

**Town of Rotterdam
Planning Commission
November 18, 2025**

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

Waivers:

1. **Highbridge Development Rt 146 LLC – 2696 Hamburg Street.** The applicant requests a Waiver of Site Plan review for Wildwood School to operate in the former Companion Animal Center, ±6,150 square feet of a ±32,630 square foot building on a ±4.21-acre parcel.

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

Approval of the Summary of Minutes November 6, 2025

1. **BD Upstate Construction, Inc. – 1696 Crane Street.** Sketch/Preliminary Site Plan to allow the construction of an additional six (6) unit apartment building on a ±1.63-acre parcel containing an existing four (4) unit apartment building. Engineer: Empire Engineering, PLLC
2. **Dunnsville Properties, LLC – 271 Dunnsville Road.** SEQR Determination for a proposed Two (2) lot minor subdivision: Lot 1 = ±0.92 acres with proposed single-family residence and Lot 2 = ±0.76 acres with proposed single-family residence. Engineer: Empire Engineering, PLLC.

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

Waivers:

1. **Highbridge Development Rt 146 LLC – 2696 Hamburg Street.** The applicant requests a Waiver of Site Plan review for Wildwood School to operate in the former Companion Animal Center, ±6,150 square feet of a ±32,630 square foot building on a ±4.21-acre parcel.



SITE DATA

OWNER: CITY OF HOUSTON
 PROJECT: OFFICE BUILDING
 ADDRESS: 2884-2886 HAMBURG STREET
 CITY: HOUSTON, TEXAS 77002
 COUNTY: HARRIS COUNTY
 ZONING: C-1 (COMMERCIAL)
 LOT: 1.00 AC.
 LOT AREA: 13,663.00 SQ. FT.
 LOT DIMENSIONS: 100.00' X 136.63'

EXISTING SITE STATISTICS (INCLUDING LEASE AREA)

EXISTING BUILDING: 10,000 SQ. FT.
 EXISTING PARKING: 100 SPACES
 EXISTING DRIVEWAY: 10' WIDE
 EXISTING SIDEWALK: 6' WIDE
 EXISTING CURB: 4' HIGH

PROPOSED SITE STATISTICS (INCLUDING LEASE AREA)

PROPOSED BUILDING: 32,630 SQ. FT.
 PROPOSED PARKING: 200 SPACES
 PROPOSED DRIVEWAY: 15' WIDE
 PROPOSED SIDEWALK: 8' WIDE
 PROPOSED CURB: 6' HIGH

PARKING SUMMARY

EXISTING CONCERNATIONS: 100 SPACES
 PROPOSED CONCERNATIONS: 200 SPACES
 TOTAL CONCERNATIONS: 300 SPACES
 TOTAL SPACES PROVIDED: 300 SPACES

PROPOSED MATERIALS

PROPOSED ASPHALT: ASPHALT
 PROPOSED CONCRETE: CONCRETE
 PROPOSED CURB: CURB
 PROPOSED SIDEWALK: SIDEWALK

PROPOSED FINISHES

PROPOSED FINISHES: FINISHES
 PROPOSED PAINT: PAINT
 PROPOSED STAIN: STAIN
 PROPOSED GLASS: GLASS

PROPOSED UTILITIES

PROPOSED UTILITIES: UTILITIES
 PROPOSED WATER: WATER
 PROPOSED SEWER: SEWER
 PROPOSED GAS: GAS

PROPOSED LIGHTING

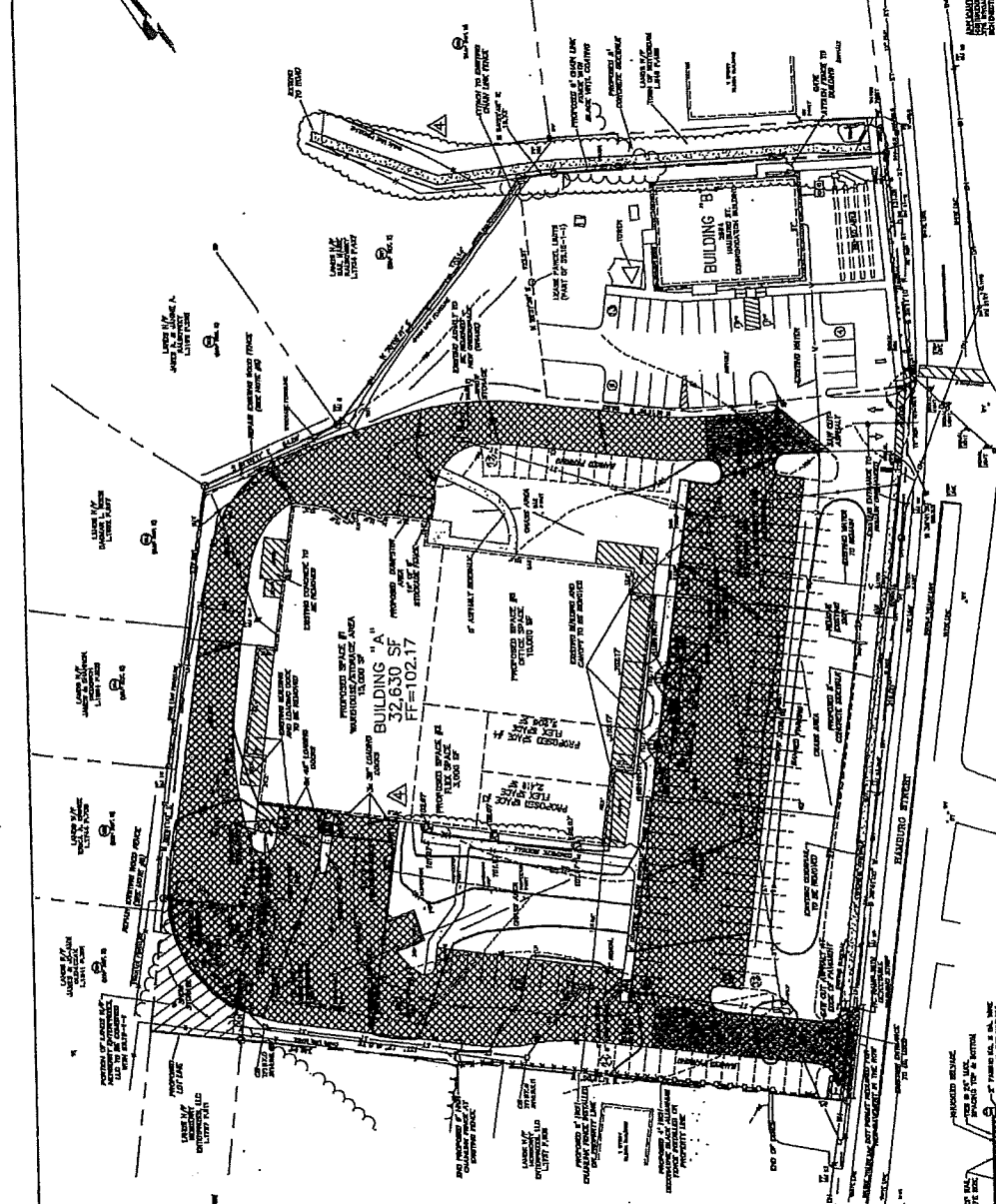
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PROPOSED SIGNAGE

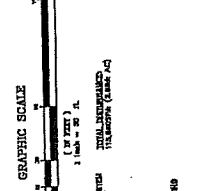
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PROPOSED FENCES

PROPOSED FENCES: FENCES
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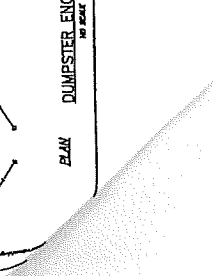
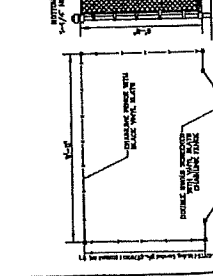
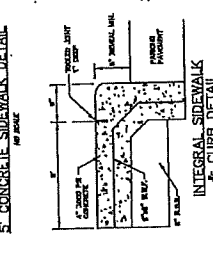
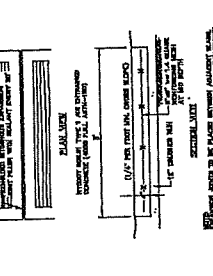
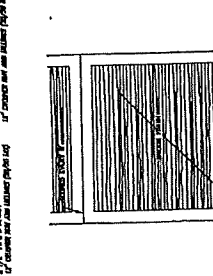
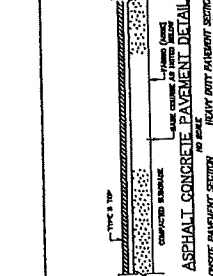


NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ASPHALT PAVEMENT	10,000	SQ. YD.	1.50	15,000.00
2	CONCRETE PAVEMENT	20,000	SQ. YD.	2.00	40,000.00
3	CURB	100	LINEAL FT.	1.00	100.00
4	SIDEWALK	200	LINEAL FT.	1.00	200.00
5	DRIVEWAY	100	LINEAL FT.	1.00	100.00
6	UTILITIES	100	LINEAL FT.	1.00	100.00
7	LIGHTING	100	LINEAL FT.	1.00	100.00
8	SIGNAGE	100	LINEAL FT.	1.00	100.00
9	FENCES	100	LINEAL FT.	1.00	100.00
10	TOTAL				100,000.00



NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
- ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
- ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
- ALL FENCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
- ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMIT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.
- ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
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- ALL FENCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS.



DPW Comments
November 18, 2025

1. **BD Upstate Construction, Inc. – 1696 Crane Street.** Sketch/Preliminary Site Plan to allow the construction of an additional six (6) unit apartment building on a ±1.63-acre parcel containing an existing four (4) unit apartment building. Engineer: Empire Engineering, PLLC
 1. A variance was granted by the Zoning Board of Appeals on October 15, 2025 (with conditions) for side yard setback at ten (10) feet. Add condition to Zoning Table on Sheet C101 “The proposed six (6) unit apartment building shall be limited to a maximum height of two (2) stories with additional truss roofing system.”
 2. Provide dimensions and turning radius on improvements. Parking should be 9’ x 18’ spaces.
 3. Applicant should coordinate with Schenectady County DPW for the allowance of a second curb cut onto Crane Street and provide conceptual approval.
 4. Sidewalks along roadway frontage on Crane Street in proposed easement need to be provided. Crane Street has a high volume of pedestrian traffic and this proposed apartment building should comply with the Town’s Complete Street policy.
 5. Identify ground cover on site plan.
 6. Add 6’ high vinyl fencing along northern property boundary with 1690 Crane Street to western terminus of building located at 1690 Crane Street.
 7. Address building runoff. Detail is provided for French Drain but not shown on map.
 8. Add standard Town notes to Sheet C101.
 9. Provide dumpster enclosure location and detail (see example from Guilderland Ave. project). Existing dumpster location near septic seems to be logical location and site plan should be adjusted accordingly and landscaping reconfigured to assist in access and shielding of enclosure.
 10. Show proposed location and detail of project signage.
 11. Consideration should be given to designing the planter island in the front of the project with curbing, decorative fencing, hardscape, and plantings to enhance curb appeal. Proposed parking area and double driveway is a large expanse of asphalt.
 12. With reconfigured perpendicular parking proposed for the existing and proposed building; a planting strip with curbing should be provided for snow storage and to prevent vehicular overhang which will limit the sidewalk width.
 13. Address handicap accessibility for existing and new building.
 14. Detail pavement markings for arrows. Add stop signs at both exits and detail.

