

**Town of Rotterdam
Planning Commission
April 5, 2022**

Workshop (7:00pm):

1. **William Dominelli (Uncle Bills Foods) – 3351 S. Thompson Street.** The applicant requests a Waiver of Site Plan review to construct an a 35' X 40' addition on existing ±2,160 square foot business on a ±0.34-acre parcel.
2. **Gillette Shows – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to hold a carnival from June 3, 2022 – June 12, 2022 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
3. **Beukendaal Temple Association – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a bingo hall in ±21,216 square feet of the former K-Mart from March 16, 2022 – March 15, 2024 in ViaPort Rotterdam.
4. **Kiana Whitman – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a nail and facial salon in existing ±725 square foot tenant space on a ±0.17-acre parcel.
5. **Kristy Hariprashad – 2068 Curry Road.** The applicant requests a Waiver of Site Plan review to operate The Little Lamb Chop in an existing ±8,192 square foot building on a ±2.75-acre parcel.

Agenda (7:30pm):

Approval of the Summary of Minutes March 15, 2022

1. **BT Land Development, LLC – 1222 & 1266 Duanesburg Road.** Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with an additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.
2. **AC's Towing & Recovery LLC – 103 Remsen Street.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (August 18, 2020) to install a seven-foot (7') stockade fence along the front property line (Remsen Street) and alongside property line (Fern Avenue) of existing business, AC's Towing & Recovery LLC, on a ±2.91-acre parcel.
3. **Shereen Court & Central Avenue - David Del Zotto.** Request for a 6-month Extension for a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. (PC Approved November 17, 2020 & 6-month extension granted on October 5, 2021).

DPW Comments
April 5, 2022

Agenda (7:30pm):

1. **BT Land Development, LLC – 1222 & 1266 Duanesburg Road.** Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with an additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.

1. Original concept has been updated, see attached minutes from last meeting from July 2021.

DPW Comments July 20, 2021

1. Applicant has revised layout to accommodate additional on-site queuing of tractor trailers.
2. Proposed stormwater and/or septic area located in the northerly portion of the site is uphill from the project and soils are poor. Feasibility should be examined and reviewed as it is also located in close proximity to stream/drainage off I-88.
3. See attached Planning Commission minutes from April 6, 2021.
4. Planning Commission authorized the Chairman to enter into an agreement for TDE services to assist in the review of this project on April 6, 2021

DPW Comments April 6, 2021

1. Applicant proposes the demolition of site improvements at 1222 Duanesburg Road and incorporation into one lot.
2. Project engineer should explain truck turning movements and available queuing on-site. Use of building, floor plan, restroom facilities, and available parking areas need to be addressed.
3. Poor soils and wetlands exist on-site in addition to drainage areas both on the western and eastern edges of the property. This condition should be reviewed and considered before advancing current configuration.
4. Proposed truck fueling facility will need a traffic analysis and review/approvals from NYSDOT.
5. Planning Commission should authorize the Chairman to enter into an agreement for TDE services to assist in the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. The Rotterdam Planning Commission should consider declaring lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Sheriff's Office
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District
Princeton Town Clerk (239-nn)

Abstract

LANDS IN/OF
COUNTY OF SCHENECTADY
S.B. 1257-3-25
PRINCETOWN PLACE
110 AC ±

LAND N/F OF
COUNTY OF SCHENECTADY
S.A.L.: 57-13-9, 112
PRINCETOWN PLACE
1.30 AC ±

COUNTY OF SHERIDAN
SAL: 57-3-9, 111
130 PRINCETOWN PLACE
0.82 AC ±

INTERSTATE ROUTE 88

THE STATE OF NEW YORK

NEW YORK STATE ROUTE 7 (A.K.A. DUANESBURG ROAD)
VARIABLE WIDTH R.O.W.

CONCEPT PLAN

ROTTERDAM DIESEL SERVICE STATION

1269 DUNESBURG ROAD
DUNES, N.J. 07834-1269

TOWN OF ROTTERDAM	SCHENECTADY COUNTY	NEW YORK STATE
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MARK C. JACOBSON, P.E.
ADDITIONAL INFORMATION: 681300

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C-020

SHEET 3 OF 17

**Town of Rotterdam Planning Commission
Minutes of July 20, 2021, Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, July 20, 2021 at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present: John Denny, III – Chairman
Thomas Yuille
Clark Collins
Mark D'Alessandro
Wayne Calder
Joseph Signore
Peter Comenzo, Town Planner
Jonathon Tingley, Attorney
Marlo Carter, Secretary

Absent: Lynn Flansburg - Excused

Chairman Denny called the caucus to order at 7:30 p.m.

