2

DPW Comments
October 21, 2025

2. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Report and Recommendation on Change of Zone Request on two (2) parcels of property comprising ±98.29-acres from Agriculture (A-1) to Planned Residential Development (PRD) Overlay for the potential construction of up to fifteen (15) single family residential building lots. Engineer: Arico Associates.
 1. This proposed PRD was forwarded to the Planning Commission for report and recommendation by the Town Board on October 8, 2025.
 2. There is no municipal water available to serve this project. DPW has concerns for adequacy of individual wells to serve this proposed project.
 3. Water for firefighting purposes should be addressed.
 4. Applicant should better demonstrate how this project meets the intent and purpose of the PRD Legislation as outlined in Chapter 270-92.
 5. Applicant shall prepare and Planning Commission should follow the requirements of Chapter 270-107 (see attached).

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board to declare lead agency if they determine that they would like to proceed with the application.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County DPW
US Department of Army -Corps of Engineers
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Rotterdam Planning Commission
Fire District #6

Town of Rotterdam, NY
Thursday, October 16, 2025

Chapter 270. Zoning

Article XIII. PRD Planned Residential Development District

§ 270-107. Application and approval procedure.

Whenever any planned residential development is proposed, before any permit for the erection of a permanent building in such planned residential development shall be granted and before any subdivision plot of any part thereof may be filed in the office of the Schenectady County Clerk, the developer, or his authorized agent, shall apply for and secure approval of such planned residential development in accordance with the following procedures:

A. Application for sketch plan approval.

- (1) In order to allow the Town authorities and the developer to reach an understanding on basic design requirements prior to detailed design investment, the development shall submit a sketch plan of his proposal to the Planning Board. The sketch plan shall be approximately to scale, though it need not be to the precision of a finished engineering drawing, and it shall clearly show the following information:
 - (a) The location of the various uses and their areas.
 - (b) The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.
 - (c) Delineation of the various residential areas, indicating for each such area its general extent, size and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling-unit type (i.e., single-family detached, duplex, townhouse, garden apartments) and general description of the intended market structure (i.e., luxury, middle-income, moderate-income, elderly units, family units, etc.), plus a calculation of the residential density in dwelling units per gross acre (total area, including interior roadways) for such area based upon the method set forth in § **270-98A(5)** above.
 - (d) The common open space system.
 - (e) The overall drainage system.
 - (f) If grades exceed 3% or portions of the site have a moderate-to-high susceptibility to erosion or a moderate-to-high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than five feet of elevation, along with an overlay outlining the above susceptible soil areas, if any.
 - (g) Principal ties to the community at large with respect to transportation, water supply and sewage disposal.
 - (h) General description of the provisions of other community facilities, such as schools, fire-protection services and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated.
 - (i) A location map showing uses and ownership of abutting lands.

(2) In addition, the following documentation shall accompany the sketch plan:

- (a) Evidence of how the developer's particular mix of land uses meets existing community demands.
- (b) Evidence that the proposal is compatible with the goals of the Official Comprehensive Plan.
- (c) If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the sketch plan of this section shall show the intended total project.
- (d) Evidence of any sort in the applicant's own behalf to demonstrate his physical and financial competence to carry out the plan and his awareness of the scope of such a project.
- (e) A long-form environmental assessment shall be submitted together with a list of other permits required and involved agencies. If determined necessary, an environmental impact statement will be prepared in accordance with the requirements of the New York State Environmental Quality Review Act.^[1]

[1] *Editor's Note: See Environmental Conservation Law § 8-0105.*

B. Planning Board review. The Planning Board shall review the sketch plan and other documents submitted by the applicant and shall render either a favorable or an unfavorable report to the Town Board.

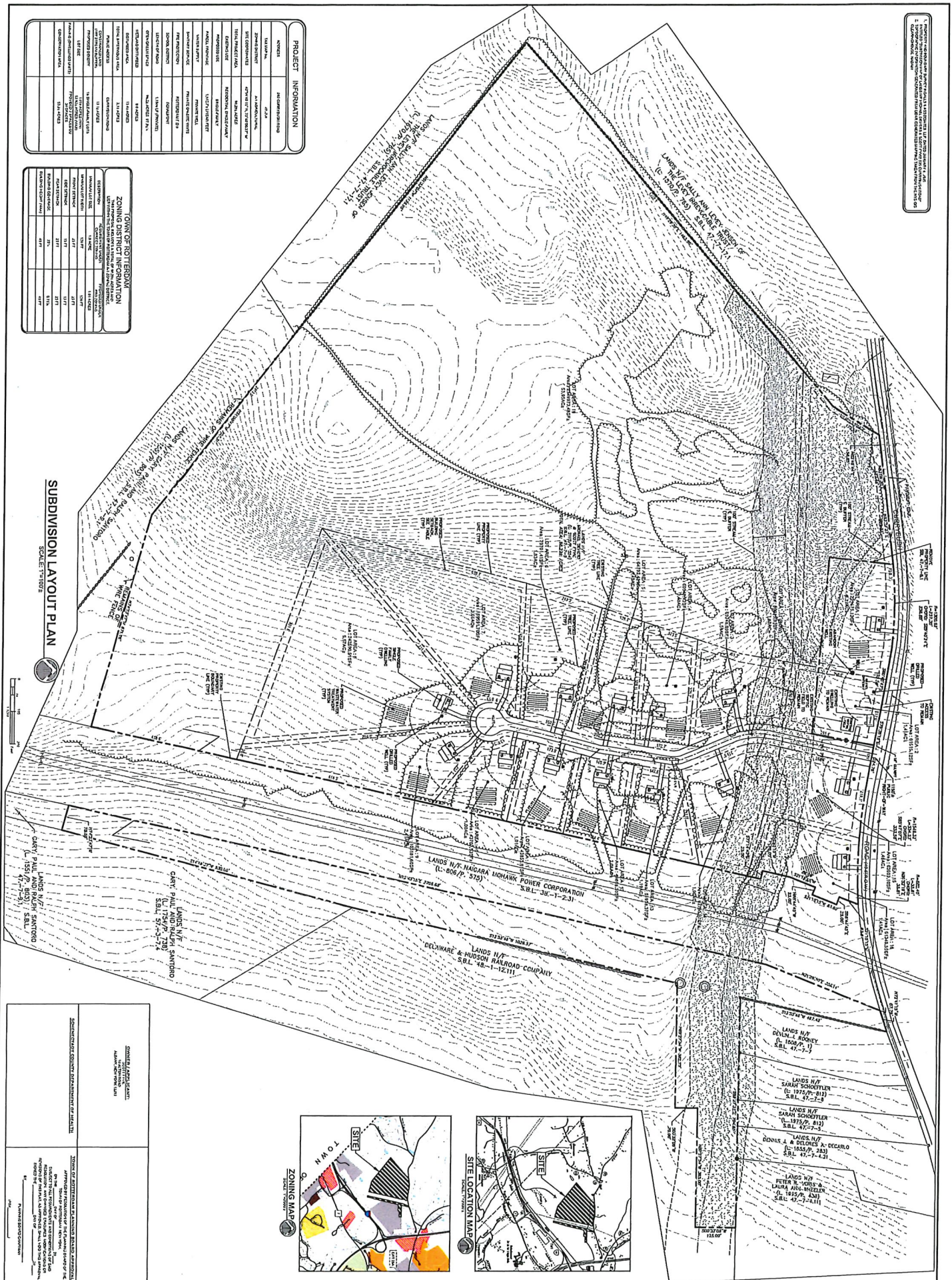
- (1) A favorable report shall include a recommendation to the Town Board that a public hearing be held for the purpose of considering planned unit development districting. It shall be based on the following findings, which shall be included as part of the report:
 - (a) The proposal conforms to the Town Comprehensive Plan.
 - (b) The proposal meets the intent and objectives of planned unit development, as expressed herein.
 - (c) The proposal meets all the general requirements of this article.
 - (d) The proposal is conceptually sound in that it meets a community need and it conforms to accepted design principles in the proposed functional roadway system, land-use configuration, open-space system, drainage system and scale of the elements, both absolutely and to one another.
 - (e) There are adequate services and utilities available or proposed to be made available in the construction of the development.
- (2) An unfavorable report shall state clearly the reasons therefor and, if appropriate, point out to the applicant what might be necessary in order to receive a favorable report. The applicant may, within 10 days after receiving an unfavorable report, file an application for planned unit development districting with the Town Board. The Town Board may then determine, on its own initiative, whether or not it wishes to call a public hearing.

C. Completed application. The Chairman of the Planning Board shall certify when all of the necessary application material has been presented, and the Planning Board shall submit its report within 60 days of such certification. If no report has been rendered after 60 days, the applicant may proceed as if an unfavorable report were given to him.

1. PROPERTY AND NON-BUYER DEFECT RIGHTS: UP DATED BUYER'S AND SELLER'S RIGHTS AND REMEDIES FOR BUYER'S DEFECTS, A SELLER'S DEFECTS, AND REMEDIES FOR DEFECTS IN REAL ESTATE. THIS BOOK IS A MUST FOR ANYONE WHO IS BUYING OR SELLING REAL ESTATE.

[illegible]

TOWN OF ROTTERDAM		
ZONING DISTRICT INFORMATION		
THE TOWN OF ROTTERDAM'S ZONING MAP IS BASED UPON THE FOLLOWING INFORMATION:		
REVISION	REASON FOR REVISION	PROPOSED REVISION
INITIAL DTD SIZE	1.5 ACRE	1.81 ACRE
APPROVAL OF TOWN	12/8/97	12/10/98
PROPOSED ZONING	21/7	21/7
LOCAL ESTIMATE	10/7	10/7
PLANNING DEPARTMENT	2/11/98	2/17
BOARD OF ZONING	2/15	2/11/98
BOARDING RESOLUTION	4/2/97	4/2/97



TOWN OF ROTTERDAM COUNTY OF SCHENECTADY

**SUBDIVISION
LAYOUT PLAN**

LOCATED AT
595 CURRYBUSH ROAD

ARICO ASSOCIATES

ENGINEERS
LAND PLANNERS & CONSULTANTS

1407 FORD & BOND STS. E. CROTON PARK, NEW YORK 12065
(518) 578-8979

REVISIONS			
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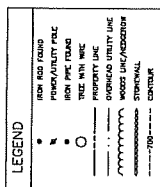
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1 S.B.L. 47-00-7-B CONVICTED BY BRIAN OLSON
2 TO MICHAEL OLSON & SCOTT FINE BY DEED DATED
3 JUNE 7, 2023 AND RECORDED IN THE SHERIDAN
4 COUNTY CLERK'S OFFICE ON JUNE 21, 2023 IN LION
5 110 OF DEEDS AT PAGE 234.

1) REFERENCE IS HEREBY MADE TO MAP ENTITLED, "MAJOR 2 LOT SUBDIVISION-LANDS OF ANDREW J. LEVY & ANNE W. LEVY" AS PREPARED BY INCALLS MANN AND ASSOCIATES, DATED JANUARY 16, 1984 AND FILED IN THE SONDENECTADY COUNTY CLERK'S OFFICE AS MAP NO. 1-373.

1) SURVEYED PARCELS: TOWN OF ROTTERDAM-TAX MAP 47.00, BLOCK 7, PARCEL 8.

3) NORTH IS REFERENCED TO ROAD 83 NEW YORK STATE PLACES, EAST ZONE, ELEVATION 100.00 FEET. IF SHOWN, REFERENCE NAD 83 AND WAS TAKEN FROM COUNTY LIDAR AND IS NOT TO BE USED TO DESIGN FROM.