BD Upstate Construction - 1696 Crane Street

DPW Comments

November 18, 2025

Page 2

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

Schenectady County DPW

New York State Department of Environmental Conservation – Region #4

Fire District #2

Schenectady School District

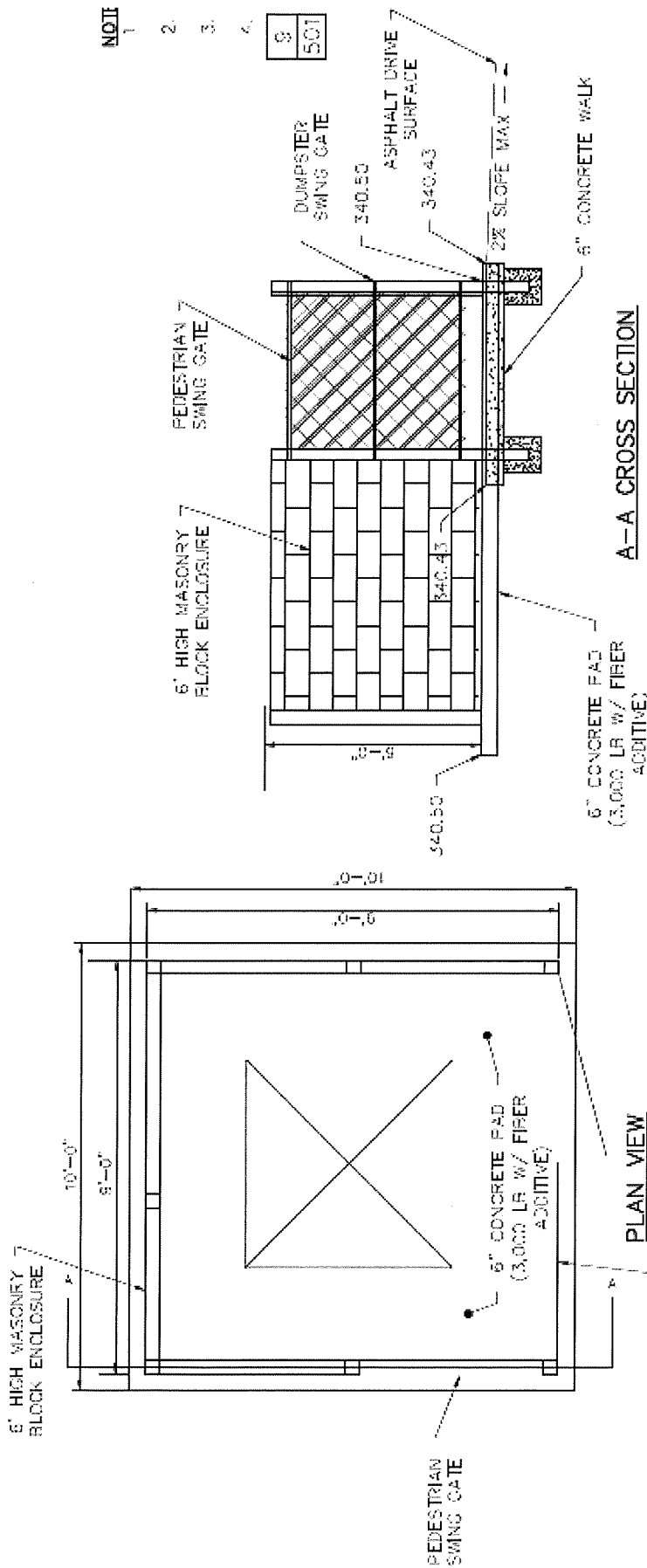
Rotterdam Zoning Board of Appeals

Rotterdam Police Department

1696 Crane

Example
Enclosure

501



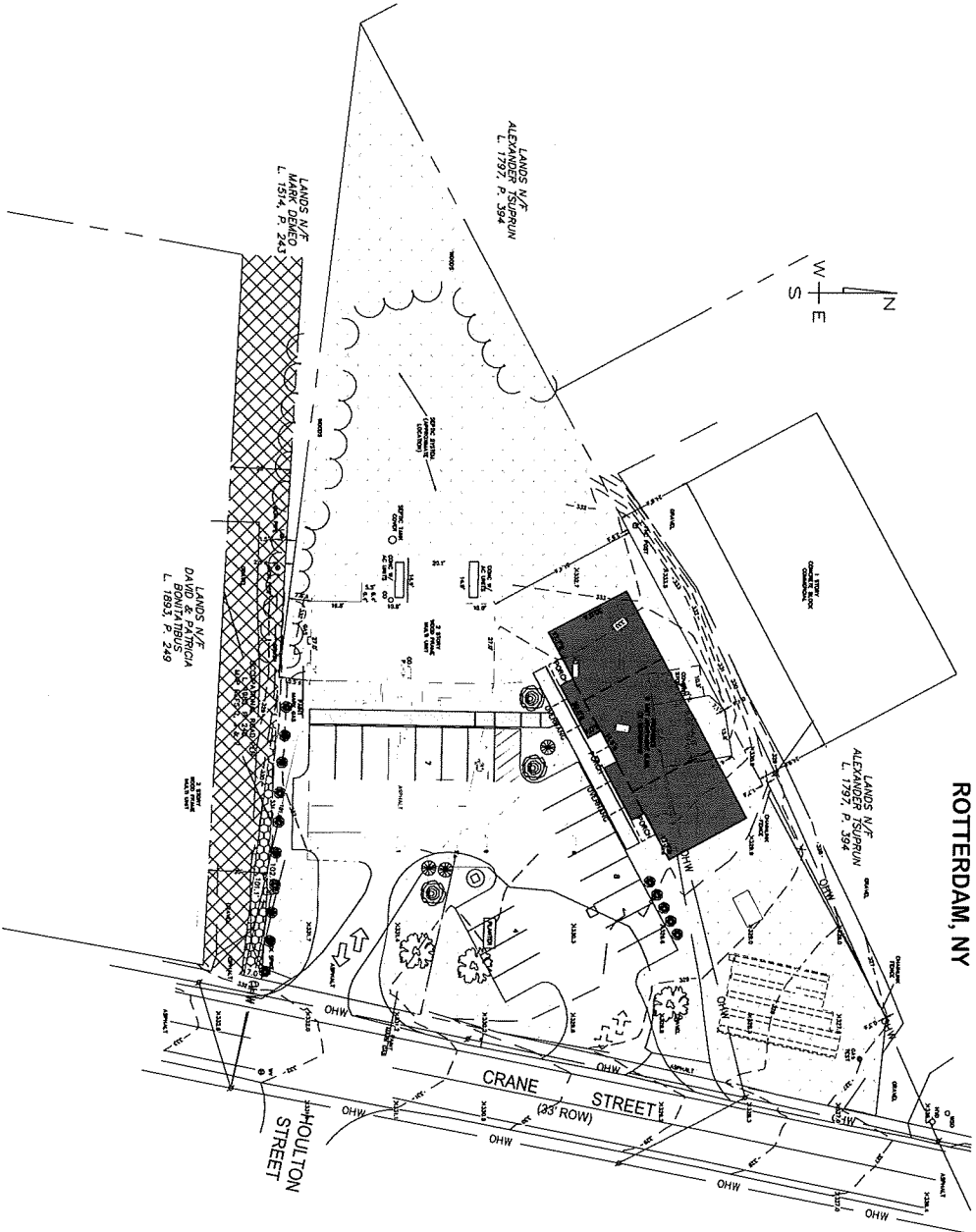
DUMPSTER ENCLOSURE DETAIL

8

501

RESIDENTIAL DEVELOPMENT

1696 CRANE STREET
ROTTERDAM, NY



RESIDENTIAL DEVELOPMENT
1696 CRANE STREET
ROTTERDAM, NY



EE
ENGINEERING, PLLC
2000 ROUTE 200, SUITE 300
DUNELAND, NJ 08028
EMAIL: CDR@EEENGINEERING.NET

SHEET	DATE	DESCRIPTION	BY
1	11/28/2025	EXISTING CONDITIONS AND EXISTING PLAN	W/O
2	11/28/2025	SITE LAYOUT AND LANSING PLAN	W/O
3	11/28/2025	GRADING, DRAINAGE & EIR PLAN	W/O
4	11/28/2025	UTILITY PLAN	W/O
5	11/28/2025	SITE DETAILS	W/O
6	11/28/2025	SITE DETAILS	W/O
7	11/28/2025	SITE DETAILS	W/O

PROJECT
LANDS of
BO UPSTATE CONS. INC.
1696 CRANE STREET
ROTTERDAM, NY

Chairman, Rotterdam Planning Commission
Date: _____

DATE
11/28/2025
11/28/2025

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PRIOR TO ANY EARTH
DEBRISSANCE THE CONTRACTOR
SHALL CALL IN A TICKET TO
DGC SAFE AND OBTAIN A
CLEAR TO DGC.

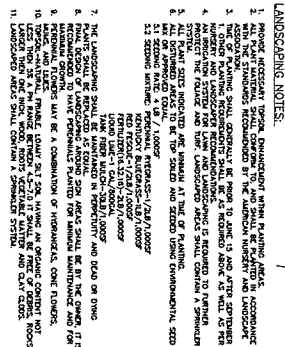
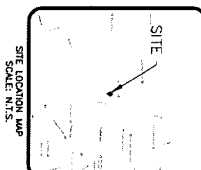
CHRISTOPHER D. LONGO, PE
N.Y.S. Lic. # 095540



EMPIRE ENGINEERING, P.L.L.C.
 1900 DUANE STREET
 DUANE STREET, NY 12058
 PH: (516) 200-1371
 EMAIL: CLONOD@EMPIREENG.NE

PROJECT
LANDS of
BD UPSTATE CONS., INC.
 1446 CRANE STREET
 ROTTERDAM, NY

EXISTING CONDITIONS & DEMOLITION PLAN		Sheet
Date	10/28/25	Project
Scale	1"=20'	
Plot	23001	Sheet 1 of 7



PLANTING SCHEDULE	
1	101

1. BACKFILL PLANTINGS WITH AERATED TOPSOIL IN 8" LAYERS, WATERING EACH LAYER UNTIL SETTLED
2. LANDSCAPER SHOULD BE CONSULTED FOR THE PROPER CARE, MAINTENANCE AND DESIGN OF LISTED PLANTS OR THEIR EQUIVALENTS
3. TO BE COMPACT VARIETY

LANDS of BD UPSTATE CONS., INC. 1689 CHANE STREET NOTTERHAM, NY	
Plan SITE LAYOUT & LANDSCAPE PLAN Date 10/28/2025 Scale 1"=20' Sht. 23001	Project C101 Sht. 2 of 7

MAP REFERENCES:

- 1) SURVEYED PARCEL: TOWN OF ROTTERDAM -- T. 1 S. R. 10 E. S. 10
BLOCK 2, PARCEL 2
- 2) BASE MAPPING PREPARED BY GORDAID R. GRAY
MAY 2024 BOUNDARY & TOPOGRAPHIC SURVEY
- 3) MYS GIS ORTHOREGISTRY DATA 2021

RECORDED: ANNUAL 20,000 SF (4 BEDROOMS)
7,000 SF FOR EACH ADDITIONAL BEDROOM
70,000 SF - 20,000 SF = 50,000 / 3,000
= 17 ADDITIONAL BEDROOMS
17 + 4 = 21 ALLOWABLE BEDROOMS
EXISTING: 6 BEDROOMS

MULTI-FAMILY DENSITY;
REQUIRED: MINIMUM 20,000 SF (4 BEDROOMS)

REQUIRED: 1.5 SPACES PER DWELLING UNIT
4 * 1.5 = 6 SPACES REQUIRED

REAR: 51.4 FT

REAR: 25 FT
EXISTING:
FRONT: 101.6 FT
SIDE: 7.8 FT

YARD REQUIREMENTS:
REQUIRED:
FRONT: 30 FT
SIDE: 10 FT

REQUIRED: 45% MAX.
COSTING: 3%

REQUIRED: 13,000 SF MIN.
EXISTING: 71,003 SF

EXISTING: 220 FT
LOT AREA:

EXISTING: APPROX 25 FT
FRONTAGE:
REQUIRED: 100 FT MIN

PROPOSED: 11'-2" MIN. 11' MAX. 1' RES. SPOKES
HEIGHT:
REQUIRED: 40 FT. 3-STORY MAX

ZONING: EXISTING: R-2 TWO-FAMILY RESIDENTIAL
PROPOSED: R-2 TWO-FAMILY RESIDENTIAL

MUNICIPALITY:
TOWN OF ROTTERDAM
CONNECTICUT COUNTY

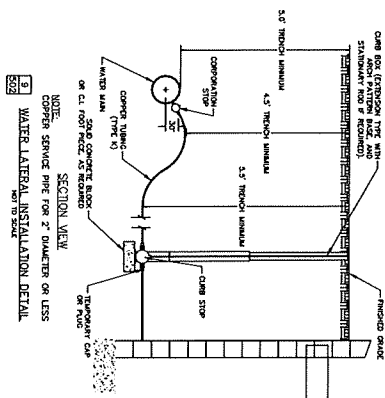
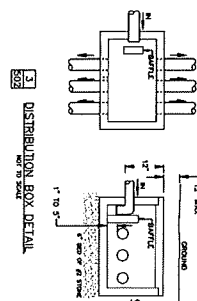
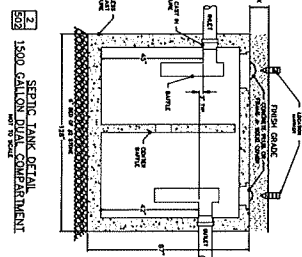
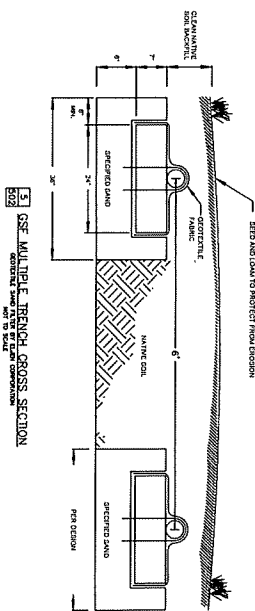
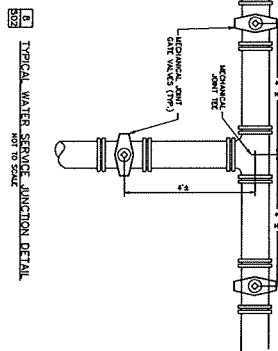
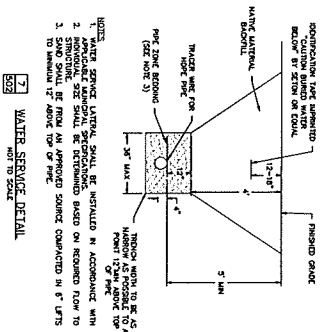
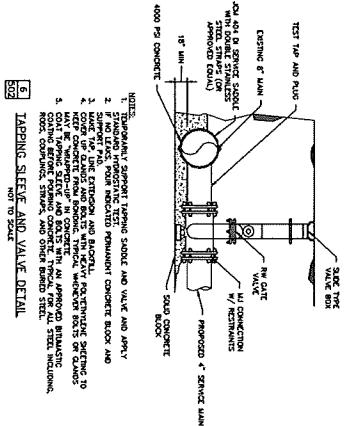
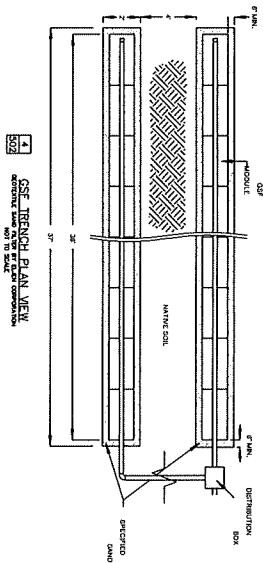
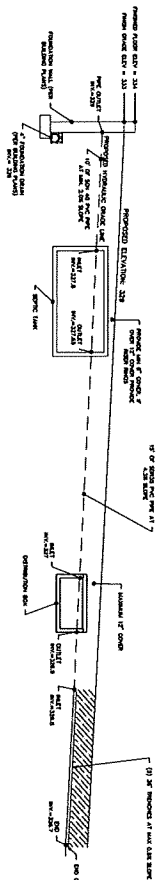
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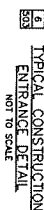
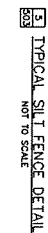
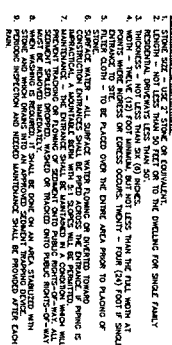
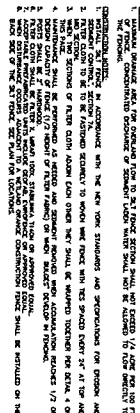
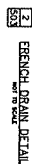
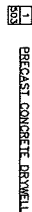
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PROPERTY TAX MAP LD.:
59A-3-2

OWNER/APPLICANT:
800 UPSTATE CONSTRUCTION
3561 OVERLOOK AVENUE

PROJECT INFORMATION:

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[illegible]



PROBABLE TO ANY EMPLOYER
DISTURBANCE THE CONTRACTOR
SHALL CALL IN A TICKET TO
DGC SATE AND OBTAIN A
CLEAR TO DGC

CHRISTOPHER D. LONGO, PC
N.Y.S. J.C. 095840



EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 280-1371
EMAIL: CLONOO@EMPIREENG.NET

BD UPSTATE CONS. INC.

1620 CRANE STREET
ROTHMAN NY

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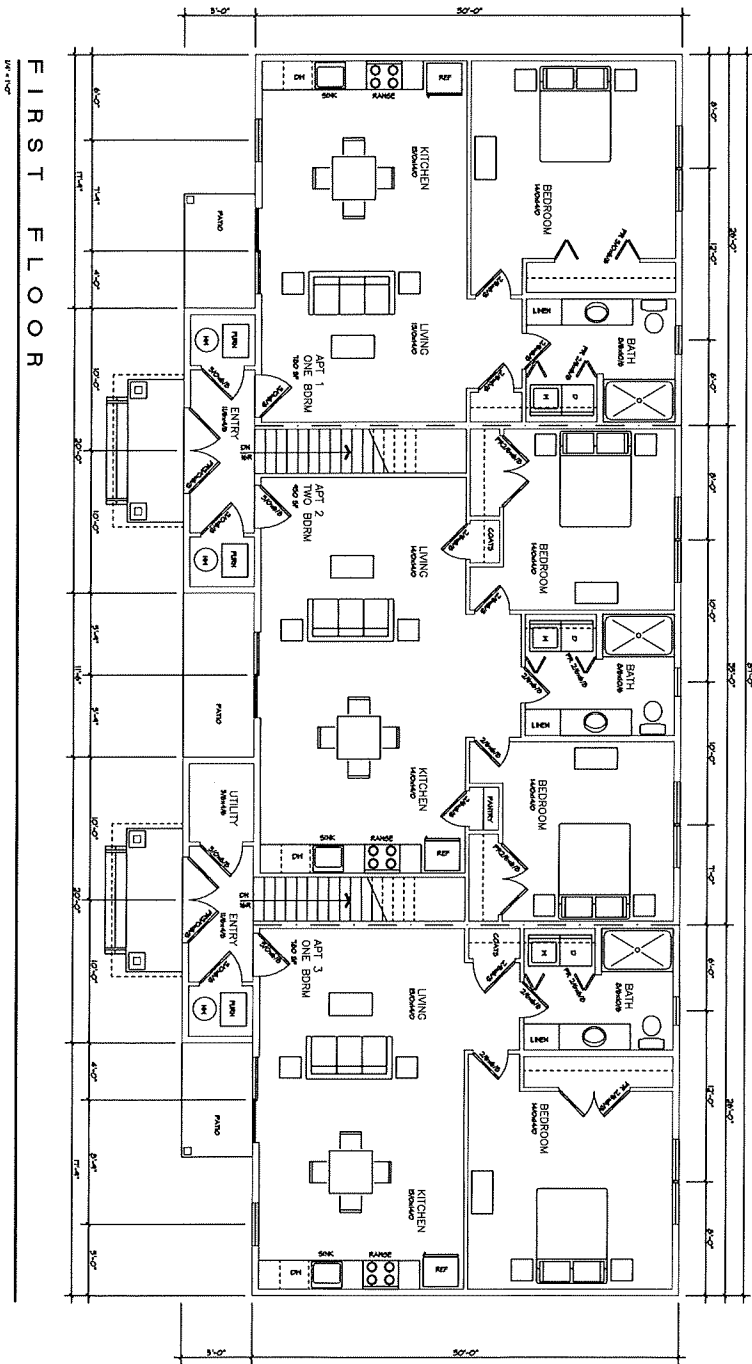
SITE N°