M & M Land Development, LLC – 1222 & 1266 Duanesburg Road. Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza Parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.

Mr. Romeo: Good evening everybody, thank you for having us in person this evening. Last time I was in front of you, we presented this plan here, which was rejected by the Board. We went back to the drawing board so to speak, and we tried to hear the comments that the board had was a concern for que. Quing seem to be one of the biggest things in safety of traffic flow through the site. We kind of modeled the adjacent property. That is really what we came up with here.

The original site plan had nine (9) to ten (10) que lanes. We now have 19 plus and when I say plus, we have got room for an additional six (6) but, the additional six (6) I don't want to count because that would block access to here. We significantly improved our que with this. We have also added a few more parking spaces both here and here. Now, we are up to nine (9) parking spaces and 37 parking spaces. The existing site only has about 31 and I say about 31 because there is only 21 in the front parking and there is a rear parking lot here that is really just used for employees and staff. We have significantly improved the flow for the main operation which would be the diesel fueling station, but we have also done is specifically restricted this area. There is no way a truck could come through this area. We purposely restricted the turn on this so that way trucks are directed straight, and we will have large signs that indicate trucks straight ahead. In the event that a vehicle does come through this area they would be directed through a bypass lane and exit. This is a one way throughout so there is no way they can go through. Traffic would then merge while the trucks are stopped so it's safe and out back towards the road and for the trucks back towards 88.

We did submit a preliminary narrative; we are still working on some gathering some site information. We are going to be doing some test pits here shortly and trying to wait for the weather to dry out a little bit. I know that is kind of a challenge. We did complete the full survey of the project site. We have the easements mapped that show where the drainage course is so that for everyone's identification, you can see how steep it is, where it is and how we are far away and we're not impacting any of that as part of this site.

We've actually reduced our impervious area as part of this plan. I do plan to try to reduce it further. Right now, you will notice these lanes are 21' wide. We believe that is excessive and that was done on the preliminary concept, and I want to keep it and we are not trying to add any more at this time and we are just going to try to reduce that and increase our green space. As part of this, we have labeled this as a potential septic area or storm area and another potential septic area, we have added a new one over here and we are going to try to add some landscaping throughout to try to beautify the project more so than the scrubby brush that is there.

We are leaving this entire wetland area alone which really does provide great screening for the property especially now with all this rain. They are up quite a bit. At the rear portion, we are impacting a small portion of wetlands, but we are well under a tenth of an acre and we will be working through the Army Corps with that because they are not DEC wetlands, these are Army Corps wetlands. Also, as part of this project, we are going to be removing the existing septic system and we will make sure or expanding the existing septic system, but one portion of it here would clip where this is, and we would make sure that when we removed the material any contaminated material would be properly disposed of.

As far as storage of snow, we believe with this layout it's going to be fairly easy to push snow into our various stormwater ponds or if we need to occupy one of these two spaces here, we can on the tail end. We've made these extra long and we also have additional room. If you'll notice, I shrunk this as well from our last iteration just to show how much green space we are leaving on this site. I know that 60% is the requirement and we are trying to be well underneath that. We are not necessarily trying to go for maximum development and in fact, I think we can probably reduce our parking at the Board's advice with this, but we wanted to show you that we do have the room for this project. The existing business, the pizza place, is looking to relocate here. They are very anxious to move, and they want a little bit more space. They want to be able to service some more customers here with this parking lot and the fuel pumps and I know that was a big concern last time. I did some research into this, and we would be happy to talk with whatever TDE that you guys provide for us to work with. We are looking at providing on the low end, I mean the low end 30 to 40 gallon per minute pumps up to 60 plus gallon per minute pumps. Most trucks, it's significantly faster. If you have fueled up next door at the Pilot and I have talked to a couple of people that said they are a little older and a little slower. Thirty (30) to 60 gallons per minute, granted there is quite a range there but that is a hell of a lot faster than what is next door. We're looking to trying to get these guys in and out in like 5 to 8 minutes per truck which means that we can really realistically do 40 to 50 trucks an hour through here. We are not looking to bring more trucks into the area. The trucks are already here. There is already a Pilot right next door, and the trucks are already queuing onto the road. We are trying to alleviate that problem. Obviously, he is going to do well because the trucks are going to go where they can fill up faster. We don't want to have excess que.