3) SUBJECT TO UTILITY EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION UNDER 806 OF DEEDS AT PAGE 373, RESERVING CROSSING RIGHTS AT FOUR VARIOUS POINTS, BEING TWENTY-FIVE FEET WIDE DESIGNATED BY THE PROPERTY OWNER.

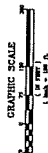
8] SUBJECT TO ANY STATEMENT OF FACT AS CONTAINED IN TITLE POLICY NO. 23-0100 HAVING AN EFFECTIVE DATE OF JUNE 7, 2023, AS PREPARED BY STEWART TITLE INSURANCE COMPANY

9] SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.

3) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INCALLS & ASSOCIATED, U/P MARKS NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

10) EXISTING SEPTIC FIELD AS SHOWN IS APPROPRIATE BASED UPON FIELD EVIDENCE.

(10) EXISTING SEPTIC FIELD AS SHOWN IS APPROXIMATE BASED UPON FIELD EVIDENCE.



signals

SUBDIVISION MAP OF
LANDS N/F MICHAEL DEMERS & SCOTT FYME
505 CUPERTINO ROAD

Jagells & Associates, LLP
Offering Environmental Surveys
4833 CURETOWN AVE. SUITE
SCIENCE CITY, N.Y. 12288
PHONE: (315) 234-7755
FAX: (315) 234-7755

TOWN OF ROTTERDAM		STATE OF NEW YORK	
COUNTY OF SCHENECTADY		SCALE: 1" = 150'	
DATE	DECEMBER 27, 2024	JOIN NO.	23-065
BY	JOHN B. VED		

DRAWN BY: VCD
 NO: 23-048 EX-SUBDIVISION
 SHEET 1 OF 1

**PROFESSIONAL SERVICE, INC., 1720 N.
MICHIGAN (31st) 234-9778
FAX: (31st) 234-2316**

비고	
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OWN J. POST, JR.
1 Y.S. LIC. NO. 0000

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	ENERGY
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NO.	DATE
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Table 1

Table 1

1

NARRATIVE ENGINEERING REPORT

FOR

CURRYBUSH ESTATES PRD

595 CURRYBUSH ROAD

TOWN OF ROTTERDAM
SCHENECTADY COUNTY, NEW YORK

PREPARED FOR:

SCOTT FYVIE & MICHAEL DEMERS
10 ALTON ROAD
ALBANY, NEW YORK 12203

PREPARED BY:

Arico Associates
1407 Route 9, Bld.2, Suite 6
Clifton Park, New York 12065

ARICO ASSOCIATES PROJECT ID: 25.01

SEPTEMBER 2025

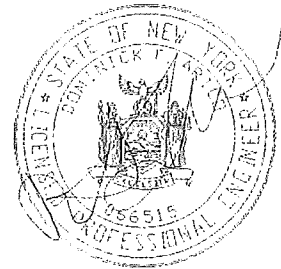


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INTRODUCTION

This Project Narrative and the information that follows represent the proposal for the design and development of a residential project, totaling 98.29± acres, located on the southerly side of Currybush Road in the Town of Rotterdam, Schenectady County, New York. The project is more particularly located just northwest of NYS Thruway Exit 25A and is identified as Tax Map Number 47.-7-8.1 and 8.2 (Coordinates: N42°47'30.44", W74°01'43.11").

The project applicant, Mr. Scott Fyvie (the "Applicant"), is the present owner and is pursuing approvals for a Planned Residential Development District (PRD) for single-family residential dwelling units, proposed to be known as Currybush Estates PRD. The subject parcel is entirely located in the A-1 Agricultural Zoning District and presently has a single-family home along Currybush Road. The remaining land is undeveloped.

PROJECT DESCRIPTION

The Applicant proposes to maintain the existing single family dwelling and proposed development of fifteen (15) single family dwelling units. The single-family homes will be comprised of four (4) bedroom units on lots ranging from 1.0± to 5.6± acres, with the developed lots totaling 42.3± acres. In addition to the developed lots, the Applicant proposes (i) an additional lot comprising 53.9± acres to remain undeveloped as a conservation area and (ii) a private access roadway as a separate lot, both of which will be deeded to and owned by the proposed homeowners' association.

The project site is currently wooded vacant land. The project will have one entrance/exit along Currybush Road via the private roadway, on-site wastewater disposal systems (WWTS), drilled wells, associated utilities, attached garages, and other amenities.

The development will provide modern, energy efficient residential homes to future residents of the Town of Rotterdam and the surrounding area, which will accent the natural setting of the area while complimenting the surrounding neighborhood and adjacent land uses. The project will add significant tax assessments to the Town and Schenectady County tax base and will thus benefit the residents of the Town of Rotterdam.

The project will be located on the southerly side of Currybush Road and is bounded easterly by Niagara Mohawk Power Corp., Delaware Hudson Railroad Company and Lands N/F of Devin Rooney; northerly by Currybush Road; southerly by undeveloped lands and a portion of the Schuyler Creek; and westerly by a mobile home park. The subject property begins approximately 1,400-feet northwesterly from the Village of Rotterdam boundary and lies entirely within the Town of Rotterdam.

The infrastructure development for the project will consist of the construction of approximately 1,150± linear feet of a private roadway, roadside drainage, together with utility extensions for electric, telephone and cable improvements. On-site improvements will additionally consist of stormwater conveyance and management facilities, general landscaping and other amenities that will complement the project. Public water and sewer utilities are not available at the project site.

ZONING & LAND USE

The project site is located entirely within the A-1 Agricultural Zoning District which, by definition, is zoned for the purposes of single-family residential housing. The surrounding adjacent zoning districts are also entirely within the A-1 District and are presently developed with residential or agricultural uses or are undeveloped.

SOIL CONDITIONS, GROUNDWATER & TOPOGRAPHY

The parcel is undeveloped lands with wooded areas and areas of open brush/meadow. Site topography is moderate with steep slope areas. An unnamed watercourse runs through the property from the west to the east and will be slightly affected by the project's development with a culvert crossing. The property contains Army Corp of Engineers (ACOE) jurisdictional wetlands that primarily run parallel to the watercourse and will not be affected by the development.

Soil information for the site was obtained from the Natural Resources Conservation Service Web Soil Survey for Schenectady County at <http://websoilsurvey.sc.egov.usda.gov>. According to soil mapping and descriptions provided, soil types found on-site generally consist of the Hydraulic Soil Group (HSG), is primarily HSG-C and underlining HSG-D and identified as the following: Burdett-Scriba channery silt loams; and Nunda channery silt loam.

The topography of the site is varied, with steep sections and flatter plateaus. Approximately 100% of the site drains to the northeast, collecting within a low area located along the unnamed watercourse. The drainage area of the site is tributary to the Mohawk River. The topography of the property will not require the use of terraces and retaining walls to develop pads for buildings and driveways, though these distinctive site features may be added to enhance aesthetic qualities of the development.

STORMWATER MANAGEMENT & DRAINAGE

To accommodate the proposed development, it will be necessary to add an on-site stormwater collection system and management area. The stormwater collection system will be provided using Best Stormwater Management Practices (BMP). Downstream control structures and basins will regulate the discharge rate by not exceeding the peak flows for pre-development conditions. Major runoff from roofs, pavement and other impervious areas will be directed to the storm sewer system and management areas. The flow data will be generated and based on the Rational Runoff & Storage-Induction Methods for both pre-developed and post-developed conditions and the Water Quality and Quantity Controls according to the NYS Stormwater Pollution Prevention Plan (SWPPP) Design Manual, January 2015 and NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) guidelines and regulations.

The stormwater management model used for the design of the stormwater management areas will be based upon 1-year, 10-year, and 100-year peak frequency twenty-four-hour storm events for pre-development and 1-year, 10-year, and 100-year peak frequency twenty-four-hour storm events for post-development. The discharge rates and volumes of the control structures, ponds, and direct runoff will be regulated. The post-developed flows will be stored and released over time through various Stormwater Management Practices (SMP) for water quality and quantity practices contained in the

NYSDEC Guidelines and any other regulations from local laws. All erosion and sediment control measures will be implemented prior to commencing excavation or grading as shown on the plans and will remain in operation until the project's end.

WATER SUPPLY

Public water is not available in the immediate area along the perimeter roads. We understand that the Town of Rotterdam has no current plans to extend the public water supply within the immediate area that would make consideration of extending water practical. Therefore, drilled wells will be required for each proposed dwelling. In general, and based on known information of the existing area, drilled wells will be suitable for residential dwellings.

WASTEWATER DISPOSAL

Public sewer is not available in the immediate area nor is it feasible to extend an existing district. We understand that the Town of Rotterdam has no current plans to extend the public sewers within the immediate area that would make consideration of extending sewers practical. Therefore, on-site wastewater disposal will be required for each proposed dwelling. In general, and based on the known information of the existing soil conditions, it is most likely that the systems will be a raised bed or alternative design system.

OTHER UTILITIES

Electric, cable and telephone are all available by their respective suppliers along roadways of the development area and there is no indication that there will be any restrictions to providing services. There are no natural gas services within the immediate area, therefore household utilities will be either propane gas or electric. The costs to extend these utilities to the development would be the developer's responsibility.

ROADWAYS & TRANSPORTATION

The subject parcel has frontage on one (1) public road, Currybush Road. Access to the proposed development will have one access point from Currybush Road via a private drive, to be named at a later date.

The Institute of Transportation Engineers' (ITE) Trip Generation, 8th Edition (an industry standard) was used to approximate the increase in traffic due to the proposed project. The Trip Generation Summary presently identifies 10 total trips at the AM Peak Hour and 12 total trips at the PM Peak Hour resulting from this project. Traffic impacts would be anticipated on weekdays during peak commuter traffic periods of between 7AM and 9AM and between 4PM and 6PM. Considering the location of other main arterials in the area, it is not anticipated that peak and off-peak vehicle trips will have an appreciable impact to the present traffic conditions of the neighboring community.

COMMUNITY SERVICES

The Project will have only a slight impact on police, fire, and emergency medical services. These services already exist within the Town and cover the development area. No new equipment or personnel are required because of the proposed development.

The Project has the potential to add school age children to the Rotterdam School District. Planning guidelines indicate that the development may generate 1.5 school age children per dwelling unit. The Rotterdam School District would appear to have the capacity to accept additional students. Since the development will be somewhat phased, this estimated number would be spread over time and could occur only at full build-out and occupancy. This impact is considered to be minimal and could be offset by the additional school tax revenue generated by this project.

VISUAL, NOISE, ENVIRONMENT AND MISCELLANEOUS

Adjoining parcels of land that are presently developed support residential-type development, thus mitigating any concern relating to visual and noise impacts. This development is comparable to the adjoining properties and should not have an appreciable impact relative to visual aesthetics and noise.

The proposed development will have a minimal to slight impact on the environmental character of the property. Development is proposed to occur in the meadow-brushy areas of the property, while preserving, to the greatest extent possible, the existing wooded area. The watercourse buffer area will also be preserved to the greatest extent possible. The development proposes just under 54 acres (56±%) of the total project site to remain as undisturbed areas, 2.1± acres of impervious areas (i.e.; roads, buildings, driveways) and 11.3± acres of green/landscaped areas, open areas and wooded areas to be re-vegetated with new landscaping, lawn and trees around the buildings, the roadway and other disturbed areas. Remaining areas not to be disturbed of 16.3± acres area part of the proposed single family lot areas and the 14.6± acres of area within the watercourse buffer zone.