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10/28/2025

N.T.S	
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230071



A1

FIRST FLOOR

APARTMENT BUILDING

1696 CRANE STREET

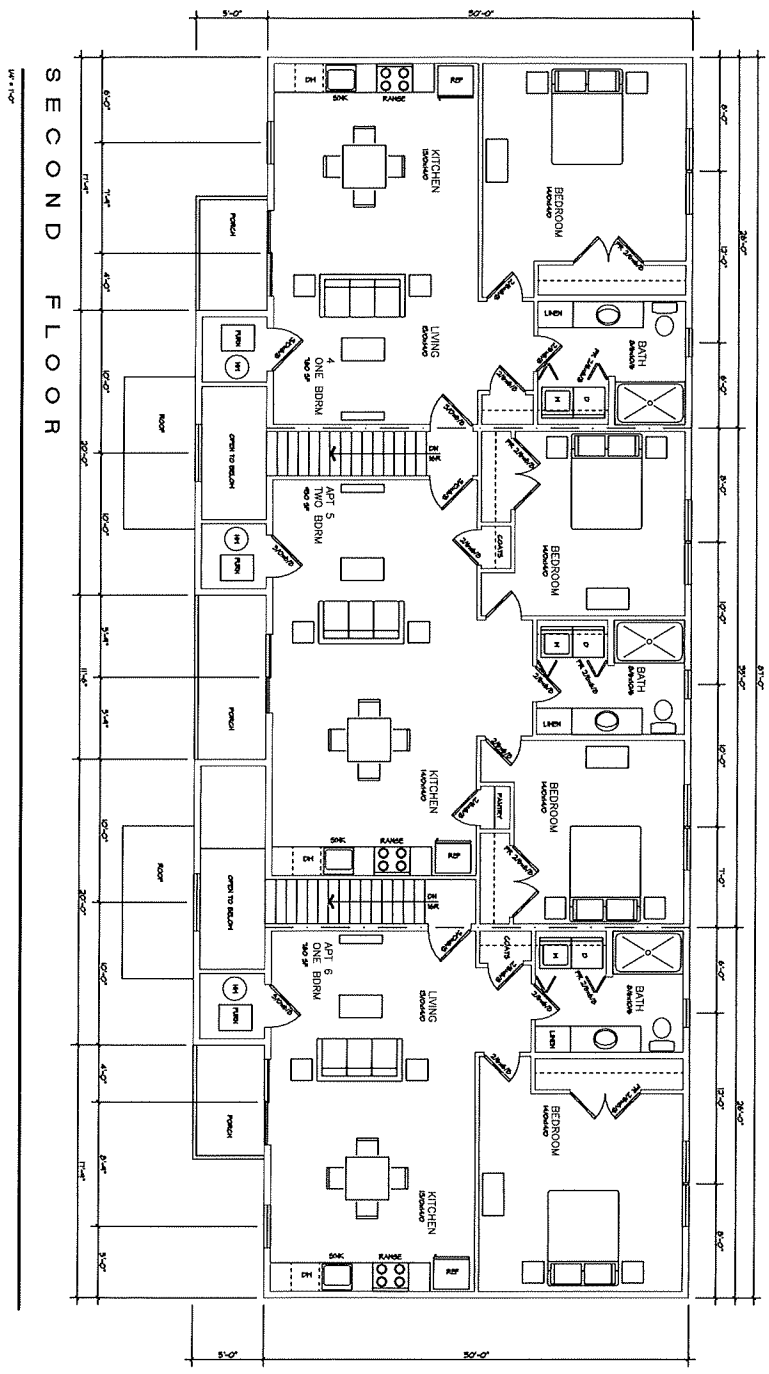
ROTTERDAM

NEW YORK

JOSEPH M. METZGER * ARCHITECT

Four Dunciff Court, Albany, New York 12205 (518)-438-5578

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PERTAINING TO HIS WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. EACH CONTRACTOR SHALL FURNISH HANDS-ON WITH ALL CONSTRUCTION DOCUMENTS AND THEIR MODIFICATIONS TO HIS WORK. THE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, SHALL BE USED ONLY FOR THE JOB DESIGNATED, AND SHALL NOT BE REPRODUCED.



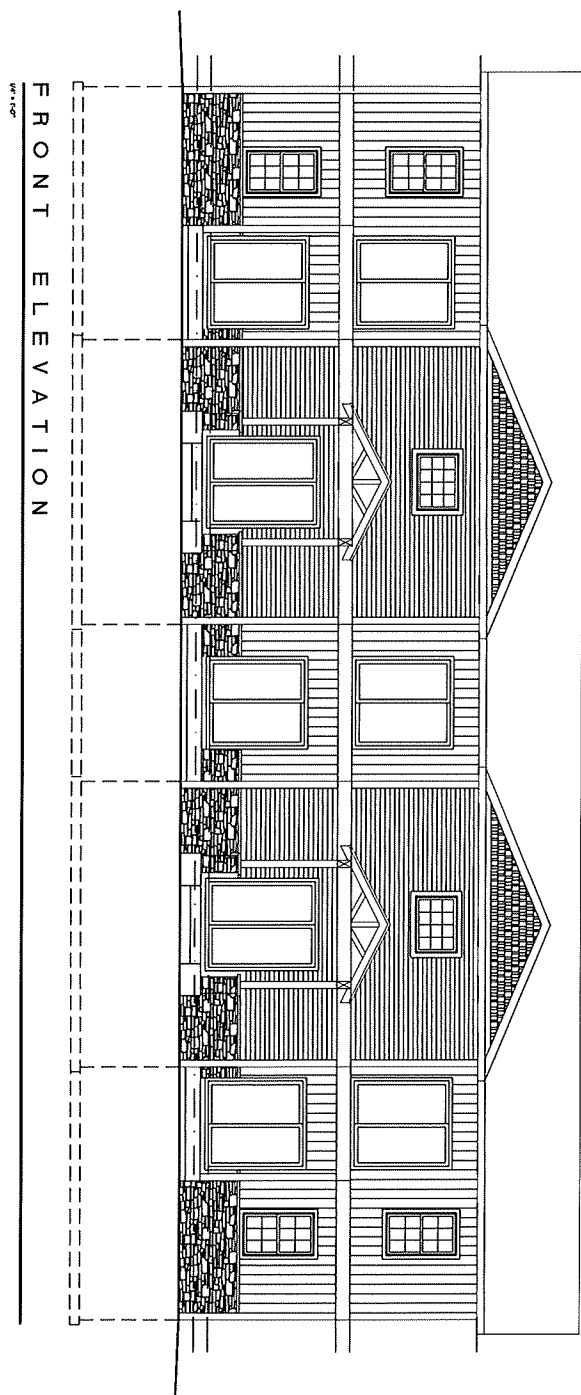
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SECOND FLOOR