We would be looking to hear the board's comments on that and what you think of the site plan and any other improvements that you think that we can make. We really do think that we have strove to provide a better site plan for everybody's review this evening. Thank you very much.

Chairman Denny: I think the way you changed the flow of traffic is a big improvement and bringing the trucks around and up to the pumps and back out. The previous one you had the trucks coming in and then back up there toward the road and here you don't have that problem. You did some additional parking for the trucks on the back end.

Mr. Romeo: Yes, three (3) more spaces.

Chairman Denny: And the flow of the traffic for what is supposed to be a pizzeria...

Mr. Romeo: The pizzeria that is already existing in the building, there are two (2) buildings, I didn't explain that. The site has two (2) parcels, and we are combining them and knocking down the smaller building.

Chairman Denny: The building that is there now is going to be converted into possibly the pizzeria or whatever they might do with it.

Mr. Romeo: That's correct.

Chairman Denny: It looks like a big improvement from the last time you were here. Let me ask the board what they think. Mr. Calder?

Mr. Calder: I do see an improvement from the last time. I can't help thinking that you are trying to squeeze an awful lot of things into a narrow piece of property. I hope it looks better in person when it's done, if it gets approved, then it does on paper. You are talking about a 30 plus building for people that work there for 30 people, you're talking about

bathrooms, I think you mentioned that the truckers are not going to be not staying over night and you are going to try to keep them moving?

Mr. Romeo: Yes, there are no overnight, thank you for bringing that up, there are no overnight restroom facilities. There is no locker room. The only restrooms would be either in the private office or in the pizza place or whatever comes there in the future. It's just a fueling station and if they happen to go in for a slice, I don't think anybody is going to complain about that. It's kind of a mixed-use building. We don't know what it is going to be, but we are not proposing any rest station. Pilot next door is taking care of that.

Mr. Calder: How are you going to supervise that though? These guys are going to come in and they're tired and they don't want to be moving all over the place, and they want to park and be able to shower and use the bathroom facilities and grab a bite to eat.

Chairman Denny: It's not going to be that. It's very obvious. It's just for fueling and not for resting or parking. I would say by looking at the way that it is laid out.

Mr. Calder: I understand the way they perceive it being used, I don't know how you're going to police that to make people not stay and not sleep and people will have to knock on the window and say it's time to move on. How are you going to do that?

Mr. Romeo: So, even if people were to park here overnight in a couple of spots. There are no shower facilities for them. You are right, it would be difficult to police the few people that would do that, however, because we are not advertising it as an overnight station and it's just a fueling station and there is not a lot of spaces for them to do that, we don't anticipate that people are going to want to do that. It's no different than pulling into a Walmart parking lot.

Mr. Calder: Is there going to be signage that tells people that they can't stay there?

Mr. Romeo: We can certainly do that.

Mr. Calder: "Inaudible..." (Board members speaking and cannot hear what is being said to the applicant's representative). ...that's all I have. I'm a little bit uncomfortable and how crowded it is. That is all I have. Thank you, Mr. Chairman.

Chairman Denny: Mr. D'Alessandro?

Mr. D'Alessandro: You've answered all my questions. "Inaudible..." we really need to regulate signs and I can see what happens and Mr. Calder knows and works right by there. In the morning there are trucks on the side of road sitting there. I like what you have done with it and the flow looks better. It's a lot better than it was before.

Mr. Romeo: We will certainly entertain the idea of putting signs there. If there is another recommendation, we will think about it. It is not meant to be a 24-hour service station. There is going to be no where for them to go.

Mr. Calder: Even the cars might get confused if they want to go in and get a slice of pizza. They are supposed to make that right turn and go and park and get their pizza and then they are supposed to go straight out to the outside to get back onto Duaneburg Road. There has to be signage.

Mr. Romeo: We do have some signage proposed. "Inaudible..." (Board members speaking and cannot hear what is being said by the applicant's representative).

Chairman Denny: Mr. Collins?

Mr. Collins: You have come a long way. How can you have a fueling station and not have a rest room for the truckers. I don't understand that.

Mr. Romeo: It's just a fueling station.

Mr. Collins: I understand you saying it's just a fueling station, but if a truck driver pulls in and he spends \$400 for fuel and he wants to use the facility because he has to, are you going to tell him to go down the road? Isn't there a law that you...

Chairman Denny: No.

Mr. Yuille: No. Only with food.

Mr. Collins: I'm mistaken. I was just asking a question that if I was a trucker and I was going to spend \$500 in fuel and I have to go to the bathroom, then I want to go to the bathroom. If you don't have to have them then you don't. It was just my question. Thank you, Mr. Chairman.

Mr. Romeo: We have looked into it. We could not find a law. We thought it would be honestly better for the site based on the comments from the board that we didn't want people to stop for a long time and we are not going to offer any other services. You're come in for gas and then out.

Chairman Denny: Mr. Signore?

Mr. Signore: In the past, from what I understand, some of the properties were impacted by some of the actions of the truckers. Is this pretty much resolved here like toilet facilities? Sometimes people go to the toilet without a toilet, you follow me.

Chairman Denny: You are asking an engineer to tell you what a driver might have to do or doesn't have to. That is something he can't answer.

Mr. Signore: That was a problem in the past and believe it or not people are capable of anything.

Chairman Denny: It was a problem in the past because they were going out...

Mr. Signore: You don't want to repeat that?

Chairman Denny: I understand.

Mr. Romeo: I also want to stress that we are very close to the police station. I don't think there is going to be any of those activities that people are going to be doing. The police station is located close by.

Chairman Denny: Joe, are you all set?

Mr. Signore: Yes.

Chairman Denny: Mr. Yuille?

Mr. Yuille: Joe and I were just talking about that and years ago when Pilot was in their heyday before cell phones and stuff and not being as prevalent, they used to have these phones that were like 7' off the ground on poles so they would back their trucks in, and the back of their truck was facing Traditional Builders. If the guy had to go to the bathroom, he wasn't walking into Pilot, he just went around behind his truck and eventually the owner complained about it. He was having a hard time about it so when we redesigned that, when we had them take that warehouse down, we eliminated all that parking that they were backing in there just because of that problem.

Chairman Denny: You couldn't see from that side.

Mr. Yuille: You could end up where these nine (9) spots are in the back, if the guy has to go to the bathroom and there is no place to go, he's going to walk around behind the trailer, I don't care who is next door. It could be an issue but again, there is just too much packed into this. I looked this plan over for probably an hour trying to find the dumpsters on this plan and I don't see any dumpsters.

Mr. Romeo: You are right, we have not located them yet. Thank you for that.

Mr. Yuille: I'm thinking you have a pizza place, and you have guys that may want to take stuff out of their truck and throw it in the dumpster, there are not any dumpsters on this site. That would be an issue and you have places that you could put them, it's just a matter of getting a truck in there to dump them.

It's just so packed and if a guy gets out of his truck and he goes to get a slice of pizza and then all of a sudden, the line is moving and he's not back in his truck, I can see issues happening there also. I see a lot of safety issues especially if you are going to have offices upstairs in the old traditional building and you have 37 parking spaces, you have people walking in, people trying to get out and it could be an issue. We can go from there with it.

You did have some improvement with it, but you have packed in more cars and if you get more trucks coming in and you overload these 19 spaces you could cut off that driveway so now a car can't pull in and go into those parking spots and that conceivably could happen too.

Mr. Romeo: You have brought up some very good points and we will certainly look to review. We are planning on having sidewalks and crosswalks and some of these details are going to come in as we get into the design which is a little past concept. Dumpsters is something we need to look at and site lighting, some of these items are definitely things that we have not forgotten about, but we haven't quite gotten there yet. As far as traffic in general, we are confident that the signage is going to take care of a lot of this. We are going to have stripping on the ground and signage on top. I don't think that when people see trucks coming in here, they are going to try to follow, but again if they do, we are providing a bypass lane and we can certainly carry a bypass lane throughout and put do not block bypass lane.

As far as the trucks backing up, we are not anticipating that happening with these pumps with how fast they pump.

Mr. Yuille: The problem that I see is you say they do 30 to 60 gallon per minute, but what if you have a guy that is almost at his limit of driving time and he's filled his tanks and maybe he has two (2) hours left and he didn't have any fuel and he was forced to stop there, the only thing that I can see him doing is pulling out and going next door into Pilot and finding a parking spot and going to sleep in his truck for a couple of hours. There is no place for him to go. He will get there and realize that he's back on the road again and I understand that the fines are very hefty. They really don't want to take that chance anymore.

Mr. Romeo: We can certainly add a sign out front that says no overnight parking and things like that to alert people. Truckers are going to do a lot of the same routes and they will know that they can't go there to stay overnight. They will go somewhere else.

Mr. Yuille: All right.

Chairman Denny: This is just a fueling station and not a rest area. They will know when they are pulling in there how many hours they have.

Mr. Yuille: Did he buy that building or is he a contract vendee on this?

Mr. Romeo: I believe he owns this. I believe the applicant owns this property.

Chairman Denny: At this time, I need a motion for the Planning Commission to declare lead agency.

Mr. Yuille: I make that motion, Mr. Chairman.

Chairman Denny: Mr. Yuille made the motion. Do I have a second?

Mr. D'Alessandro: I'll second.

Chairman Denny: Mr. D'Alessandro seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

Meeting adjourned at 9:00 p.m.

Motion to adjourn made by Mr. Collins and seconded by Mr. D'Alessandro

Next meeting scheduled for August 16, 2021.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary

DPW Comments
April 5, 2022

2. **AC's Towing & Recovery LLC – 103 Remsen Street.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan (August 18, 2020) to install a seven-foot (7') stockade fence along the front property line (Remsen Street) and alongside property line (Fern Avenue) of existing business, AC's Towing & Recovery LLC, on a ±2.91-acre parcel.
1. Applicant must obtain a Fence Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer.
2. Applicant shall comply with all previous conditions of approval as stipulated in Resolution PC-36-2020.

WAIVER OF SITE PLAN REVIEW

Date: April 5, 2022

PC2022-W11

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: AC 's Towing & Recovery LLC
ADDRESS: 103 Remsen Street
Schenectady, NY 12306

PROJECT ADDRESS: 103 Remsen Street

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review of previously approved Site Plan (August 18, 2020) to install a seven-foot (7') stockade fence along the front property line (Remsen Street) and alongside property line (Fern Avenue) of existing business, AC's Towing & Recovery LLC, on a ±2.91-acre parcel.

Action Taken by Commission:

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

1. Applicant must obtain a Fence Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer.
2. Applicant shall comply with all previous conditions of approval as stipulated in Resolution PC-36-2020.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 5, 2022 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

MAR 03 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees.
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): AC's Towing & Recovery LLC

APPLICANT(S): Rafael Nieves

MAILING ADDRESS: 103 Remsen ST

CITY: Rotterdam STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518-470-0343 (E MAIL and/or FAX)
518-901-0021

PROJECT ADDRESS: 103 Remsen ST

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

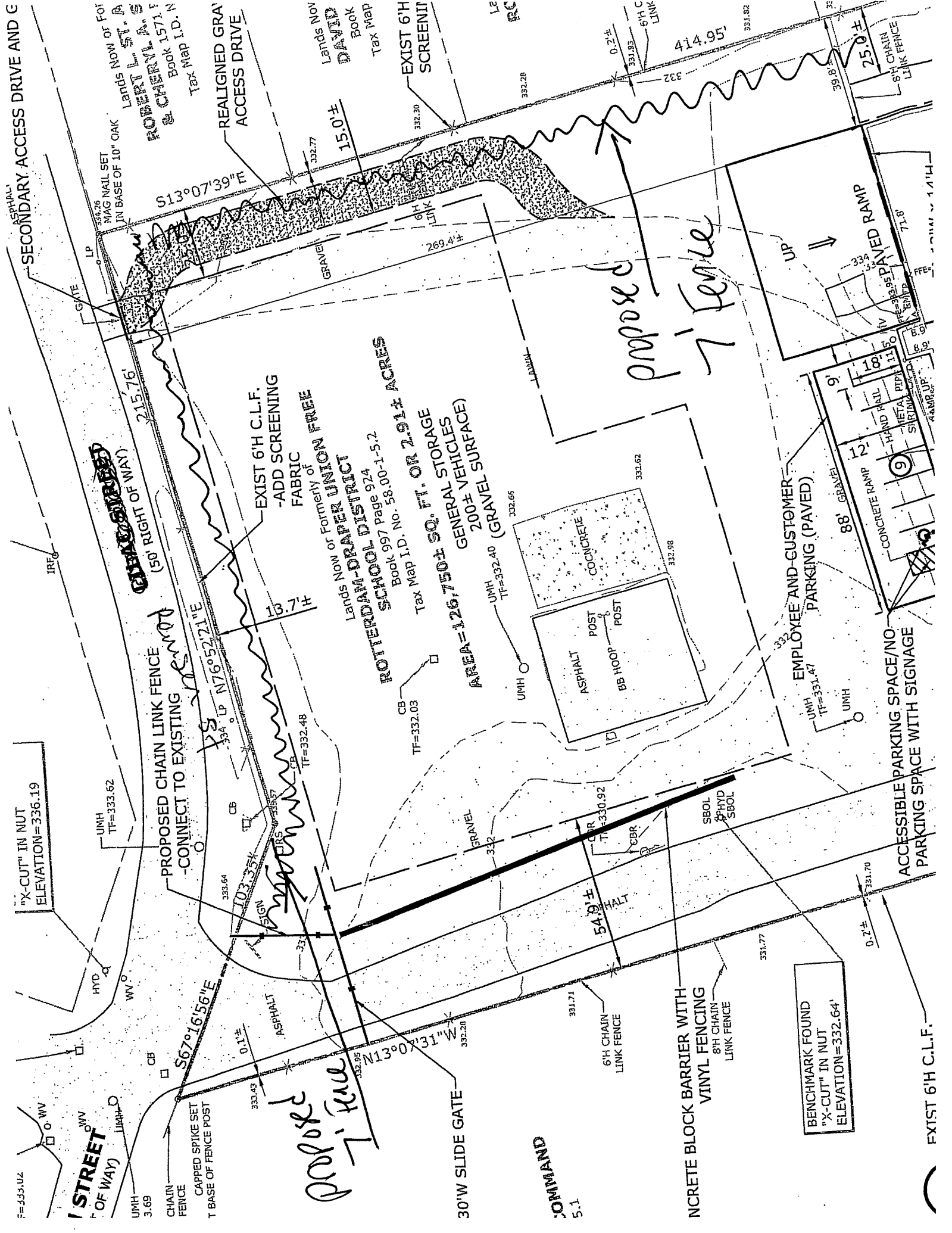
REQUEST: Propose to put stockade fence in front and side of
property adjacent to houses - 7 foot

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

SIGNATURE OF APPLICANT Signature on file DATE _____

* 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.



1 STREET
OF WAY

SECONDARY ACCESS DRIVE AND G

PROPOSED CHAIN LINK FENCE
-CONNECT TO EXISTING

EXIST 6'H C.L.F.
-ADD SCREENING
FABRIC

ROTTERDAM-DRAPEL DISTRICT
Lands Now or Formerly of
SCHOOL UNION FREE
Book 997 Page 924
Tax Map I.D. No. 58.00-1-5.2
AREA=126,750± SQ. FT. OR 2.91± ACRES

EXIST 6'H C.L.F.
SCREENING

30'W SLIDE GATE

EMPLOYEE AND CUSTOMER
PARKING (PAVED)

ACCESSIBLE PARKING SPACE/NO
PARKING SPACE WITH SIGNAGE

EXIST 6'H C.L.F.

CONCRETE BLOCK BARRIER WITH
VINYL FENCING

BENCHMARK FOUND
"X-CUT" IN NUT
ELEVATION=332.64'

PROPOSED 7' FENCE

PROPOSED 7' FENCE

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

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EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

ACTUAL FENCE betn sides



TOWN OF ROTTERDAM FENCE PERMIT APPLICATION

APPLICATION IS HEREBY MADE to the Building Department for the Issuance of a Building Permit pursuant to the new York State Building Construction Code for the construction of a fence, as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all Inspectors to enter the premises for the required inspections.

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

COST OF CONSTRUCTION:	\$\$\$ 3,500 cash	
Property Address:	103 Remsen St, Rotterdam NY 12306	
Property Owner:	Karen Caprara	
Property Owner Address:	103 Remsen St	
Tax Map Number:	58.00-1-5.2	
Property Owner Phone Number:	518-470-0343	
Applicant:	Karen Caprara	
Applicant Address:	103 Remsen St, Rotterdam NY 12306	
Applicant Phone Number:	518-470-0343	
RECEIVED		
Contractor:	Owner of Property	
Contractor Address:	103 Remsen St	
Contractor Phone Number:	518-470-0343	
Contractor Insurance	Liability Workers Compensation (insurance certificates are to be included with application)	

TYPE OF LOT:	_____ CORNER LOT	_____ INTERIOR LOT
--------------	------------------	--------------------

	HEIGHT OF FENCE	TYPE OF FENCE
REAR LEFT SIDE LINE	7 Foot	STOCKADE
REAR RIGHT SIDE LINE		
REAR YARD LOT LINE		
FRONT LEFT SIDE LINE		
FRONT RIGHT SIDE LINE		
FRONT YARD LOT LINE	7 Foot	STOCKADE

DESCRIPTION OF CONSTRUCTION:

APPLICANT'S SIGNATURE

DATE 3/3/22

Revised 2/09, Revised 03/2014

DPW Comments
April 5, 2022

3. **Shereen Court & Central Avenue - David Del Zotto.** Request for a 6-month Extension for a final Nine (9) Lot Major Subdivision: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. **(PC Approved November 17, 2020 & 6-month extension granted on October 5, 2021).**

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

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

DPW Comments from October 5, 2021

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

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

DPW Comments from November 17, 2020

1. Public Hearing was held on November 5, 2020 and continued to November 17, 2020. ABD submitted revised documents the day of the Public Hearing.
2. See attached minutes from November 5, 2020 meeting and DPW comments.
3. TDE will be present at Public Hearing and provide response to November 5, 2020.
4. Revise stormwater area fencing and gate detail. This is proposed infrastructure to be turned over to the Town. Larger gate is needed for machine access and fencing needs to be durable. (See DPW Comment #13).
5. Final Fees Due:

Legal Notice	\$91.77
<u>Parkland Fees 9 X 750</u>	<u>\$6,750.00</u>
Total	\$6,841.77
6. Approval conditioned upon applicant addressing all Town Designated Engineer (TDE) and Rotterdam Department of Public Works (DPW) comments and full and final approval of the TDE and DPW. Any outstanding TDE fees must be paid.
7. Approval contingent upon receiving a curb cut permit from the Rotterdam Highway Department for access onto Shereen Court.
8. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall receive NYSDEC and/or DPW approval of the Stormwater Plan.

Shereen Court 9 Lot Subdivision

DPW Comments

April 5, 2022

Page 2

9. Final approval is contingent upon receiving Schenectady County Health approval of the proposed water facilities.
10. The Town may request modifications/additions to the stormwater plans. Final system design may require modifications and shall be reviewed and approved by the Rotterdam DPW and TDE.
11. The developer shall be required to enter into a three-party contract with the Town of Rotterdam and an engineering firm(s) to provide construction oversight for all infrastructure improvements and compliance with stormwater regulations.
12. Add note to plan: "Lot #9 shall contain a deed restriction for vegetation removal. Deed restriction shall run with the land."
13. Highway Superintendent requests that the stormwater areas gates be 6 foot on center to provide a 12-foot-wide entrance. Fencing and gate shall be commercial grade, 9 gage wire, and black vinyl coated. Specs shall be provided on final subdivision and be approved by DPW and the Highway Superintendent.
14. The applicant shall provide the Town of Rotterdam Department of Public Works paper and electronic file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
15. Proposed privately owned infiltrator between Lots #3 and #4 should be eliminated if possible. Future problems with access, maintenance, and ownership.
16. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector, DPW staff, and the TDE to confirm the completion of the above stated conditions.
17. All lot corners shall be pinned and capped prior to the issuance of certificates of occupancy for all lots in the subdivision and shall be shown on the as-built drawings.
18. Add note to plan: "This subdivision is located in close proximity to Interstate 890 and will be subject to continual roadway noise that may increase in volume and frequency in the future."
19. Add note to plan: "Water meters are required on all service connections and shall read in gallons. Type shall be approved by DPW prior to the issuance of permits and installation of water service."

DPW Comments from July 14, 2020

1. Town is requesting that applicant provide approximately 50' x 150' parcel of property to expand the existing park located adjacent to this property. It appears that the lots can be adjusted to accommodate this requirement for parkland dedication.
2. Existing remaining trees on property that the developer is requesting the Town of Rotterdam except for stormwater needs to be removed and grubbed. Applicant then should provide coniferous pines for screening along buffer area southerly boundary (Lands N/F of Holst & Hughes) as well as along Easterly boundary with the NYS Thruway.
3. All lots must be pinned and capped prior to Chairman's Signature.
4. See TDE letter from Chuck Voss with Barton and Loguidice dated July 8, 2020.

DPW Comments from November 7, 2019

1. The Town Board changed the zoning on this property to Small One Family and Townhouse Residential District (R-4) on October 9, 2019. SEQR was completed by the Town Board during this process.
2. The developer should be required to add additional property to the existing park for expansion. Parkland fees are not an acceptable alternative as there is suitable land available for dedication.
3. A TDE will be necessary for both Planning Commission subdivision review and construction observation as the infrastructure is proposed to be dedicated to the Town.
4. Proposed property to be dedicated to the Town as a buffer along I-890 may be problematic. Maintenance, landscaping, and erosion may become an issue due to grades. Town may want to consider reconfiguration of lots or require grading/clearing and replanting of a more substantial buffer with deciduous pine trees to address this issue.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. SEQR was completed by the Town Board during the Change of Zone process and a Negative Declaration issued on October 9, 2019.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
NYSDEC – Region #4
NYSDOT
United States Department of Army Corps of Engineers
Rotterdam Highway Department
Fire District #3
Mohonasen School District
Rotterdam Planning Commission
City of Schenectady (239nn)

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

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

DEDICATED
RESPONSIVE
PROFESSIONAL

March 30, 2022

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

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

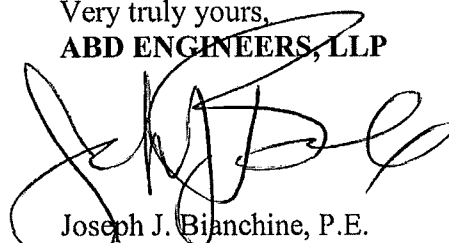
Attn: Peter Comenzo

Dear Tom:

Next month, on April 7, 2022, the Del Zotto Shereen Court 9- Lot Subdivision approval extension is set to expire. We are respectfully requesting that the Town's Planning Commission grant another six-month extension on the subdivision approval. The Owner is anticipating starting work in the near future.

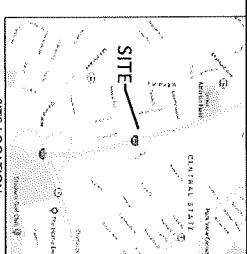
Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP



Joseph J. Bianchine, P.E.
Partner

JJB:clv
encl.
cc: David Del Zotto w/encl.
Mike Del Vechio w/encl.
5006A-03302022



Z

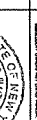
NOTES:

1. STRICTLY CONFIDENTIAL - TO BE KEPT AS SUCH, UNLESS OTHERWISE ORDERED BY THE DIRECTOR.
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15. STRICTLY CONFIDENTIAL - TO BE KEPT AS SUCH, UNLESS OTHERWISE ORDERED BY THE DIRECTOR.

LEGEND

[illegible]

SITE DATA	
ZONING: R-4 SMALL ONE-FAMILY AND TOWNHOUSE RESIDENTIAL	
DESIGN#	
LOT AREA (SQUARED FEET):	8,000 SF MAX. (2 RESIDUAL LOTS)
LOT WIDTH (FEET):	9,000 SF MAX. (3 RESIDUAL LOTS)
LOT DEPTH (FEET):	300 MAX.
BLDING HEIGHT:	35' MAX.
SETBACKS:	
FRONT: 20'	
REAR: 30'	
PROVIDED: 60' MAX. / 92.7 MAX.	

2. DODD, RESTRICTION ADDED TO LOT 5		9/24/20
3. NO CHANGES		11/15/19
4. L	REVISION	BY DATE
		ATTENTION TO THIS DOCUMENT: COPY BY A PERSON OTHER THAN DODD'S IS ILLEGAL.
		THIS DOCUMENT IS THE PROPERTY OF THE COUNTY OF SHERIDAN. IT IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF SHERIDAN.
SUBDIVISION PLAN 9-LOT SUBDIVISION SHERIDAN COURT		
TOWN OF MONTROVIA COUNTY OF SHERIDAN, NY STATE OF NEW YORK ENGINEERS, LLP 314-277-0315 FAX: 314-270-7979 SHERIDAN, NY 12185		
DATE: OCTOBER 21, 2019 SCALE: 1" = 40' DRAWN BY: JAC/AMM CHECKED BY: JAC/AMM DATE: 10/21/19		