The site and buildings may be terraced in some locations for the single-family units, to take advantage of the parcel's topography. Parking has been provided at a ratio of 2.0 spaces per unit incorporating garage parking and driveway parking.

SOLID WASTE DISPOSAL

Solid waste collection will be by an independent and qualified refuse contractor. In 2006, the United States Environmental Protection Agency (USEPA) estimated that the national per capita garbage generation rate was 4.6 pounds per person per day and the recycling rate was 1.5 pounds per person per day. Therefore, the discard rate after recycling was 3.1 pounds per person per day. Assuming one person per bedroom, on average, the total Project discard rate at full buildout would be (3.1lb/day x 16 homes x 4 bedrooms) = 198.4 pounds per day, or 3.1± tons per month. The cart hauler services will be contracted with a private company. Based on the amount generated and type of use proposed, it is anticipated that the solid waste produced will have no appreciable impact on the community's existing services.

ESTABLISHMENT OF HOMEOWNERS ASSOCIATION

The Applicant will create a homeowners' association which will be a not-for-profit corporation formed and existing in accordance with the laws of the State of New York. The homeowners' association will be governed by a Declaration of Covenants and Restrictions, bylaws and associated rules and regulations which will be binding on all members who accept a deed to property within the development. In this

regard, the Applicant will comply with the requirements set forth in the Town's Zoning Code for a Planned Residential Development District as set forth in Section 270-99 thereof. The Applicant will make the necessary filings with the New York State Department of Law to comply with the requirements for a homeowners' association in the State of New York. While the project is still in the concept phase, it is anticipated that the homeowners' association will own and maintain the private roadway (which the Applicant understands will not be dedicated to the Town) and the parcel containing nearly 54 acres of open space. The homeowners' association may own and maintain additional facilities such as stormwater maintenance areas. As the project proceeds, the Applicant will apprise the Town Board on the proposed scope and functionality of the to-be-created homeowners' association.

DEVELOPMENT IMPACTS AND MITIGATION TO ADJACENT NEIGHBORHOODS

The proposed development will be consistent with the existing residential and other uses located along Currybush Road and the surrounding area. The development is bounded by topographic conditions and a substantial wooded/brush area. Lands to the west and south are comprised of single-family lots and agricultural areas. Existing developments in the adjacent zoning districts are predominately residential, agricultural or undeveloped. The property located along the southerly boundary is wooded, undeveloped lands with challenging topographic conditions. The phasing of the project will reduce the impact caused by construction vehicle traffic. Standard work-zone traffic control practices will be employed to minimize these disruptions and provide safe travel during these temporary periods.

COMMUNITY CONSIDERATIONS AND OBJECTIVES FROM THE PRD

Currybush Estates PRD will provide modern, energy efficient residential opportunities for residents of Rotterdam and the surrounding area. The building architecture will provide an aesthetically pleasing appearance and setting. The proposed development attempts to accent the natural setting of the area while complementing the surrounding neighborhood and adjacent land uses. Currybush Estates will enhance revenue for the Town of Rotterdam and Schenectady County with minimal community investment or impact to community services.

The Applicant respectfully submits that the proposed project will meet with the objectives of a Planned Residential Development District as set forth in the Town's Zoning Code by meeting the growing demand for housing in an area of the Town that has not been substantially developed. Due to the location of the project, providing a direct community benefit in the form of improvements to Town infrastructure or roadways may prove challenging. Nevertheless, the Applicant and the design team will make every effort to discuss and adjust development plans so as to further benefit the community during the course of the Town Board's review of this project.

The conditions outlined in this report represent existing and proposed conditions and engineering and planning methods for the development of this site. It is believed that this project will not result in significant adverse effects on the environment and that it will not pose detrimental impacts on water, sewer, drainage, traffic, noise, visual or other impacts on the adjoining properties or to the community.

DPW Comments
October 21, 2025

3. **Peter Road, LLC – 759 Peter Road.** Preliminary Site Plan Review to construct 16 condominiums (four building containing 4 units each) on a ±2.41-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.
 1. See comment letter from Brett Steenburgh dated October 15, 2025 responding to DPW Comments from August 19, 2025 and GPI comments dated September 19, 2025. GPI to provide follow-up review letter.
 2. Prior to scheduling for final site plan approval, the applicant and DPW shall provide comments and acknowledgement to the Planning Commission that the site plans have been reviewed by the Carman Fire District for hydrant placement and emergency response.
 3. Prior to scheduling for final site plan approval, hydrant flow test will need to be performed and proof of adequate flow presented to the Planning Commission. Add to final map.
 4. Applicant should address outdoor garbage can storage with concrete covered area on the side of the building or other means.
 5. Sidewalk on Peter Road should be extended south to the property line.
 6. DPW is still recommending an internal concrete sidewalk along roadway entrance to Peter Road.
 7. DPW is still recommending decorative fencing or a landscaped wall running along the southern boundary of the existing Town of Rotterdam Utility Easement along Highbridge Road. This will enhance aesthetic look of the property and discourage trespass from Highbridge Road into the complex.
 8. Identify ground cover for all surfaces and add to legend on site plan and landscaping plan.
 9. Add irrigation for landscaping around buildings and identify ground cover (grass, mulch, etc.). Add to landscaping plan.
 10. Address mail/package delivery and add to site plan.
 11. Show external HVAC locations and provide shielding and/or landscaping.
 12. Provide privacy fencing along the Lands N/F of Stibinger.
 13. Add note to plans: “Vegetative buffer areas to the south and west must be maintained in perpetuity. If the Town of Rotterdam requires removal of vegetation on the existing drainage easement, the HOA shall be responsible to replant vegetation to the satisfaction of the Town to maintain the integrity of the buffering for the existing single-family residents on Saint Jude Drive.”

DPW Comments from August 19, 2025

1. Perc and soil tests were conducted on 8/26/24. Additional testing should be coordinated with the Town and TDE based on updated layout and include all septic and stormwater areas.
2. Applicant should explore matching stone wall & "Welcome to Highbridge" sign similar to newly installed one on north side of Highbridge. Wall may need to be substantially shorter in length due to the existing utility easement along Highbridge but could wrap around the Peter Road/Highbridge corner and be incorporated into proposed aluminum fence with pilasters along Peter Road.
3. Internal sidewalks along both the north and south side of entrance road should be provided. There are no sidewalks internally amongst buildings.
4. Provide sidewalk along Peter Road and connect into existing sidewalk on Highbridge Road.
5. Show location of homes on lots abutting the site.
6. Building elevations are needed. Are patios and second floor decks proposed? Small privacy walls should be incorporated in any proposed outdoor space.
7. Proposed hydrant location should be reviewed by Carman Fire District.
8. Fire flow testing needs to be performed and coordinated with TDE and DPW.
9. Existing grade CAD layer should be removed from septic plan. Site is relatively flat and no substantial cut/fill is proposed.
10. Provide all signage (project, wayfinding, traffic control) and add to detail sheet.
11. Provide lighting plan.
12. Add standard Town notes regarding snow, lighting, etc....

DPW Comments from May 20, 2025

1. Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer (TDE) to assist in the review of this application.
2. Add internal concrete sidewalks and add sidewalk along frontage on Peter Road to connect into existing sidewalk along Highbridge Road.
3. Radiuses should be increased to allow for emergency vehicles.
4. Are basements proposed? Number of bedrooms.
5. Provide elevations and floor plans for the proposed building.
6. Buffering of adjoining single family residential homes and additional landscaping at the entry should be discussed with the applicant.
7. Add site statistics table.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on February 12, 2025.



October 15, 2025

Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Attn: Mr. Peter Comenzo

Re: Peter Road Condominiums

Dear Peter,

Please find attached to this letter and electronic copy of the revised plans, SWPPP and Architectural Plans for the Peter Road project. The plans have been updated to address the TDE comments from GPI for the Peter Road project dated September 19, 2025.

Outstanding Town DPW Comments:

A. Internal sidewalks along both the north and south side of entrance road should be provided.
There are no sidewalks internally amongst buildings.

Given the size of the project, minimal internal traffic and the desire to minimize impervious surfaces on the parcel to comply with the NYSSDM green infrastructure requirements, it is our opinion that sidewalks internally are unnecessary.

B. Provide sidewalk along Peter Road and connect into existing sidewalk on Highbridge Road.

A sidewalk has been added along peter road connecting to Highbridge Road.

C. Show location of homes on lots abutting the site.

The location of adjacent homes has been added where they are close enough to fit on the plan.

Main Office:
2832 Rosendale Road
Niskayuna, NY 12309
(518) 365-0675
Info@SCEngpe.com

Adirondack Office:
PO Box 437
Caroga Lake, NY 12032
(518) 365-0675
Info@SCEngpe.com

D. Building elevations are needed. Are patios and second floor decks proposed? Small privacy walls should be incorporated in any proposed outdoor space.

We have included building elevations as part of the submission; however, it is proposed to only have first floor patios and no decks on the second level.

E. Proposed hydrant location should be reviewed by Carman Fire District.

The plans will be forwarded to the Carman Fire District for the hydrant location review.

F. Fire flow testing needs to be performed and coordinated with TDE and DPW.

A hydrant flow test will be performed before final signing of the plats; however, given the minimal usage and lack of topographical relief on the parcel we anticipate the flow and pressure to be the same as the existing hydrants along Peter Road.

G. Existing grade CAD layer should be removed from septic plan. Site is relatively flat and no substantial cut/fill is proposed.

Existing topo has been removed from the septic plan.

H. Provide all signage (project, wayfinding, traffic control) and add to detail sheet.

Two stop signs have been added to the site plan with the required MUTCD reference numbers.

I. Provide lighting plan.

No exterior site lighting is proposed other than residential lamp posts two in front of each building. The lamp posts will have a photovoltaic/timer control system.

J. Add standard Town notes regarding snow, lighting, etc.....

The standard town notes have been added.

Site Plan Comments:

General Layout

1. Site Statistics table states 20 Units when there are only 16 units on site.

The site statistics table has been added.

2. Number of parking spaces cannot be verified with the plans provided. Do units have garages where vehicles will park? Is there an elevation view that can be viewed? Each apartment driveway is no more than 29 feet wide, which can accommodate only up to 3 vehicles each, so parking requirements cannot be met without parking in garages, so we assume they are there, but that cannot be verified from the submittal.

Elevations have been provided. Each unit has two spaces, one garage space and one driveway space. This has been noted in the site statistics.

3. Please include an existing condition plan that shows the site without any of the proposed features.

An existing conditions plan has been added.

4. There appears to be a house on the adjacent parcel identified as "Stibinger" which is not shown on the plans. Due to the proximity of the proposed septic field, this house's location should be shown to ensure proper setback distances are being met.

The existing home has been added to the plan.

5. There appears to be multiple lines with the "Phantom" linetype which typically is used to depict the property lines. In some locations, this line appears to be offset from the thick property line

shown around the parcel, however it is not clear what this line is depicting. Please explain and provide a legend that indicates the various linetypes and symbols shown on the drawings.

The lines adjacent to the property lines have been better defined there is a legend added to the site plan.

6. The graphical scale indicated on the title block of the drawing sheets is 1"=30' which does not appear to be correct. Based on the measurements and dimensions provided, it appears that the scale of the drawing is 1"=20'. Please review the scale of the drawings and ensure that they are correctly shown on the plans. A graphical scale bar should be added to verify that the scale is correct.