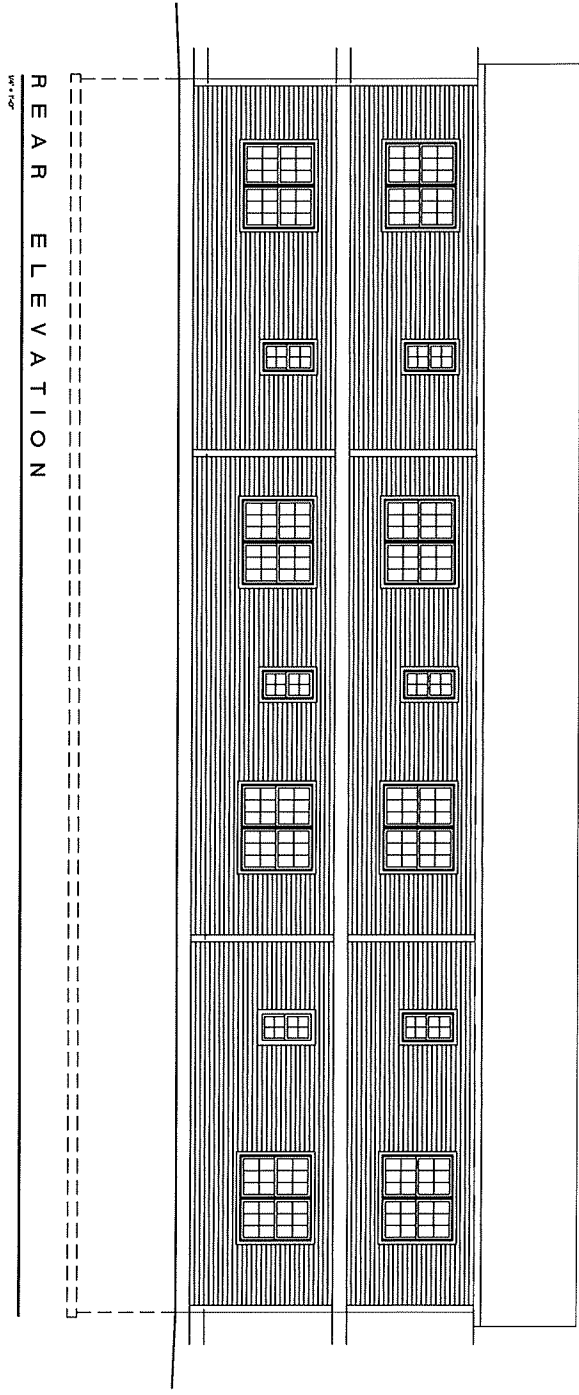
APARTMENT BUILDING
1696 CRANE STREET
ROTTERDAM NEW YORK

JOSEPH M. METZGER * ARCHITECT
Four Dunciff Court, Albany, New York 12205 (518)-438-5578

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FRONT ELEVATION



REAR ELEVATION

A3

DATE: 09-28-20
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JMM
 PROJECT: 09-2017

FRONT ELEVATION
 REAR ELEVATION

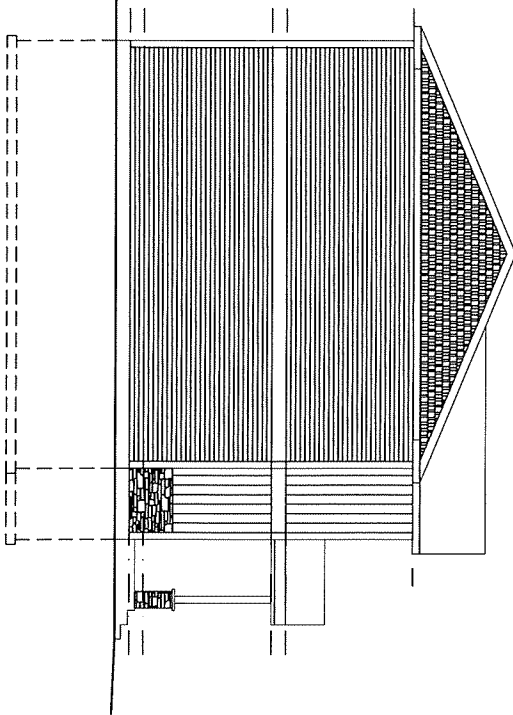
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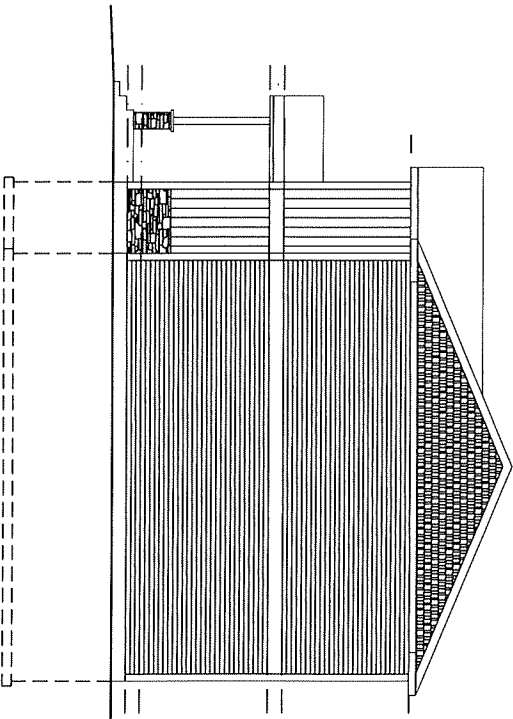
1/8" = 1'-0"

SIDE ELEVATION



1/8" = 1'-0"

SIDE ELEVATION



A4

DATE: 09-28-21
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT NO: 2021

SIDE ELEVATIONS

APARTMENT BUILDING
1696 CRANE STREET
ROTTERDAM NEW YORK

JOSEPH M. METZGER * ARCHITECT
Four Duncliff Court, Albany, New York 12206 (518)-438-5578

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PERTAINING TO HIS WORK AND, PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. EACH CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL CONSTRUCTION DOCUMENTS AND THEIR IMPLICATIONS TO HIS WORK. THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, SHALL BE USED ONLY FOR THE JOB DESIGNATED, AND SHALL NOT BE REPRODUCED.

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

OCT 28 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 1696 Crane Street - BD Upstate Construction Inc.			
Project Location (describe, and attach a location map): 1696 Crane Street Schenectady, NY 12303 approximately 1500-2000 feet from Altamont Avenue.			
Brief Description of Proposed Action: The project includes the proposed construction of a new 6-unit dwelling on an existing parcel currently zoned R-3 Multi-family residential. There are 4 units currently on the property, bringing the total proposed to 10-units. Reconstruction of the existing parking lot is also proposed to accommodate the additional units.			
Name of Applicant or Sponsor: BD Upstate Construction		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		☒	☐
3. a. Total acreage of the site of the proposed action?		1.63 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.63 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

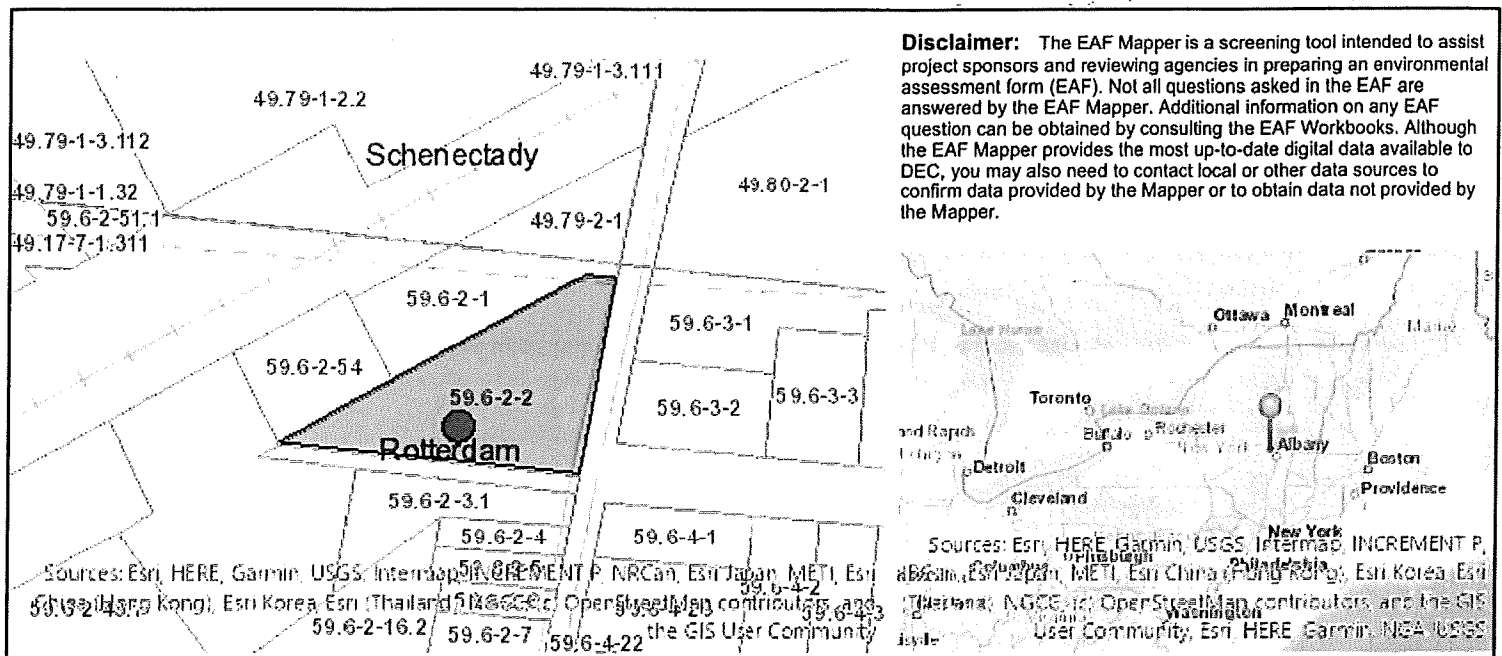
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒

Unknown property off site.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>BD Upstate Construction Inc. (Byron Diaz)</u> Date: <u>10/27/25</u>		
Signature:  Title: <u>Engineer for Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

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

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

Part 1 / Question 16 [100 Year Flood Plain] No

Part 1 / Question 20 [Remediation Site] Yes

DPW Comments
November 18, 2025

2. **Dunnsville Properties, LLC – 271 Dunnsville Road.** SEQR Determination for a proposed Two (2) lot minor subdivision: Lot 1 = ±0.92 acres with proposed single-family residence and Lot 2 = ±0.76 acres with proposed single-family residence. Engineer: Empire Engineering, PLLC.
1. The applicant had received a determination form the NYSDEC that there are no wetlands present of the property.
 2. Since Planning Commission has declared lead agency, the Zoning Board of Appeals cannot take action on the proposed area variances until the SEQR process is complete.

DPW Comments July 15, 2025

1. Project will need variances for lot size and lot width. Public hearing scheduled for August 16, 2025 with the Zoning Board of Appeals.
2. Project should be sent to NYSDEC main office for wetland consultation. Normans Kill is located on the western fringe of this property.
3. Show 100-year floodplain on subdivision plans.
4. Pin and cap all lot corners.

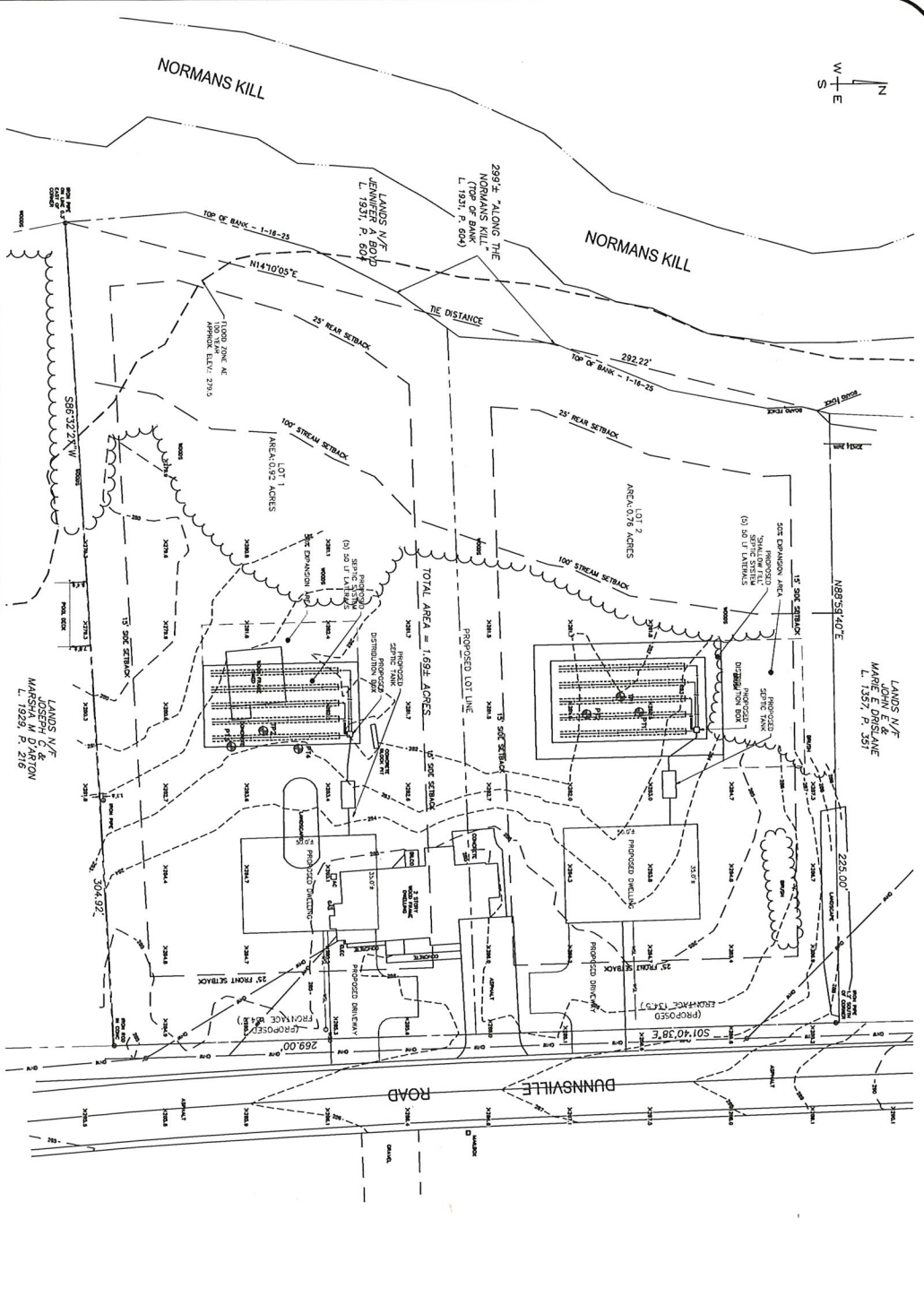
SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on July 15, 2025. A Draft Negative Declaration has been prepared by the Senior Planner and is enclosed for consideration.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Fire District #5 (Pine Grove)
Schalmont School District
Rotterdam Zoning Board of Appeals

TEST PIT LOG	STANDARDIZED INFORMATION
TP 1	PT 1 1.45, 1.45, 2.00 28-48" COARSE SAND & GRAVEL MORTAR AT 28"
TP 2	PT 2 0.46, 0.46, 1.00, 1.00 28-32" MEDIAN SAND & GRAVEL NO WATER OR MORTAR 3 MIN. STANDARD RATE
TP 3	PT 3 0.46, 0.46, 1.00, 1.00 28-32" MEDIAN SAND & GRAVEL NO WATER OR MORTAR 3 MIN. STANDARD RATE
TP 4	PT 4 0.46, 0.46, 1.00, 1.00 28-32" MEDIAN SAND & GRAVEL NO WATER OR MORTAR 3 MIN. STANDARD RATE
TP 5	PT 5 0.46, 0.46, 1.00, 1.00 28-32" MEDIAN SAND & GRAVEL NO WATER OR MORTAR 3 MIN. STANDARD RATE

ZONING TABLE			
ZONING CODE	DESCRIPTION	REQUIRED	PROPOSED
270-210	FRONT PROPERTY LINE	100 FT MIN.	LOT 1: 154.5 FT LOT 2: 154.5 FT
270-210	LOT AREA	1.0 AC MIN.	LOT 1: 0.92 AC LOT 2: 0.24 AC



Chairman, Rotterdam Planning Commission
Date: _____

2-LOT SUBDIVISION PLAN
1-207
C101
24098

LANDS OF PERILLO
271 Dunnsville Road
Rotterdam, NY

EMPIRE ENGINEERING, P.L.C.
1800 DUNNSVILLE ROAD
DUNNSVILLE, NY 12054
PH: (518) 224-1111
EMAIL: CLON@EMPIREENG.NET

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No.	Revision Description	Date
1	Revised per Town comments	7/15/23

IF IT IS A VIOLATION OF SECTION 160-1 OF THE ZONING LAW FOR ANY REASON TO ALTER THE ZONING MAP, THE ZONING MAP SHALL BE AMENDED BY THE BOARD OF ZONING APPEALS. THE BOARD OF ZONING APPEALS SHALL HOLD A PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE ZONING MAP. THE BOARD OF ZONING APPEALS SHALL MAKE A RECOMMENDATION TO THE BOARD OF ZONING APPEALS. THE BOARD OF ZONING APPEALS SHALL MAKE A FINAL DECISION ON THE PROPOSED AMENDMENT TO THE ZONING MAP. THE BOARD OF ZONING APPEALS SHALL MAKE A FINAL DECISION ON THE PROPOSED AMENDMENT TO THE ZONING MAP.

