

**Town of Rotterdam
Planning Commission
Summary of July 14, 2026, Meeting**

Workshop

Neil Persaud – 370 Mariaville Road. The applicant requests time extension on Conditions #6-7 for a Waiver of Site Plan issued January 6, 2026 (PC2026-W003) to operate a wine and liquor store in an existing $\pm 2,729$ tenant space, formerly Take it to the Bank Firearms Store, on a ± 0.46 -acre parcel.

- Motion to extend the time to October 31, 2026, to satisfy the conditions 6 & 7 of the previously approved waiver of site plan. Motion to approve was made by Mrs. Ricker-Scannell and seconded by Mr. Miglucci and the vote resulted in unanimous approval of the motion.

1. **Tomra Recycling, LLC – 31 Opus Boulevard.** Waiver of Site Plan Review for the location of up to six (6) electric fleet vehicle charging stations on a ± 4.33 -acre parcel. Engineer: Zenobe

- Motion to approve the Waiver of Site Plan was made by Mr. Collins and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.

2. **Bethel Full Gospel Church – 3669 Guilderland Avenue.** Waiver of Site Plan Review for the location of a $\pm 2,100$ square foot single family parsonage for the pastor on a ± 43.70 -acre parcel. Engineer: Empire Engineering.

- Motion to approve the Waiver of Site Plan was made by Mrs. Ciampino and seconded by Mr. Zink and the vote resulted in unanimous approval of the motion

3. **Spirit Halloween – 90 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate Spirit Halloween, a costume and accessory retail store, in an existing $\pm 8,500$ square foot tenant space (former Average Joe's Gym) from July 1, 2026 to November 15, 2026.

- Motion to approve the Waiver of Site Plan was made by Mrs. Ciampino and seconded by Mr. Collins, and the vote resulted in unanimous approval of the motion.

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4. **Loyalty Shipping – 1851 Chrisler Avenue.** The applicant requests a Waiver of Site Plan review to operate a shipping/travel agency retail store in existing ±1,060 square foot tenant space on a ±0.39-acre parcel.
 - Motion to approve the Waiver of Site Plan was made by Mrs. Ricker-Scannell and seconded by Mrs. Ciampino and the vote resulted in unanimous approval of the motion.
5. **Grace West Indian Market (Moonwattie Lakeraj) – 2735 Broadway.** Waiver of Site Plan review to allow the conversion of former ±1,334 square feet audio store into a specialty grocery store on a ±0.15-acre parcel. Architect: SRG Architects.
 - Motion to approve the Waiver of Site Plan was made by Mrs. Ricker-Scannell and seconded by Mr. Collins and the vote resulted in unanimous approval of the motion.

Agenda

1. **Viewland Cemetery Association – 1330 Putnam Road.** Sketch/Preliminary Site Plan for the construction of a ±1,500 cemetery maintenance/office building on a ±11.4-acre parcel. Engineer: Verity Engineering, D.P.C.
 - A motion that the Planning Commission declare itself Lead Agency was made by Mrs. Ciampino and seconded by Mrs. Ricker-Scannell and the vote resulted in unanimous approval of the motion.
2. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Sketch Five (5) Lot Minor Subdivision & Boundary Line Adjustment of two (2) parcels of property comprising ±98.29-acres for the potential creation of five (5) single family residential building lots. Engineer: Arico Associates
 - No Action was taken.