The title blocks have been updated and a scale bar has been added to all the sheets.

7. Please number the buildings on the site. This would allow for easier identification and provide the Town with a way to begin coordination with emergency services.

Numbers to all the residential buildings have been added.

8. Please provide clarification on how solid waste will be collected for the buildings. Please provide a dumpster if necessary and show that a garbage truck can maneuver within the site to collect the refuse generated by the residents.

Solid waste will be collected in curbside cans by garbage trucks. A large truck turning movement has been shown.

9. The labels provided on the plans have a background mask that obscures some of the layout elements and make it difficult to verify some site features. Please consider relocating these labels where possible to avoid overlapping site features or removing the background mask to avoid covering plan features.

Wherever possible notes with background masks have been moved to minimize obstructed details.

10. A setback shown on the northern edge of the property appears to be shown incorrectly near the "jog" in the property line close to the intersection of Peter Road and Highbridge Road. Please review the depicted setbacks and revise them to be shown properly.

Setbacks in the mentioned location have been corrected.

11. Test pit information and infiltration/percolation test results should be depicted on the plans. Additionally, the additional testing locations/data from the 9/15/25 witnessing should be included on the plans.

The most recent test pit and percolation test locations and data have been added to the septic plans.

12. There appears to be missing title block information. The drawn by, CADD file, checked by, and job number fields should be reviewed and filled in as necessary.

The information as requested has been added.

13. Provide truck turning movement to confirm acceptable emergency service vehicle access and circulation.

Turning movements for trucks, cars and fire trucks have been added in a separate sheet.

14. Vehicles parked at the northeast and southwest units could have significant difficulty making a backing maneuvering to access the site circulation roadway because there are no pavement turnouts beyond the edge of the driveway to allow the backing maneuver within the pavement. Vehicle turn templates for the backing maneuver should be provided to prove a car can back out of those driveways to exit the site.

The driveway in the mentioned area has been extended to make it possible to back out.

15. It is unclear if a car can make the movement from the entrance roadway to the northeast unit around the 28' and 10' radii. A turn template should be provided that shows that the movement can be made around that corner.

A car turning template has been shown to show that a car can make this turn.

16. A utility pole is just 3'-6" from edge of pavement within the entrance radius and it does not appear curbing is proposed, making this pole a potential hazard. There is the possibility that delivery trucks (FedEx, UPS, etc.) or other occasional larger vehicles will hit this utility pole while turning because of the lack of clear zone. Applicant should verify that a delivery truck can make this turn reasonably without hitting the pole. It may still get hit "in real life" with spacing that small, but it should at least be shown on paper with a truck template that it can be done without encroaching into the exiting lane of traffic.

A truck turning template has been shown to show that a truck can make this turn.

Stormwater and Utilities

17. There appears to be several areas where setbacks to the septic fields do not meet the standards established in Table B-2 (Minimum Horizontal Separation Distance) of the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems (2014). Please review this table for setbacks to stormwater infiltration practices (porous pavement), building foundations, and any other applicable setbacks.

Septic locations and SMPs have been adjusted to meet setback criteria.

18. Based on the percolation rates witnessed on 9/15/25, it appears that soil amendments may be needed to lower the infiltration rates below some of the septic fields. Table E-1 of the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems (2014) shows that percolation rates of less than 1 minute per inch are not suitable for conventional systems. Please review the design and update appropriately.

Notes regarding soil amendment have been added to the septic plan.

19. The proposed drywells shown on the plans are more than 10' deep, which would categorize them as "injection wells" which would require a permit from the EPA. The Applicant should consider the permitting requirements for injection wells and adjust their design as needed to either meet the requirements for injection wells or avoid the need for permitting.

Dry wells have been replaced with underground infiltrators.

20. Infiltration practices have minimum setback requirements to structures and septic systems outlined in Table 6.10 of the SWDM. Please review the table and adjust the system as needed to meet these setback requirements. A similar setback requirement for porous pavements is also outlined in Table 5.17 which should also be reviewed.

Septic locations and SMPs have been adjusted to meet setback criteria. It should be noted that the structures will be on pad foundations

21. Porous pavement designs have requirements for observation wells. Please provide a detail and show the locations on the plans.

An observation well has been added to the porous pavement.

22. SWDM requires stormwater management practices to have a sign. Please provide a detail and indicate location(s) on the plans.

Signs have been added in front of all storm water design practices.

23. The water service line that feeds the Storage Building is called out as a ¾" HDPE service but the tee off the main is shown as a 2", review and update. Additionally, please clarify the proposed water usage for the storage building as there does not appear to be a sanitary connection to the building.

The note regarding the water tee has been added and there will be no sewer connection for the storage building. The storage building will have a hose spigot only.

24. Will the electric service require a transformer on the property? If so, please show proposed location with the understanding National Grid will have the final design decision.

It is unknown at this time if National Grid will require a transformer on the site. If it is required, we will likely request the location to be adjacent to the future storage building.

25. Is Gas service proposed for the site?

Gas will be required for the site and the location and sizing will be determined by the National Grid planners.

Grading

26. Additional spot elevations are needed to properly depict the design intent and fully review the plans. These areas include:

a. With respect to the direction of sheet flow for stormwater, how stormwater will get out of low areas, and how water will get to the two proposed stormwater management areas.

The parcel has been graded to minimize low areas in the green space; however, given the extremely porous soils present on the parcel any slow moving or ponding water will infiltrate almost immediately.

b. Several stormwater management structures are missing top of frame elevation callouts.

Spot elevations have been added for all inlet structures.

c. Around the septic fields to show how they meet design requirements for pipe cover, cross slopes over leach fields, and diversion swales.

The systems are not raised bed or mound systems. They are located in the existing soils in flat areas and cross slopes are not required.

d. Around the site to confirm ADA accessibility. Some of the sidewalks around the buildings appear to have fairly steep slopes that would qualify as ramps which would need to have more grading information to make sure, they are compliant with ADA requirements.

The sidewalk grades have been adjusted.

e. At the back of the buildings where there appears to be patios shown. Please label or hatch these areas if they are to be paved and provide spot elevations to show positive sheet flow away from the buildings.

Spot elevations have been added to the corners of the patios.

f. Driveway interface with Peter Road to verify driveway slopes. Additionally, there is a 347 contour shown near the driveway entrance that appears to conflict with the spot elevations provided near the property line.

This has been modified

g. Lawn area where the grass filter strip is to confirm the length and slope of the area for stormwater design.

Grass filter strips have been removed.

h. Along the curtain drain at the northeast corner of the site to verify that it will not cause any issues for the building.

The design around the curtain drain has been changed as part of the overall design

27. There are proposed contours shown on the plans that do not mesh with the existing grades shown at the site. Some of the existing contours shown on the site plans around the edge of the limits of disturbance are crossed by proposed contours and do not allow for the proposed grades to tie into the existing grades. Specifically the areas at the southern-most building and on the western

edge of the property shows a 348 contour which crosses an existing 347 contour that would require additional grading to be shown to blend into existing conditions.

This area has been modified.

28. The northeast corner of the site has two proposed 347 contours that are shown connecting to the same existing contour in a way that is not possible. Please review the grading in this area and revise it as necessary.

This area has been modified.

29. Finished floor elevations for each of the buildings need to be provided in addition to the garage floor elevations shown.

The finished floor elevations have been labeled.

Landscaping

30. Planting graphics shown on the plans should be updated to reflect the approximate mature sizes of the proposed plantings to ensure that adequate area, spacing, quantities, and proximity to other site features are provided. Specifically, the White Fir has a mature size of 20'-30' which is bigger than what is shown and it appears that it would interfere with some of the catch basins in the rear of the property and the septic field in the front of the property.

The landscaping has been scaled appropriately.

31. The trees shown adjacent to the southern property lines would encroach onto the adjacent parcel. This screening should be discussed with the neighbor for acceptance, or a fence may be necessary.

These trees have been changed to a Blue Arrow Juniper with a spread of 5' diameter which fit nicely in this location.

32. There are three crabapple trees that are shown on the southern side of the entry drive which are shown too close to the proposed septic system.

They have been moved to approximately 9' from the system to the root ball.

33. Some of the proposed plantings are shown beyond the proposed wooded area limits. Please review the locations of these plantings and the wooded area to remain and revise accordingly.

Trees have been moved inside of the areas of clearing and grading.

34. The planting schedule provided on the plans does not appear to have the correct spelling of the scientific names for the plantings provided, please review and update accordingly.

The planting schedule has been updated to the correct names and spelling.

35. The Linden planting should have a B&B added to the size column.

The planting schedule has been updated such that the Linden planting has a B&B.

36. The planting schedule shows a quantity of 0 for the cypress tree and should not be included in the schedule. It is not recommended to use this species according to the reviewing RLA.

The planting schedule has been updated such that the cypress tree has been removed.

Erosion and Sediment Control

37. The SWDM requires that porous pavement systems and infiltration areas be marked out to avoid heavy construction vehicle traffic that would compact soils and inhibit infiltration. Additionally, markouts for septic field areas should also be provided to avoid vehicles driving over those areas. The infiltration practice areas should minimize traffic during construction to the maximum extent possible. If construction equipment has to traverse these areas, Deep Ripping and Decompaction per the NYSDEC guidelines should be completed and added to the plans.

A hatched area has been added to denote infiltration areas and notes regarding deep ripping and decompaction notes have been added.

38. The concrete washout location shown is adjacent to the proposed porous pavement practice which does not meet the separation requirements of the Bluebook.

Due to site constraints the separation requirements cannot be met and so the concrete washout has been located in the most ideal location.

39. Soil stockpile areas should be shown on the E&SC plans with the required permitter controls.

The Stockpile has been added with a silt fence perimeter.

Details

40. Provide the following additional details not already mentioned:

a. Stone columns and black aluminum fencing

The mentioned detail has been added.

b. Concrete sidewalk

The mentioned detail has been added.

c. Hydrant Assembly

The mentioned detail has been added.

41. The Dry Well details for the systems do not appear to have correct dimensions based on the elevations provided. Additionally, the elevation information provided on the details does not appear to match the invert elevations shown on the plans.

The drywell details have been removed since infiltrators will be used.

42. The stone material around the Dry Wells needs to be No.2 stone according to the SWDM requirements. Coarse sand does not meet the requirements.

The drywell details have been removed since infiltrators will be used.

43. Manhole steps will be needed for all structures more than 4' deep.

A concrete manhole detail with steps has been added to the plans.

44. The separation to groundwater requirements outlined in the SWDM need to be depicted on the details.

The separation to the GWT has been added on storm water details.

45. The porous asphalt detail needs be revised in regard to the depth of the No.2 stone according to the stormwater design calculations.

The mentioned detail has been adjusted.

SWPPP

46. The narrative should include the clarification that there are no wetlands according to both USACOE and NYSDEC.

The SWPPP has been updated accordingly.

47. The anticipated start date of in the narrative should be revised to a date in the future.

The SWPPP has been updated accordingly.

48. The construction sequence should be revised so that the excavations for the infiltration practices occurs toward the end of construction after most of the contributing areas has been stabilized.

The SWPPP has been updated accordingly.

49. The application of permanent vegetative stabilization should include mulching by default, regardless of the weather conditions when it is applied.

The SWPPP has been updated accordingly.

50. The disturbance area appears to be different between sections 1.1, 1.3, the GI Worksheets, and the NOI. Please review and update for consistency.

The SWPPP and NOI have been updated accordingly.

51. Item #3 in section 2.0

- a. The "preservation of undisturbed areas" and "reduction of clearing and grading" items should be revised to minimize tree clearing instead of maximizing it.

The SWPPP has been updated accordingly.

- b. The "parking reduction" item should be revised to include the 6 off street parking spaces shown on the plans.

The SWPPP has been updated accordingly.

- c. The project is not in proximity to a "Saratoga Road", please revise for accuracy.
52. Section 2.2 appears to show the wrong name for the aquifer that the site is located in.

The SWPPP has been updated accordingly.

53. Section 2.2 discusses infiltration basins with sediment basins which do not appear to be a part of the project. Please revise this section to discuss the proposed practices.

The SWPPP has been updated accordingly.

54. Section 3.1's title should be revised to apply to the proposed practices instead of sediment basins and infiltration basins.

The SWPPP has been updated accordingly.

55. Section 3.3.2 needs to be revised. Soil restoration will be required to maintain the infiltration rates of the underlying soils in all areas where construction vehicles have compacted the soils. Lawn areas will likely also need decompaction because they are being used for infiltration

practices and septic fields. If the soils will not be restored, the HydroCAD model needs to be revised so that all compacted "undeveloped" areas are modeled as HSG B instead of HSG A.

The SWPPP has been updated accordingly and verbiage has been added which discusses decompaction

56. Section 3.3 discusses winter maintenance methods that include sand. This is not acceptable for porous pavement practices because it will clog the pavement.

All references to sand have been removed from the SWPPP.

57. Section 4.2 appears to have an outdated reference to the Bluebook and should be revised. This reference also applies to section 5.0.

The Bluebook reference has been updated.

58. Section 4.2 references a "Stow Avenue" which does not appear to apply to this project and should be revised.

The SWPPP has been updated accordingly.

59. Section 6.1 should be revised to have the contractor maintain the inspection reports on a weekly basis.

The SWPPP has been updated accordingly.

60. Section 11.0 has two incorrect references to the General Permit number which needs to be revised. The statement in this section should also be reviewed to ensure that it matches the most current required SWPPP Preparer Certification statement. Additionally, the SWPPP Preparer Certification Statement needs to be signed prior to final approval.

SWPPP certifier, MS4 and Owner operator have all been removed from the SWPPP narrative since upon final approval signed copies will be attached to the completed NOI which will be available in appendix F of the SWPPP.

61. NOI:

- a. Prompt #49 should be revised so the WQv and RRv numbers are in acre-feet units instead of cubic feet.

The NOI has been updated accordingly.

- b. Prompt #51 should be revised to "yes" because the entire CPv is being infiltrated

The NOI has been updated accordingly.

- c. Prompts #54 and #55 should be filled out so they include the proposed practices.

The NOI has been updated accordingly.

62. An Operations and Maintenance Manual should be developed for the site and included in the SWPPP's appendix. This O&M Manual should be able to be a standalone document for use by maintenance crews post construction.

An O&M Manual has been added to the Appendix of the SWPPP.

63. HydroCAD:

- a. Please provide separate models for the predevelopment and post-development models.

Two separate files one for existing and one for proposed have been made.

b. The post-development model includes 9 subcatchments compared to the 1 subcatchment used for the predevelopment model. Multiple subcatchments in the post-development model contribute to the same node and should be combined into one subcatchment. For example, the narrative indicates that the project incorporates rooftop disconnection, however the subcatchment nodes show roof runoff with separate nodes and roof drains. The amount of nodes used to depict relatively small areas can lead to inaccuracies in runoff modeling.

Where possible nodes have been merged however in some case there are significantly different times of concentrations for the lawn runoff vs. the building runoff. Therefore, in these cases we have separated the roof runoff from the lawn in order to make sure none of the storm water conveyance devices are being inundated.

c. The total area in the post-development subcatchments does not match the area in the predevelopment subcatchment. This does not allow for a balanced comparison between pre- and post-development conditions. Please explain or update so the areas are consistent.

The pre and post development areas have been made consistent baring 0.01 acre increase in the post conditions which come from the proposed driveway which adds minimal land from the right of way to the drainage shed.

d. The time span for the storm events is shown as 5.00-20.00 hours, which does not properly depict the 24-hour storm event. Please adjust the model's time span to show the full 24 hours.

The time span has been adjusted to 0-24hrs.

e. The subcatchment maps need to include labels for the subcatchment areas shown in the model to verify the conditions depicted in the model.

Subcatchment labels have been added to each of the subcatchment areas.

f. The subcatchment maps should include the time of concentration line used for all nodes that aren't "direct entry".

Time of concentration lines have been added where applicable.

g. The flow length for subcatchment 8S: lawn back right is very long and does not appear to be achievable based on the grading shown. Please review when adding the time of concentration lines.

Yard drains have been added to reduce the flow path and the grading has been adjusted.

Please feel free to contact me if you need any additional information regarding the above submission.

Thank you.

Sincerely,

Brett
Steenburgh
PE

Digitally signed by Brett Steenburgh
DN: cn=Brett Steenburgh, o=Steenburgh Consulting
Engineering
email=bsteenburgh@scs.com, c=US
Date: 2023.10.10 12:56:53 -0700

Brett L. Steenburgh, P.E.

FOUNDATION NOTES:

- 1) CONCRETE FOOTINGS:
8" THICK x 16" WIDE (8" WALLS)
2500 PSI CONCRETE COMPRESSION STRENGTH
(2) #4 REBAR CONTINUOUS @ BOTTOM
#4 REBAR DOUELS x 24" LONG
BOTTOM OF FOOTINGS TO BE A MIN. OF
48" BELOW GRADE
- 2) POURED CONCRETE FROST WALLS:
8" THICK x 4'0" HIGH
3000 PSI CONCRETE COMPRESSION STRENGTH
REINFORCED w/ (2) #4 REBAR CONTINUOUS @ TO
1/2" DIA. APPROVED ANCHOR BOLTS @ 6'0" O.C.
AND A MINIMUM OF 12" FROM ENDS OF EACH PLATE
SECTION & EXTEND INTO CONCRETE A MIN. OF 1'
- 3) LIVING AREA SLAB FLOOR: (4" THK.)
3000 PSI CONCRETE COMPRESSION STRENGTH
REINFORCED WITH FIBERMESH OVER
AN APPROVED VAPOR RETARDER WITH JOINTS
OF NOT LESS THAN 6" SHALL BE PLACED BELOW
SLAB. BASE BELOW SLAB PREPARED IN
ACCORDANCE WITH SECTION R506.2.2 OF THE
RESIDENTIAL CODE OF N.Y.S.
- 4) GARAGE CONCRETE SLAB FLOOR: (4" THK.)
3500 PSI CONCRETE COMPRESSION STRENGTH w/
FIBERMESH. AN APPROVED VAPOR RETARDER w/
JOINTS OF NOT LESS THAN 6" SHALL BE PLACED
BELOW SLAB. BASE BELOW SLAB PREPARED IN
ACCORDANCE WITH SECTION R506.2.1 & R506.2.2
OF THE RESIDENTIAL CODE OF N.Y.S. PITCH FLOOR
TO OVERHEAD DOOR OPENING
- 5) INSTALL TWO ANCHOR BOLTS AT EACH END AND
GAP BETWEEN OVERHEAD DOORS AS SHOWN.
SEE BRACED WALL DETAIL ON SHEET #A-3

DETAIL #1

SHOWS WALL/SLAB DETAIL AT PERIMETER
OF LIVING AREA SLAB FLOOR

DETAIL #2

SHOWS WALL/SLAB DETAIL AT PERIMETER
AT EXTERIOR GARAGE WALLS

FOUNDATION PLAN

SCALE: 1/8" = 1'0"

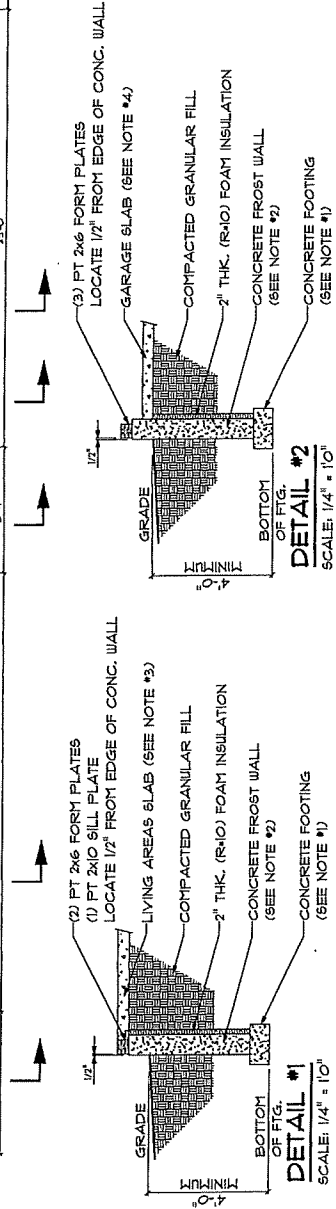
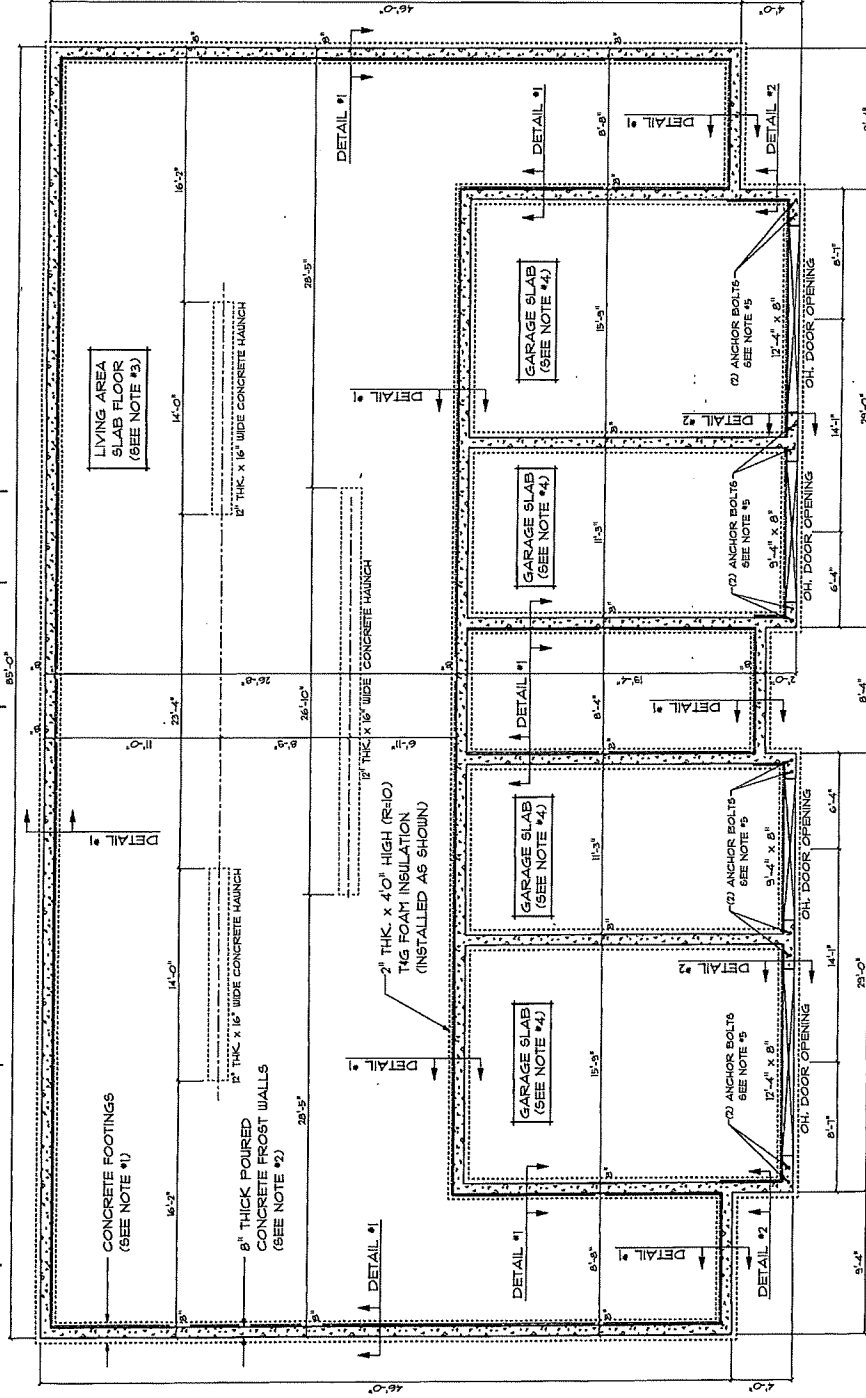
DRAWING NO.

A-2

DRAWN BY: M.P.

SCALE: 1/8" = 1'-0"

DATE: MARCH 2018

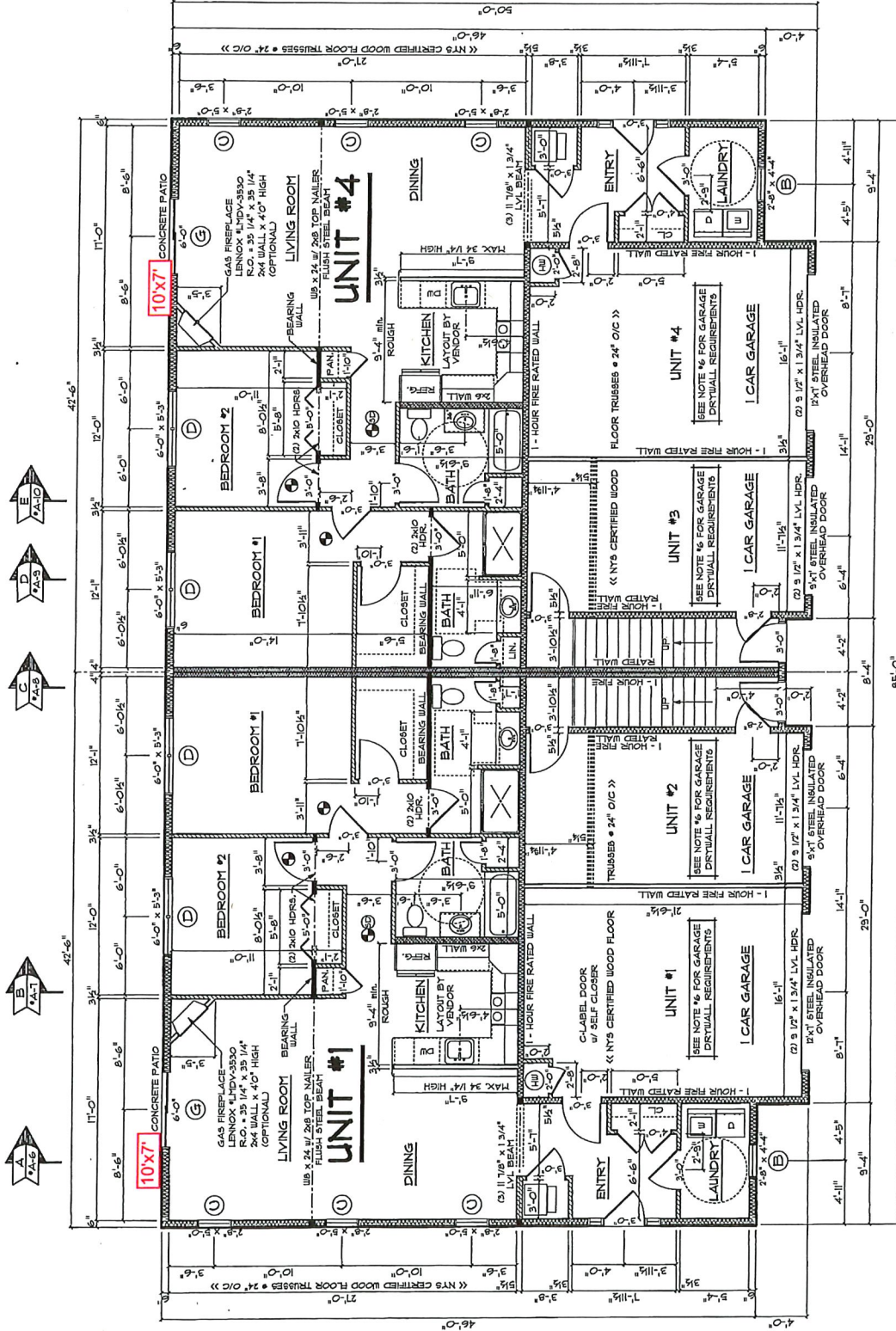


FRAMING NOTES:

- 1) CENTER INTERIOR DOORS BETWEEN ADJACENT WALLS UNLESS DIMENSIONED OTHERWISE
- 2) DIMENSIONS ARE "ROUGH FRAMING" EXTERIOR WALL THICKNESS INCLUDES 1/2" FOR SHEATHING.
- 3) ALL EXTERIOR WALL HEADERS ARE (2) 2X10 UNLESS NOTED OTHERWISE.
- 4) DOOR FRAMING ROUGH OPENINGS:
INTERIOR DOORS: HEIGHT = 83 1/4" WIDTH = DOOR SIZE + 2 INCHES
EXT. DOORS: 3'0" (38 1/2" x 82 1/2")
C LABEL DOORS: 28' (33 1/2" x 81 3/4")
- 5) REFER TO WINDOW SCHEDULE FOR ROUGH OPENINGS, SEE SHEET "A-II"
- 6) GARAGE DRYWALL REQUIREMENTS:
5/8" TYPE-X DRYWALL ON EXT. GARAGE WALLS, CEILING AND BOTH SIDES OF COMMON WALLS

LOWER LEVEL PLAN VIEW

- ① SMOKE DETECTOR
- ② CARBON MONOXIDE DETECTOR



DRAWING NO.
A-3

DRAWN BY: M.P.
SCALE: 1/8" = 1'-0"
DATE: OCTOBER 2011

PIGLIAVENTO BUILDERS
151 VON ROLL DRIVE
SCHENECTADY, NY 12306
(518) 356-4550

THE CONDOMINIUMS AT
KASEY PASS
TOWN OF BALLSTON, NY

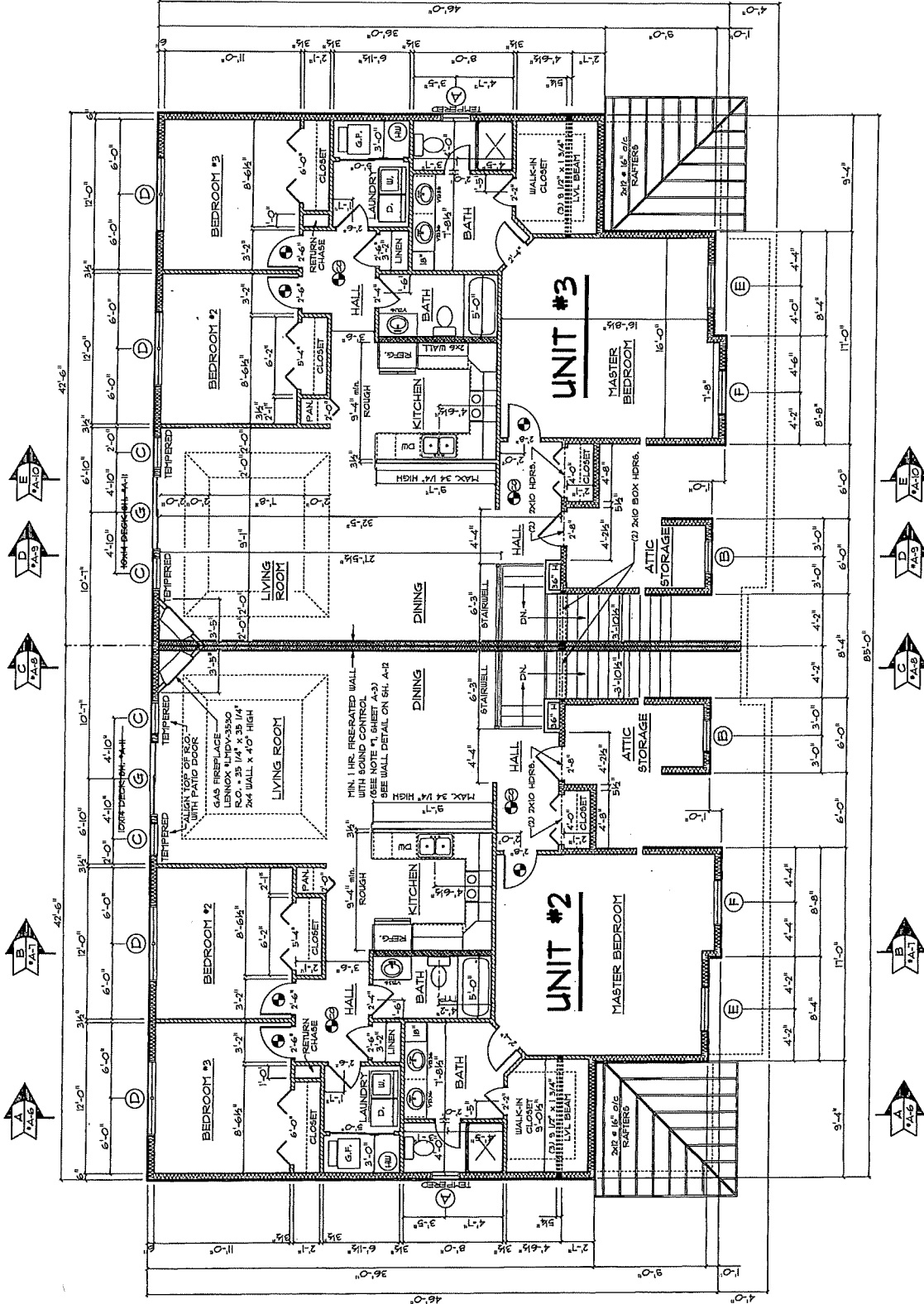
W.R. SCOTT ARCHITECT, PLLC
208 SARATOGA BLVD.
SARATOGA SPRINGS, NY 12866
(518) 424-3151 Email: rketch@wscap-rr.com

FRAMING NOTES:

- 1) CENTER INTERIOR DOORS BETWEEN ADJACENT WALLS UNLESS DIMENSIONED OTHERWISE
- 2) DIMENSIONS ARE "ROUGH FRAMING" EXTERIOR WALL THICKNESS INCLUDES 1/2" FOR SHEATHING.
- 3) ALL EXTERIOR WALL HEADERS ARE (2) 2x10 UNLESS NOTED OTHERWISE.
- 4) DOOR FRAMING ROUGH OPENINGS, INTERIOR DOORS: HEIGHT = 83 1/4" EXTERIOR DOORS: HEIGHT = 83 1/4" EXTERIOR DOORS: WIDTH = 30" (33 1/2" INCHES) C LABEL DOORS: 28" (33 1/2" X 81 3/4")
- 5) REFER TO WINDOW SCHEDULE FOR ROUGH OPENINGS, SEE SHEET "A-12"
- 6) (3) 11 7/8" x 1 3/4" LVL BEAM W/ 2x6 PLATES AT TIE, (3) 2x6 JACKS IN 2x6 WALL & (4) 2x4 JACKS IN 2x4 WALL TRANSFER LOAD DOWN THROUGH 1ST FLOOR TO FOUNDATION.

UPPER LEVEL PLAN VIEW

- SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR



DRAWING NO.

A-5

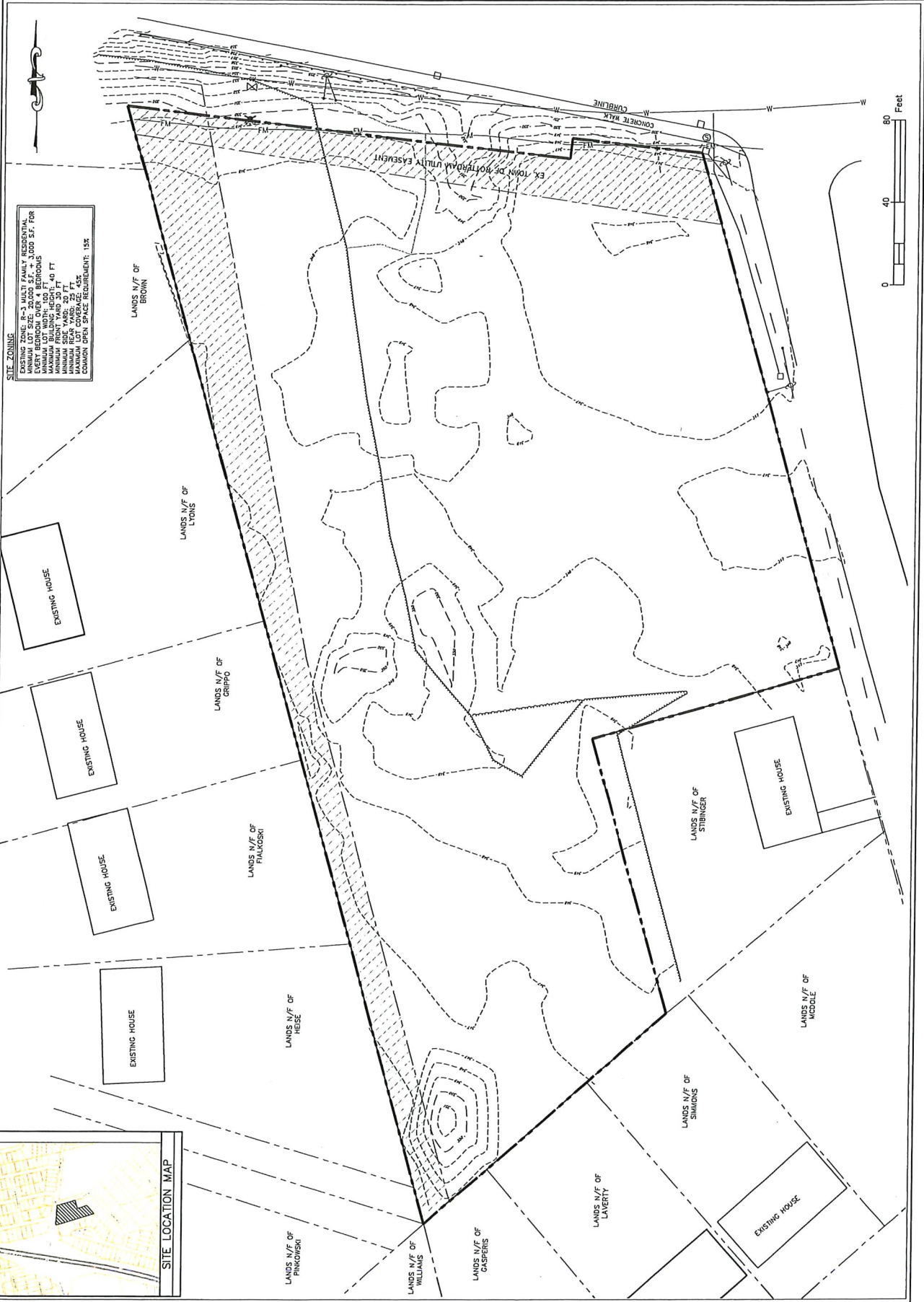
DRAWN BY: M.P.
SCALE: 1/8" = 1'-0"

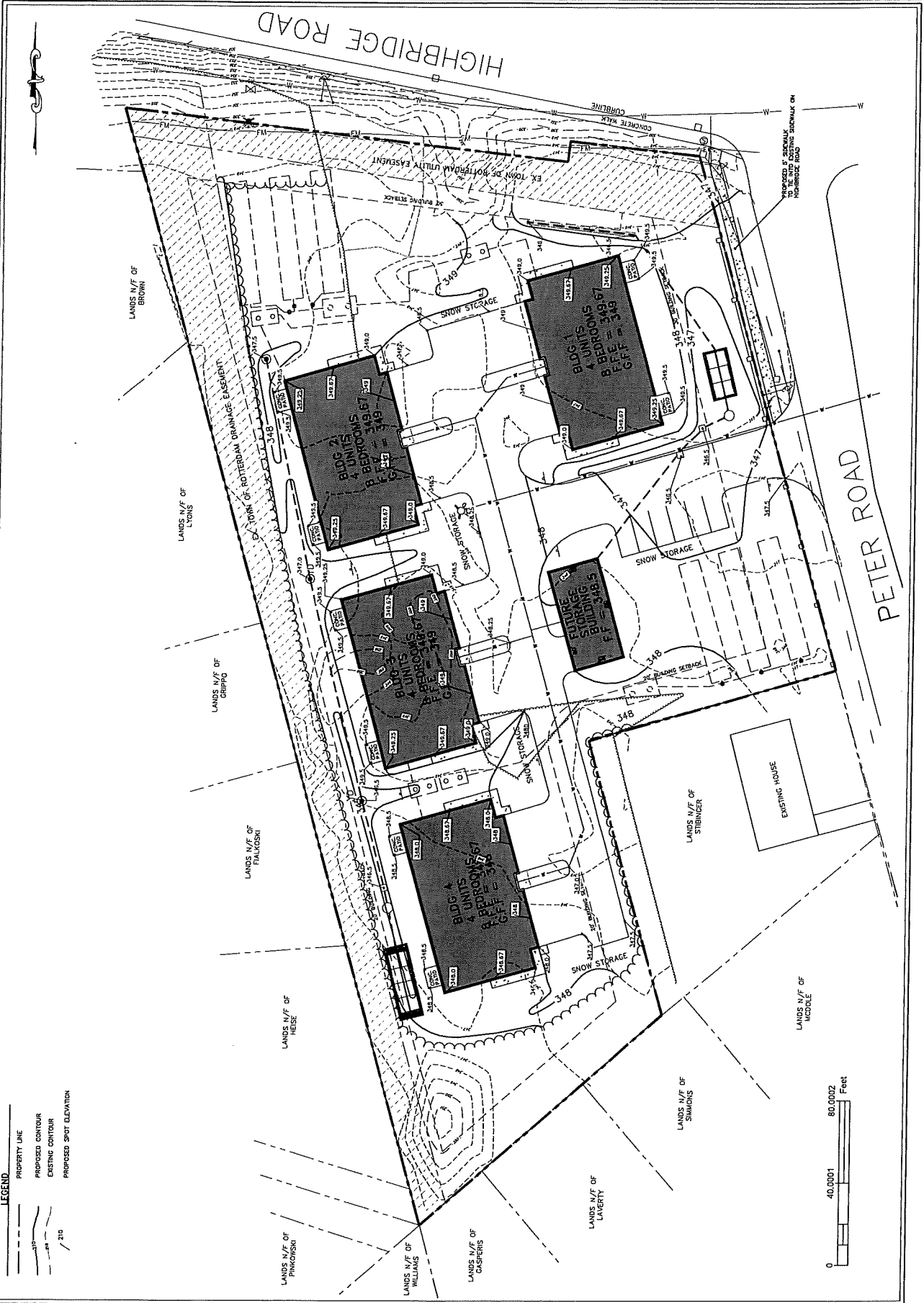
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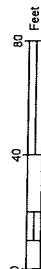
PIGLIAVENTO BUILDERS
151 VON ROLL DRIVE
SCHENECTADY, NY 12306
(518) 356-4550

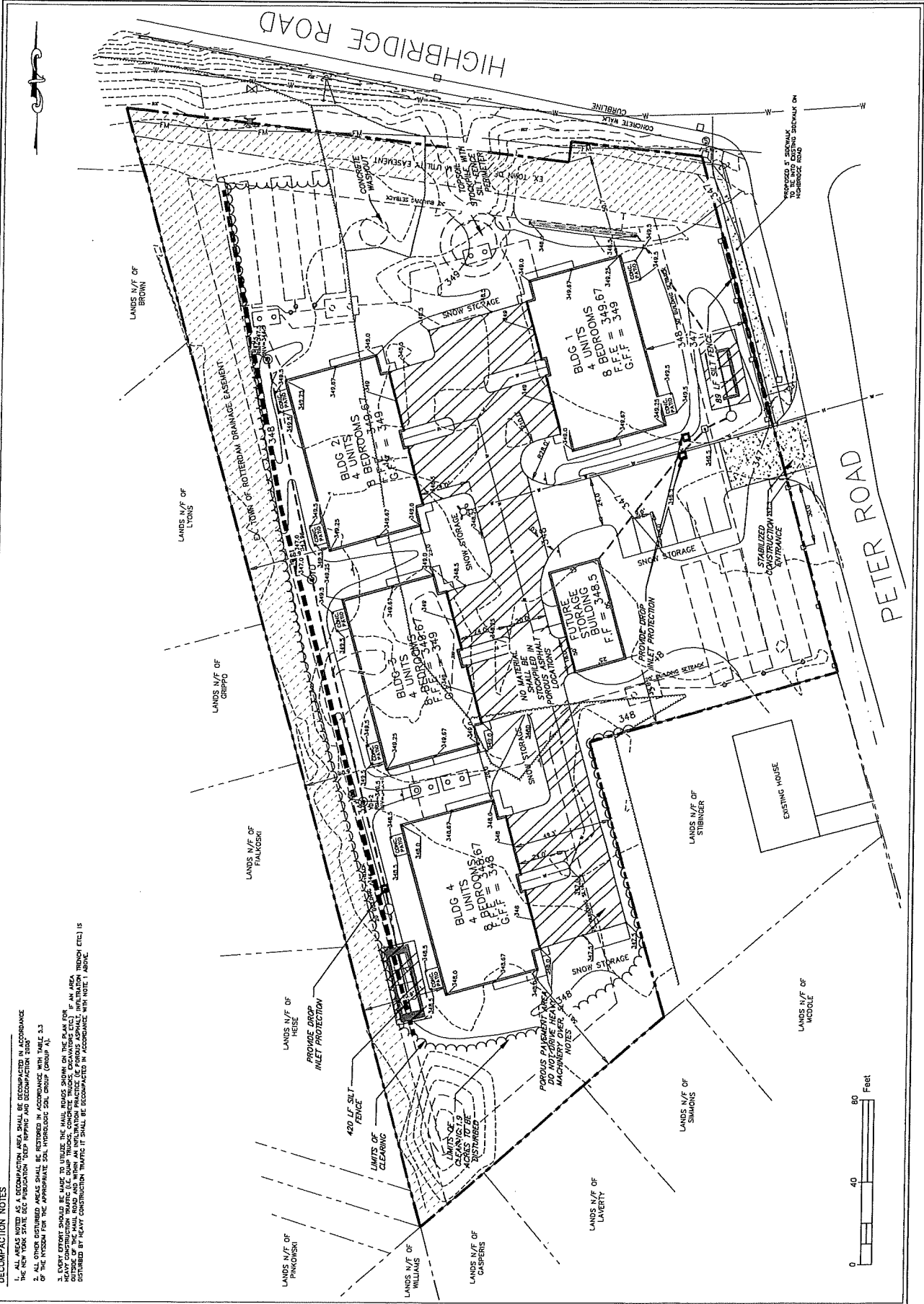
THE CONDOMINIUMS AT
KASEY PASS
TOWN OF BALLSTON, NY

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SARATOGA SPRINGS, NY 12866
(518) 424-3191 Email: rkctec@wscap.rr.com







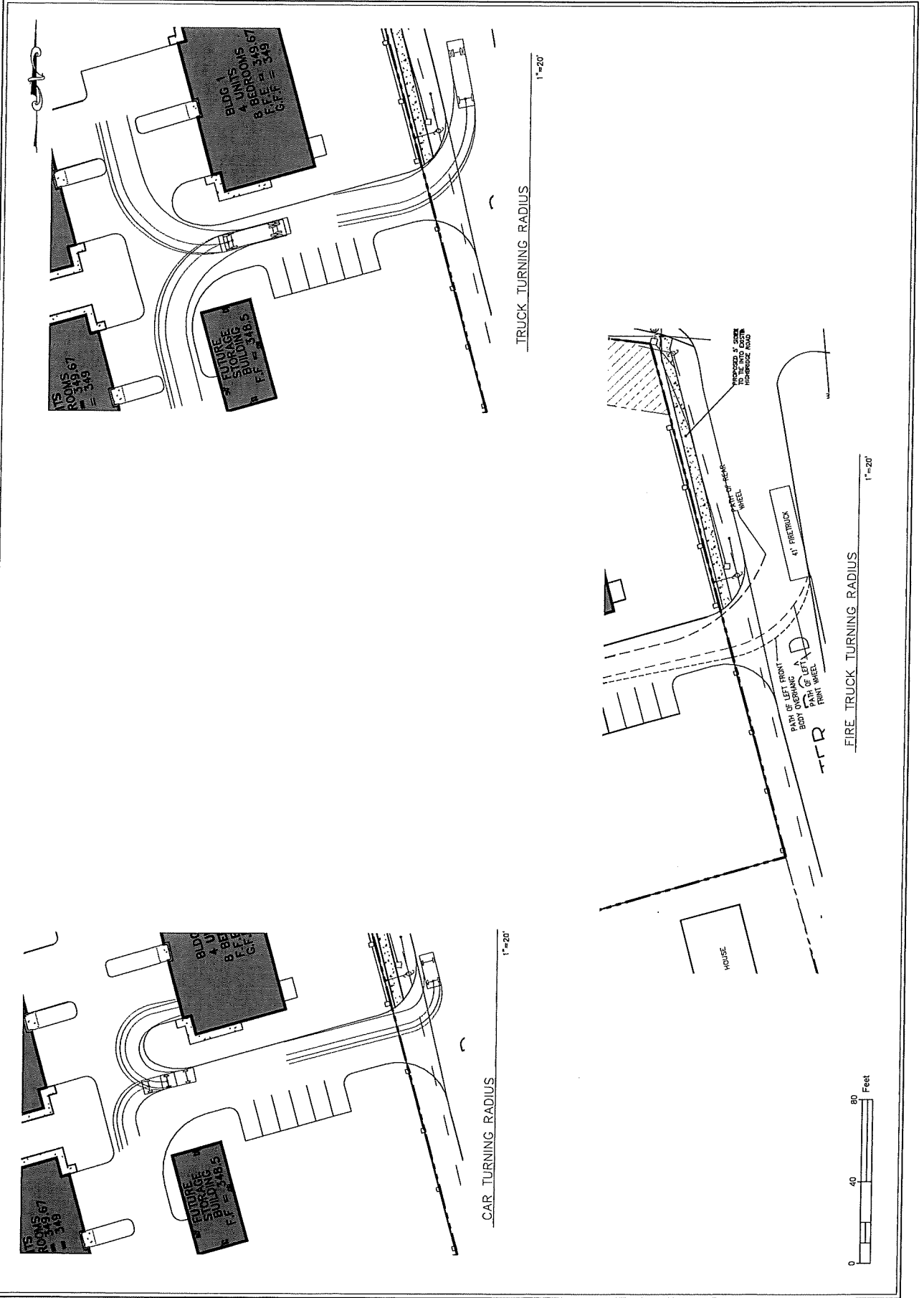


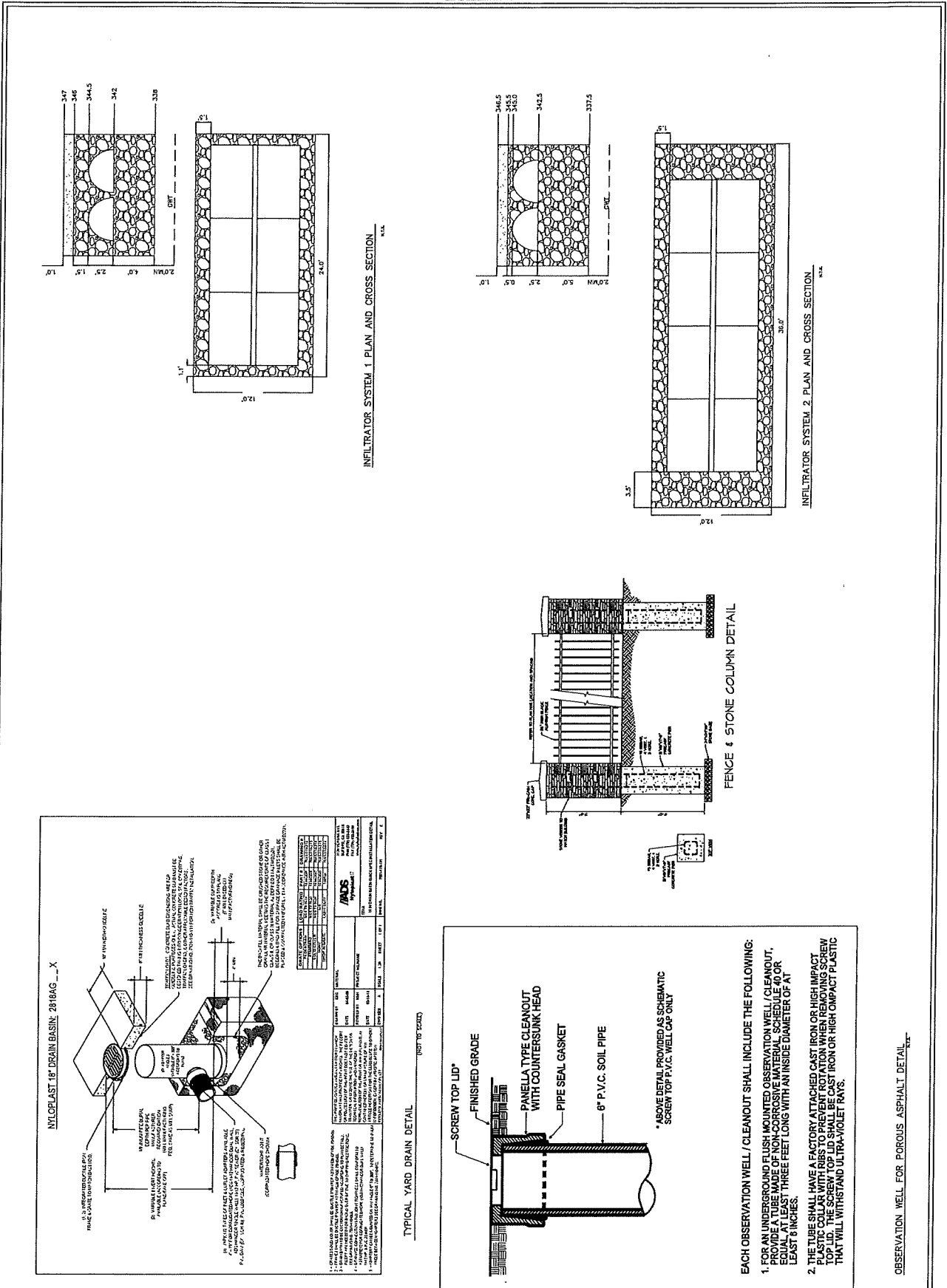
DECOMPACTION NOTES

- ALL AREAS NOTED AS A DECOMPACTION AREA SHALL BE DECOMPACTIONED IN ACCORDANCE WITH NEW YORK STATE DEC PUBLICATION "DEEP RIPPING AND DECOMPACTION 2009"
- ALL AREAS NOTED AS A DECOMPACTION AREA SHALL BE RESTORED IN ACCORDANCE WITH TABLE 3.3 OF THE NYSDOT FOR THE APPROPRIATE SOIL INVESTIGATE SOIL GROUP (GROUP A).
- BEFORE ANY DECOMPACTION OR RESTORATION WORK IS DONE, THE MAJOR ROAD SHOWN ON THE PLAN FOR THE DECOMPACTION AREA SHALL BE CLOSURED TO TRAFFIC. THE DECOMPACTION WORK SHALL BE DONE WITHIN THE CLOSURE OF THE MAJOR ROAD AND WITHIN AN INTRUSION PRACTICE (IE PERIODS ASPHALT, INTRUSION TRENCH ETC) IS ESTABLISHED BY PLANT CONSTRUCTION TRAFFIC IT SHALL BE DECOMPACTIONED IN ACCORDANCE WITH NOTE 1 ABOVE.

[illegible]

TURNING RADIUS PETER ROAD LLC 759 PETER ROAD TOWN OF ROTTERDAM STATE OF NEW YORK SCALE: 1" = 20' SHEET 7 OF 12		COUNTY OF SCHENECTADY CADD NO. 01043010 JOB NO. 01043010 DATE: MAY 14, 2015	
Sleenburgh Consulting, PLLC 1000 Albany, NY 12208 Tel: (518) 486-0075 Fax: (518) 486-0076		Seal of the State of New York State of New York Department of Transportation Office of the State Engineer Albany, NY 12242	
Call 811 before you dig Dig Safe New York		I, the undersigned, State Engineer of the State of New York, do hereby certify that the above described project has been approved by the State Engineer's Office and that the project complies with the requirements of the State of New York Department of Transportation.	
NO. 01043010 DATE: 05/14/15		SEE COMMENTS REVISIONS	





NOT TO SCALE

TYPICAL YARD DRAIN DETAIL

NYLOPLAST 18" DRAIN BASIN - 2818AG - X

OBSERVATION WELL FOR POROUS ASPHALT DETAIL

NOT TO SCALE

FENCE & STONE COLUMN DETAIL

INFILTRATOR SYSTEM 1 PLAN AND CROSS SECTION

INFILTRATOR SYSTEM 2 PLAN AND CROSS SECTION