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**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Acting Commissioner

LETTER OF NEGATIVE JURISDICTION – FRESHWATER WETLANDS

Kevin Weed

Sent via email: kweed@gvglandsurveyors.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for
271 Dunnsville Rd
Rotterdam, Schenectady County, Parcel 57.-6-2

Kevin,

Based on the wetland assessment provided and our subsequent site visit on October 29, 2025, the New York State Department of Environmental Conservation (DEC) concurs with your determination that no Article 24 freshwater wetlands exist on the above referenced parcel. While the entire property falls within a 2020 U.S. Census block, no freshwater wetlands were found to exist on the parcel (Figure 1). The site does include the Article 15 (Stream Disturbance) regulated class A stream course the Normanskill.

This determination shall remain valid for five years from the date of this letter (through 10/30/30). Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from any agencies or local municipalities. If you have questions regarding this determination, please email me for questions.

Theresa Swenson

Ecologist – Region 4 Habitat

New York State Department of Environmental Conservation

65561 NY-10, Stamford, NY 12167

P: (607) 652-2632 Theresa.Swenson@dec.ny.gov



Figure 1. 271 Dunnsville Rd, Rotterdam, Schenectady County.

Cc: M.Welch – NYSDEC Division of Environmental Permits
K.Weed – Gilbert VanGuilder Land Surveyors, PLLC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Two-Lot Subdivision & Variance			
Project Location (describe, and attach a location map): 271 Dunnsville Road			
Brief Description of Proposed Action: A former two-story residence was destroyed by fire. The applicant is proposing a subdivision to create an additional building lot with a proposed single family home on each parcel.			
Name of Applicant or Sponsor: Dunnsville Properties, LLC		Telephone: 518-895-2903 E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Duanesburg		State: NY	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Schenectady County DOH		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1.68 acres	
b. Total acreage to be physically disturbed?		0.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.68 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

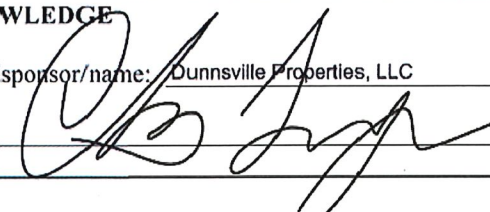
	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed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

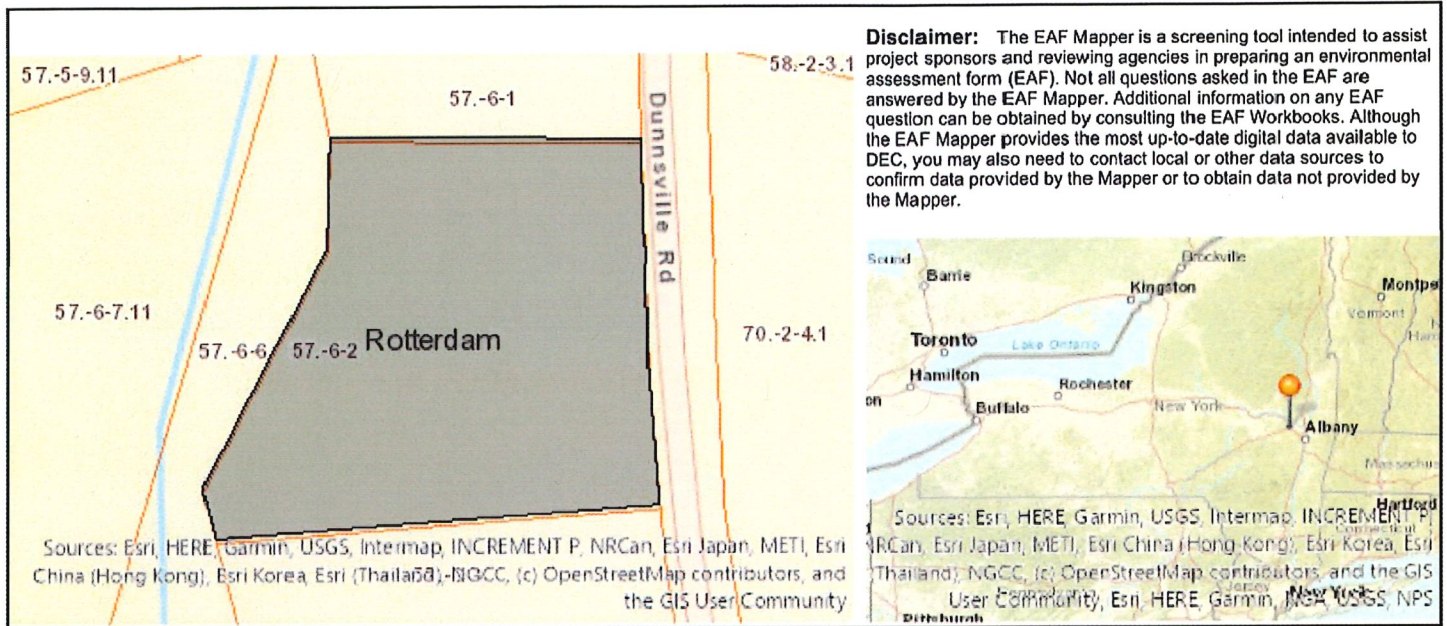
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Dunnsville Properties, LLC</u> Date: <u>7/2/25</u>		
Signature:  Title: <u>Engineer for Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Project: 271 Dunnsville 2 Lot Subdivision

Date: November 18, 2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form
Part 3 Determination of Significance

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Rotterdam Planning Commission

November 18, 2025

Name of Lead Agency
Kimberly Ricker Scannell

Date
Planning Commission Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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

Date: November 18, 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 Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I ☐
Type II ☐
Unlisted ☒

Conditioned Negative Declaration: Yes ☐
No ☒

Owner: Dunnsville Properties, LLC
P.O. 217
Duanesburg, NY 12056

Location: 271 Dunnsville Road
Schenectady, NY 12306

Tax Map Number(s): #57.00-6-2

Zoning: Agriculture (A-1) Zoning District.

Action: Two (2) lot minor subdivision: Lot 1 = ±0.92 acres with proposed single-family residence and Lot 2 = ±0.76 acres with proposed single-family residence.

Other Involved Agencies: Rotterdam Zoning Board of Appeals
Schenectady County DPW

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The property is located on Dunnsville Road and although zoned Agriculture, the area is primarily developed with single family residential homes. The site was developed with a single-family residence which was destroyed by fire and demolished in 2024. The property has subsequently been sold and the new owners have requested approval of a Two (2) lot minor subdivision: Lot 1 = ± 0.92 acres with proposed single-family residence and Lot 2 = ± 0.76 acres with proposed single-family residence.

The applicants are currently seeking area variances for lot size and lot width before the Rotterdam Zoning Board of Appeals. Since the Planning Commission declared lead agency, SEQR must be completed by the Planning Commission prior to ruling on the area variances.

The Normanskill is located at the rear of the property. The applicants were required to submit a wetlands assessment to NYSDEC to evaluate potential wetlands on the property. A site visit was conducted by NYSDEC on October 29, 2025 and it was determined that no Article 24 wetlands exist on the property.

There is a 100-year floodplain associated with the Normanskill located at the rear of the property. Based upon evaluation of the floodplain maps, all proposed structures and on-site septic locations would be located outside of these areas.

There are adequate site distances for access onto Dunnsville Road, and the addition of a driveway shall not negatively impact traffic at this location.

The site was previously occupied by residential use in the recent past and cleared, it is not anticipated that two single family residential units would have an adverse impact on the environment.

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
 - (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;

- (v) its geographic scope;
- (vi) its magnitude; and
- (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on November 18, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXXX, seconded by XXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman