

**Town of Rotterdam
Planning Commission
March 3, 2026**

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

Waivers:

1. **Brilliant Minds Daycare– Watt Street/2330 Watt Street (Schenectady).** The applicant requests a Waiver of Site Plan review to operate a ±12,000 square foot Daycare/Childcare facility with associated ±2,000 square foot exterior play area in Tenant Space #2R (former United Auto Supply) at the Crosstown Plaza. Architect: Capital Architecture.

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

Approval of the Summary of Minutes February 17, 2025

1. **Burdeck Street Ventures, LLC (Owner) – 785 Burdeck Street & Princetown Road.** Final Site Plan/Special Use Permit Public Hearing to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: Engineer ABD Engineers & Surveyors, LLP.
2. **Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Sketch Site Plan/Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±46,000 square foot consolidated parcel. Engineer: Bohler Engineering.
3. **Concord Pools & Spas (Lessee) - 635 Mariaville Road.** Sketch Site Plan Review to operate a sales facility for pools and spas and a commercial water tank truck delivery service for use in filling in-ground swimming pools on a ±0.72-acre parcel. Engineer: Empire Engineering, PLLC.
4. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road.** Sketch Three (3) Lot Minor Boundary Line Adjustment Subdivision: Lot #1=±5.15-acres (Proposed Single Family Residence), Lot #2 = ±1.92-acres (Existing Single-Family Residence), and Lot #3 with boundary line adjusted ±0.16-acres from Lands N/F Verrigni totaling ±3.17-acres (proposed Single Family Residence). Engineer ABD Engineers & Surveyors, LLP.
5. **Mandeep Singh (Lessee) – 2953 Hamburg Street.** Sketch Site Plan Review to operate a retail liquor store in an existing ±4,425 square foot building (former Auto Plus Auto Parts) on a ±0.37-acre parcel. Engineer ABD Engineers & Surveyors, LLP.

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

Waivers:

1. **Brilliant Minds Daycare– Watt Street/2330 Watt Street (Schenectady).** The applicant requests a Waiver of Site Plan review to operate a ±12,000 square foot Daycare/Childcare facility with associated ±2,000 square foot exterior play area in Tenant Space #2R (former United Auto Supply) at the Crosstown Plaza. Architect: Capital Architecture.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: March 3, 2026

PC2026-W0011

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: Brilliant Minds Daycare
c/o Anthony DAdamo - Capital Architecture
ADDRESS: 24 Aviation Road
Colonie, NY 12205

PROJECT LOCATION: Watt Street (Tax Map No. 59.8-1—21)

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a ±12,000 square foot Daycare/Childcare facility with associated ±2,000 square foot exterior play area in Tenant Space #2R (former United Auto Supply) at the Crosstown Plaza. Architect: Capital Architecture.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

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

The Commission action on the Waiver application took place at the Planning Commission meeting of March 3, 2026 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

Lynn Flansburg, Chairman
Planning Commission

Capital Architecture

24 Aviation Road
Colonie, NY 12205
Suite 203
518 253-1442

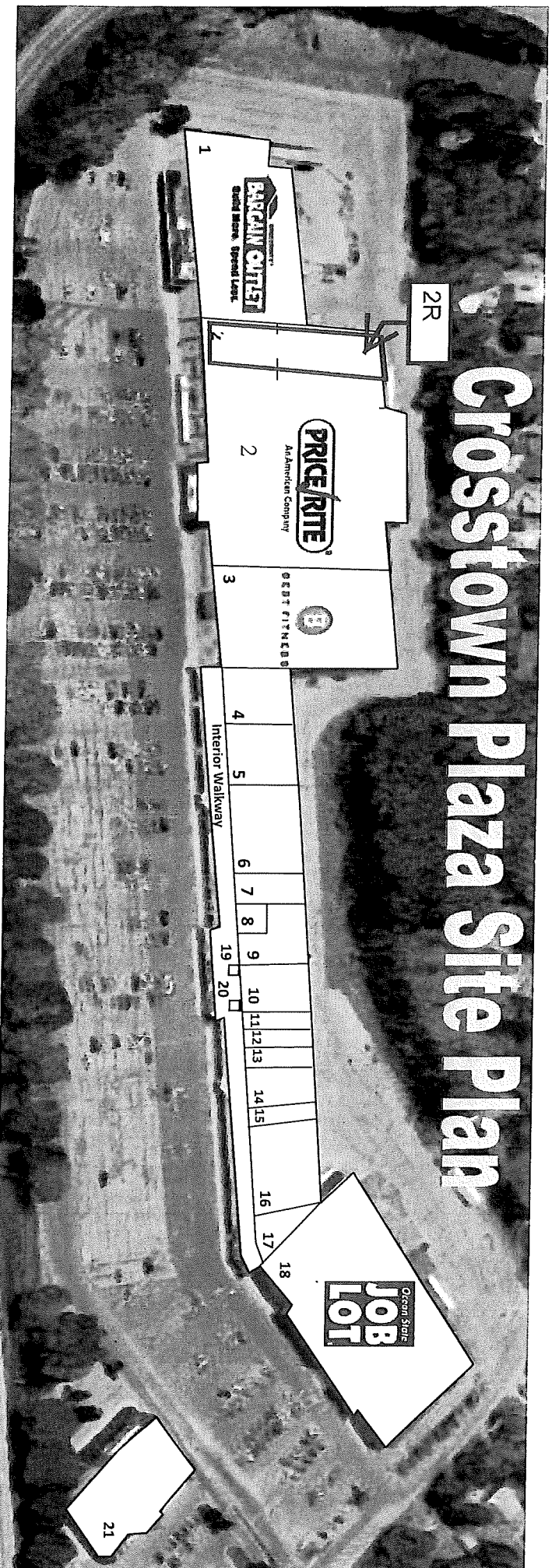
Operation Narrative

TO: Town of Rotterdam
ATTN: Planning Board
DATE: 17 January 2026
FROM: Tony D'Adamo
PROJECT: Daycare, 2330 Watt Street

The plaza owner is looking for approval to allow renovations to an empty merchantile space. The construction will allow a Daycare/ Childcare operation. There will be a total of 9 classrooms, a interior and exterior play space as well as new toilet facilities. The child care will be open from 7 AM to 6 PM to allow working parents to return to work as well as children to go to a commercial child care location after school until parents return from work. There will be a total of 12 workers and 140 children at peak times. There is an abundance of parking in the plaza for drop off and pick up times.

RECEIVED
FEB 17 2026
TOWN OF ROTTERDAM
PUBLIC WORKS

Crosstown Plaza Site Plan



Space	Tenant	Sq. Ft.
1	Grossman's Bargain Outlet	21,439
2	Price Rite	37,851
2R	United Auto Supply	11,700
3	Best Fitness	36,000
4	Plato's Closet	3,880
5	VACANT	4,260
6	VACANT	10,170
7	Gorgeous Antiques	2,970
8	TU Nail Salon	1,350
9	Mechelle's Way Taekwondo	3,150

10	Visionworks	4,050
11	Fantastic Sams	900
12	H&R Block	1,350
13	Computer Answers	1,800
14	Schenectady Youth Boxing	3,728
15	Great Wall Chinese Restaurant	1,800
16	Mattress Express	10,210
17	King Cork Liquor Store	2,800
18	Ocean State Job Lot	40,201
19	Avon Recruiting & Training Center	237
20	Vince Kittle	120
21	United Buffet	10,000

RECEIVED

FEB 17 2026

PLA OF CROSSTOWN

DPW Comments
March 3, 2026

1. **Burdeck Street Ventures, LLC (Owner) – 785 Burdeck Street & Princetown Road.** Final Site Plan/Special Use Permit Public Hearing to construct seven (7) ±12,000 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: Engineer ABD Engineers & Surveyors, LLP.

1. Final Fees Due:	Final Site Plan Fees	\$350.00
	Special Use Permit	500.00
	Advertising	<u>40.15</u>
	Total	\$890.15

2. See attached letter from GPI dated February 26, 2026. All outstanding comments must be addressed prior to Chairman's Signature on the final site plan.
3. See attached response to DPW comments from ABD Engineers dated February 25, 2026.
4. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
5. Updates to the Traffic Impact Evaluation dated February 9, 2026 as outlined by GPI in their letter dated February 26, 2026 must be transmitted to the Town of Rotterdam and deemed acceptable prior to Chairman's Signature.
6. Prior to issuance of building permits, the applicant must receive Highway Work Permits from Schenectady County DPW for grading, utility, and entryway work onto Princetown Road. Copies of all correspondence with the County DPW shall be provided to the Town.
7. Prior to issuance of a certificate of occupancy (temporary or permanent), the applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Burdeck Street. Copies of all correspondence with the NYSDOT shall be provided to the Town.
8. Prior to issuance of grading and/or building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. If required, the applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site.
9. Change note on Sheet 1: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
10. Change note on Sheet 1: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #6 for specifications."
11. Change note on Sheet 1: "Building design shall be in substantial conformance to the proposed Exterior Elevations presented to the Planning Commission on March 3, 2026."

Burdeck Street Ventures, LLC

DPW Comments

March 3, 2026

Page 2

12. Add note to Sheet 1: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
13. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
14. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
15. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
16. Prior to the issuance of building permits, the applicant shall file with the County Clerk's Office a lot consolidation of the 2 existing parcels that comprise the project site. Proof of filing shall be presented to DPW.
17. 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 and DPW staff to confirm the completion of the above stated conditions.

DPW Comments February 17, 2026

1. Applicant has scaled back proposed project and it is consistent with the original proposal. Revisions are currently undergoing review by the TDE.
2. See letter from ABD Engineering dated February 6, 2026 addressing TDE comments dated December 16, 2025.
3. See revised traffic impact evaluation dated February 9, 2026 from Lansing Engineering.
4. Entrance onto Princetown Road must be limited to passenger vehicles only. Add signage and note to site plan.
5. Add traffic signage and pavement markings onto plan set.
6. Temporary fencing and/or barriers should be installed along south side of Burdeck Street access roadway to keep vehicles on roadway and limit trespassing.
7. Detail entryway and proposed signage on Burdeck Street. Planning Commission may wish to consider additional hardscape landscaping in this area to create a more formal entrance to the facility.
8. Gates and fencing should be considered at both entrances and perimeter of property to prevent unauthorized access to the facility.
9. Hydrant located on Princetown Road should be made accessible to service the buildings located in close vicinity.

DPW Comments December 16, 2025

1. Project has been modified substantially and more than doubled in size. Proposed square footage of buildings has increased from nine (9) buildings and 108,000 square feet to twenty (20) buildings and 235,200 square feet. Lot coverage should be calculated and addressed. Building separation and snow storage may be problematic.
2. Provide a phasing plan.
3. Proposed multiple tenancy per building with unknown users makes parking allowance and utilities very difficult to review.
4. Proposed water supply should be looped throughout the site and from Burdeck and Princetown Roads.
5. Fire department access and hydrant locations should be addressed.
6. Proposed drywell system may not be adequate given the amount of impervious surfaces.
7. Access onto Princetown Road and Burdeck Street should be discussed. Turn lanes may be necessary given the proposed density. Traffic study will need to be amended to include additional warehouse space.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on December 4, 2025. A Draft Negative Declaration has been prepared by the Town Planner 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
New York State Department of Transportation – Audrey Burneson (Guy Tedesco & Chad Corbett)
Rotterdam Police Department
Metroplex Development Authority
Schenectady County IDA
Fire District #6

02.26.2026

Via Email

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

Re: TDE Review - Proposed Warehouse Buildings-785 Burdeck Street

Dear Mr. Comenzo,

GPI has reviewed the following documents provided by the Town and by ABD Engineers, LLP via email on February 6, 2026 and February 25, 2026:

- A Response to Comments dated February 6, 2026;
- Preliminary Site Plan dated December 24, 2025, revised February 24, 2026;
- Site Plan/Special Use Permit Application dated November 21, 2025;
- Short Environmental Assessment Form dated February 5, 2026;
- OPRHP letter of 'No Impact' dated February 6, 2026;
- Email Correspondence with Schenectady County Department of Environmental Health dated January 20, 2026;
- A "Basic" Stormwater Pollution Prevention Plan dated January 16, 2026;
- Stormwater Management Report dated January 16, 2026;
- Traffic Impact Evaluation for the Proposed Development dated February 9, 2026;
- Truck Turning Exhibit dated January 26, 2026;
- Email Correspondence with NYSDOT dated January 23, 2026;
- DPW Comment Response Letter dated February 25, 2026

GPI has reviewed the submitted materials for technical site design elements and compiled comments on reviewed items. Listed comments below are only the issues identified during the review, the applicant will need to review all of the materials produced for the submission for any related issues or conflicts in other reports/documents.

Traffic Comments

The traffic volumes on the adjacent roadways are pretty low, so it is unlikely that any traffic impacts will occur from this project. However, there are a few comments the traffic report should clarify and adjust the analysis to be considered complete. The traffic report updates must be completed and submitted to the Town prior to submitting for County and NYSDOT roadway permits.

1. Counts were conducted in January, which is traditionally a lower volumes month, yet no seasonal adjustment appeared to be made to better approximate average annual traffic volumes. Seasonal variation in traffic volumes should be addressed.
2. It is mentioned that traffic volumes have varied over the past few years, up and down, and that a 0.5% annual growth was selected, but we can't make a determination if that is appropriate without seeing the historic data they are referring to. Historic AADT data being used to determine annual growth should be provided.
3. Trip Generation methodology is confusing and should be clarified. Study states that trip generation would be similar to light industrial instead of warehousing, with which we concur, but then they adjust directional distribution only to account for the transient nature of contractors going in and out of their units within a short period without adjusting total number of trips. If light industrial shows 35 entering and 5 exiting trips, then a development that

generates similar to light industrial, but with shorter duration stays should reflect the same inbound trips and more outbound trips, say 35 in and 30-35 out (65-70 trips), not 20 in and 20 out (40 trips). Using the total from light industrial, but just adjusting the directional distribution is not a valid way of determining the trips generated. Is there a similar facility somewhere, where field data could be collected to verify trip generation for this type land use, as the proposed use does not appear to exactly fit the mold of any land use in the Trip Generation Manual? If so, that data should be collected and utilized. Otherwise, The analysis should err to the conservative side of possibilities. Given the low adjacent traffic volumes, and good levels of service shown, it is unlikely that this will change the report findings, but it should be documented.

4. The report mentions that 100 trips is the threshold for determining the need for traffic study per the ITE guidelines. This threshold was updated in 2023 to suggest as few as 50 trips could impact level of service within a roadway facility. Please see the publication Multimodal Transportation Impact Analysis for Site Development: A Recommended Practice of the Institute of Transportation Engineers (ITE), which replaced the publication Transportation Impact Analyses for Site Development Recommended Practice that listed the previous guideline.

Plan Comments

5. Legends need to be provided on all site plans.
6. Linework for entrance off of Burdeck Street appears not to follow the radius of the driveway and should be updated.
7. The contours provided by the survey are 2' contours but the site has been graded to 1' contour intervals. The applicant should provide consistent 1' contours for the existing and proposed grades within the site to avoid misinterpretations of the grading.
8. The stormwater management area shown along the northwest side of the Princetown Road appears to be sending runoff to the neighboring property instead of ponding stormwater based on the contours. In addition for clarity purposes, the name of this area should remain consistent within the plans, SMR, and SWPPP.
9. Half of the proposed dry wells do not include the top of frame and bottom elevations and needs to be added.
10. Additional detailing needed on the interface of the porous pavement and drywells within the practice; and additional information on the porous pavement underdrain pipe discharge locations.
11. While lighting wall packs are provided on the buildings, the drive isles and parking areas between buildings, including some ADA spaces, are not illuminated and need to be for safety.
12. Please clarify if gutters are proposed on the front of the buildings to avoid unsafe ice conditions of water sheeting off the roof.
13. Water service lines behind Warehouses 4, 5, & 6 should be moved further away from the building so they are not under the stormwater stone trenches and provide a min 10' separation from the septic systems.
14. Location for the staging area and soil stockpile surrounded by silt fence should be shown on the E&SC plans.
15. Dumpster enclosure locations should be shown on the plans
16. The concrete washout detail has multiple dimensions shown that do not meet the Bluebook standards. The detail needs to be updated to meet Bluebook requirements, that are also included in the submitted SWPPP.
17. The silt fence detail has a 16" height dimension that does not match the standards in the Bluebook and will need to be revised.
18. The details for Porous Asphalt Pavement should include observations wells, and the Mirafi140nl does not meet the design manual specs.

19. The typical trench section does not include identification tape. Please include identification (locator) tape for all proposed underground non-metal piping.
20. The submitted plans will need to include several additional details. Current plans will need the following details at a minimum:
 - a. Infiltration Stone Trench
 - b. Dumpster Enclosure
 - c. Representative parking striping detail showing the dimensions for a typical parking space, OHD spaces, and no parking striped islands. ADA space striping has already been included.

SMR and SWPPP:

21. SWPPP: Proposed site disturbance is 6.86-acres and a detailed phasing plan is required to ensure disturbance is kept under 5-acres at any given time.
22. SWPPP: Section 1.4 indicates that the existing site drains to a central low point, however, based on existing site contours some of the site discharges to the neighboring property to the northeast.
23. SWPPP: Section 1.6
 - a. Indicates that silt fence will be installed, however, no silt fence is shown on the plans.
 - b. Reference to stormwater detention area should be updated with site specific information.
 - c. Indicates that temporary sediment traps will be built, however, location of practices or details not shown on plans.
 - d. Reference to the use of compacted gravel on site, should be updated with site specific information.
24. SWPPP: Section 7 Identifies the use of sand for deicing which is not an allowed practice on sites with porous pavement.
25. SWPPP: Section 7 should be updated with site specific information. A standalone Operation and Maintenance Plan for post-construction stormwater practices must be developed based upon NYSDEC Maintenance Guidance for Stormwater Management Practices dated March 31, 2017. The O&M manual should include at a minimum the maintenance schedules/timing, description of specific stormwater practices onsite, the entity responsible for certain recurring maintenance and inspection tasks and when to call a professional to assess the operation of the practice.
26. SWPPP: The proposed stormwater practices are necessary for the design intent of keeping runoff from leaving the site and not requiring a SPDES permit. These practices need to be maintained post construction to achieve this goal. In addition to the standalone O&M Plan, the Town is requiring a stormwater maintenance agreement be executed prior to CO.
27. SMR: While the pre- and post- areas are consistent in the size, the areas that are modeled and shown within the watershed maps are not the same. In addition, only one drainage area (Pre Area 1) is modeled, however, based on existing topography, a portion of the existing site discharges to a low spot on the adjoining property to the northeast, and off-site runoff from the Princetown Road should be accounted for.
28. SMR: Locations of the site's low spots used in HydroCAD modeling should be shown on the watershed maps.
29. SMR: 'Post Area 9' is located within the 'Future Phase' area. Development of this area in the future will need to account for this runoff in the design.
30. SMR: It should be noted within the Post-Development Conditions that 'Post Area 10' discharges to the infiltration area.
31. SMR: HydroCAD hydrograph timespans should be extended to show entire runoff curve.

32. SMR: The HydroCAD calculations for the stormwater management area shown along the northwest side of the Princetown Road cannot be verified as grading does not allow any ponding within the practice.
33. SMR: HydroCAD calculations need to be provided to show the site will not discharge runoff during frozen ground conditions. All surfaces should be considered impervious and infiltration cannot be used unless a practice includes an outlet below the 4' frost depth.
34. SMR: HydroCAD calculations indicated a 60% void space within the stone trenches. A detail for the stone trenches is not included on the plans or identify the size of stone used. Typically, 40% void space is used for drainage stone applications and should be used or justification provided for the 60% void space used in the calculations. Cumulative storage of these practices should be verified with sizes indicated on the plans.

Septic:

1. Expansion areas must be provided for all septic systems and be considered in any future development.
2. Warehouse 7's septic system must be 10' min from property line
3. The NYSDEC requires new facilities to provide dual compartment septic tank while the project proposes single compartment tanks. Two single compartment septic tanks in series is also acceptable.
4. Dimensioning on distribution box detail appears inaccurate and should be coordinated with manufacturer's specifications.
5. Septic Design Calculations: Buildings 4,5,& 6 are treated by 2 septic systems but only a single design calculation is shown for all 3 buildings. Two calculations should be provided to reflect the building configurations.

If you have any questions on the review comments, please feel free to contact me.

Sincerely,

GPI/GREENMAN-PEDERSEN, INC.



Ryan Trunko, PE
Project Manager
80 Wolf Road, Suite 600, Albany, NY 12205
518-898-9551 | rtrunko@gpinet.com

Common Acronyms and Abbreviations Key:

NYDEC – NYS Department of Environmental Conservation
NYSDOT – NYS Department of Transportation
ACOE – United States Army Corps of Engineers
SEQR(A) – State Environmental Quality Review (Act)
ADA – Americans with Disabilities Act
GP – SPDES General Permit for Stormwater Discharges From Construction Activity (Perm No. GP-0-25-001)
SWDM – Stormwater Design Manual (applicable edition)
Bluebook – New York State Standards and Specifications for Erosion and Sedimentation Control (2016)
SWPPP – Stormwater Pollution Prevention Plan
WQv – Water Quality Volume
RRv – Runoff Reduction Volume
NOI, eNOI – Notice of Intent (and electronic version)
MS4 – Municipal Separate Storm Sewer System

PARTNERS
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.
JOSEPH J. BIANCHINE, P.E. (Retired)



ENGINEERS
 **SURVEYORS**
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

February 25, 2026

Re: Warehouse/Office Buildings
785 Burdeck Street
Town of Rotterdam
ABD Project #5932A

Ms. Lynn Flansburg, Planning Commission Chair
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Attention: Peter Comenzo

Dear Kimberly & Peter:

In response to the comments (*in italics*) of DPW's comments of February 17, 2026, we respond as follows (**in bold**):

1. *Applicant has scaled back proposed project and it is consistent with the original proposal. Revisions are currently undergoing review by the TDE.*
Noted.

2. *See letter form ABD Engineering dated February 6, 2026 addressing TDE comments dated December 16, 2025.*
Noted.

3. *See revised traffic impact evaluation dated February 9, 2026 from Lansing Engineering.*
Noted.

4. *Entrance onto Princetown Road must be limited to passenger vehicles only. Add signage and note to site plan.*
Driveway curb cut on Princetown Road has been widened to accommodate larger vehicles without crossing the yellow line.

5. *Add traffic signage and pavement markings onto plan set.*
Traffic signage and pavement markings added to final site plans.

6. *Temporary fencing and/or barriers should be installed along south side of Burdeck Street access roadway to keep vehicles on roadway and limit trespassing.*
Temporary barriers will be removed after Burdeck Street curb cut is completed.

7. *Detail entryway and proposed signage on Burdeck Street. Planning Commission may wish to consider additional hardscape landscaping in this area to create a more formal entrance to the facility.*

Detail added to final site plans.

8. *Gates and fencing should be considered at both entrances and perimeter of property to prevent unauthorized access to the facility.*

No gates or fencing is proposed. Security will be provided by lighting and cameras mounted on buildings.

9. *Hydrant located on Princetown Road should be made accessible to service the buildings located in close vicinity.*

Noted, detail added to plans.

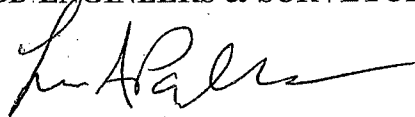
Enclosed for the application of Mike Floccuzio to construct 7 contractor type warehouse/office buildings at 785 Burdeck Street are the following items:

- 1.) Twelve (12) copies of the revised Site Plans.
- 2.) Twelve (12) copies of Building Photo

We would greatly appreciate the Planning Commission taking review of this proposal at the March 3, 2026 meeting as Mike Floccuzio is looking for conditional approval at this meeting. All the above will be emailed to you.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP

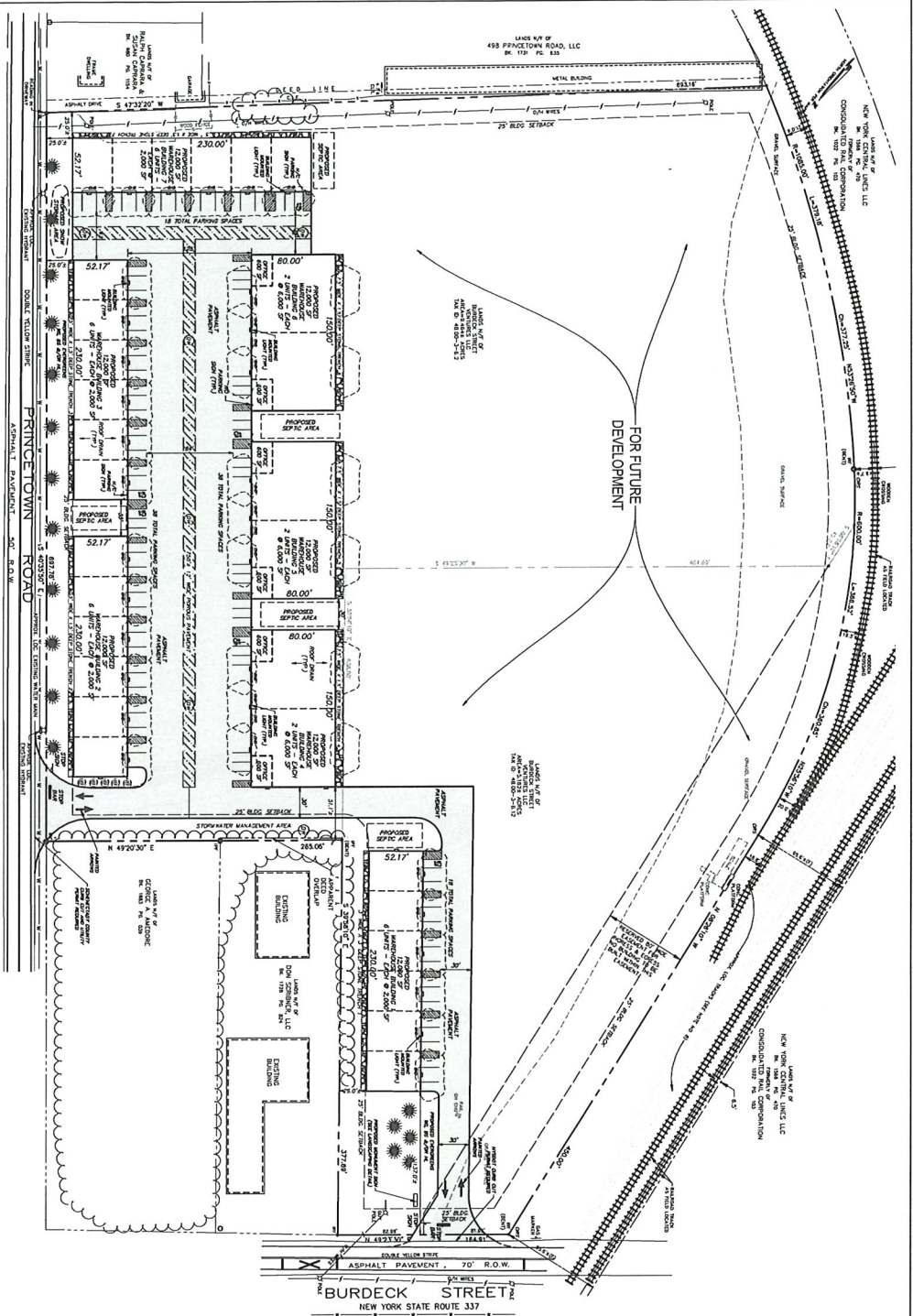
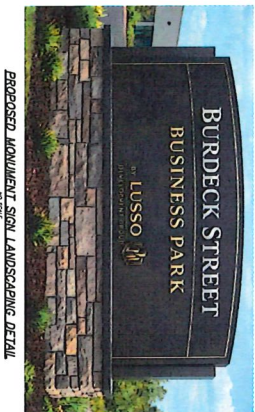


Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Mike Floccuzio w/encl (via email)
Ryan Trunko w/encl (via email)

5932A-02252026



GENERAL NOTES

Table with 2 columns: Item, Description. Contains notes 1 through 10 regarding site conditions, easements, and construction requirements.

Table with 3 columns: Item, Description, Quantity. Lists materials and quantities for the parking area, including concrete, asphalt, and gravel.

PARKING REQUIREMENTS

Text detailing parking requirements, including minimum parking spaces, loading zones, and other specifications.

MAP REFERENCES

Text providing references to various maps, including the Town of Rotterdam Planning Commission map and the New York State Department of Transportation map.

Project information block containing fields for project name, address, client, and contact details. Includes a section for the Town of Rotterdam Planning Commission and a signature line for the project engineer.

Short Environmental Assessment Form

Part 1 - Project Information

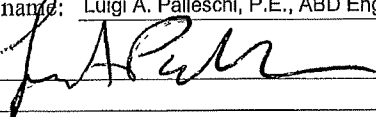
Instructions for Completing

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.

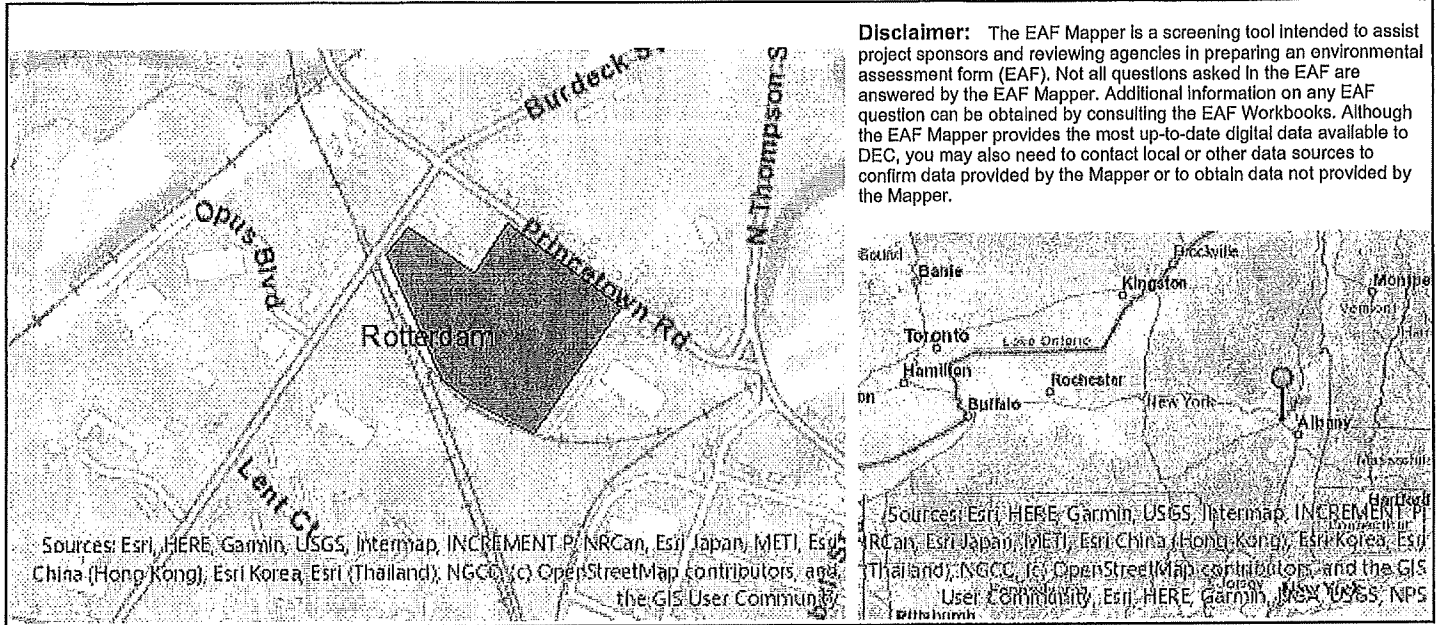
Part 1 – Project and Sponsor Information			
Name of Action or Project: Warehouse Buildings			
Project Location (describe, and attach a location map): 785 Burdeck Street, Schenectady, NY 12306			
Brief Description of Proposed Action: Applicant is proposing to construct 7 - 12,000 sf contractor type warehouse/office buildings with associated parking, utilities, lighting, landscaping, and onsite stormwater management. Each building will be provided with private septic systems and municipal water laterals.			
Name of Applicant or Sponsor: Mike Floccuzio		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12053
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: Rotterdam Planning Board, NYSDOT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		14.62± acres	
b. Total acreage to be physically disturbed?		7± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.62± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Onsite stormwater retention areas. _____	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>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 5, 2026</u> Signature: <u></u> Title: <u>Professional Engineer</u>		

EAF Mapper Summary Report

Wednesday, November 19, 2025 10:34 AM



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]	Digital mapping data are not available or are incomplete. Refer to 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]	No

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

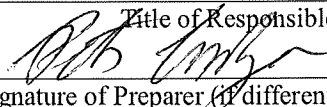
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering 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 Name of Lead Agency Lynn Flansburg	March 3, 2026 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)

DPW Comments
March 3, 2026

2. **Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Sketch Site Plan/Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±46,000 square foot consolidated parcel. Engineer: Bohler Engineering.

1. See attached response from Bohler Engineering dated February 20, 2026.
2. Sidewalks need to be extended from Altamont Avenue along the length of Elizabeth Street.
3. Angers Avenue is proposed to be paved in 2026. Developer should coordinate with the Town with construction of entrance and sidewalk work.
4. Variance was granted by the Zoning Board of Appeals for setback from Elizabeth Street on December 17, 2025.

DPW Comments October 21, 2025

1. Property is an island and surrounded by roadways on all four sides. By Town Code as written, there are 30' setbacks from all property boundaries. Applicant will need to seek variances from the Zoning Board of Appeals.
2. The proposed 4th curb cut on Altamont Avenue should be eliminated and traffic directed to Town roadways to eliminate congestion and additional traffic movements getting out onto Altamont Avenue. Signage should be added to direct customers to utilize Angers Avenue and direct customers to Tower Avenue to utilize the existing traffic signal.
3. Proposed quick serve restaurant does not have an escape lane for the drive thru and may be problematic.
4. Provide survey with utilities. It appears that Angers Avenue has an exceptionally wide ROW. Applicant may wish to explore the possibility of an easement or purchase of property from the Town.
5. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on October 21, 2025.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Transportation
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Rotterdam Highway Department
Metroplex Development Authority
Fire District #2



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor
Rochester, NY 14625
585.866.1100

Via Electronic-Mail & Overnight Delivery

February 20, 2026

Town of Rotterdam
Planning Commission
1100 Sunrise Boulevard
Rotterdam, NY 12306

Attention: Members of the Planning Commission

**Re: Response to Comments
Proposed Quick-serve Restaurant with Pick-up Lane and Coffee Shop Drive-Thru
1821 Altamont Avenue (Map: 59.9, Block 2, Lots 20.1, 21.1, & 22.1)
Town of Rotterdam, Schenectady County, NY**

Dear Members of the Planning Commission,

On behalf of our client, Ridgeback Hospitality, LLC we are pleased to submit this response to comments summary to Town of Rotterdam Planning Commission for the above referenced project. This summary is in response to the various comments received in the February 9, 2026 letter from CHA, as noted below with our responses in italics. Please find the following items in support of our application:

- A. Twelve (12) copies of the Site Plan, sheet C-301, prepared by this office, last revised 02/19/2026.

Response to various comments summary as follows:

1. Applicant is to include a sidewalk along Elizabeth Street as part of the site development. Applicant should consider the extension of this sidewalk along the north side of Angers Ave. to connect with the curb and walk at the east side of the Market 32 property (see plan 1). This would provide a pedestrian connection to the site and Altamont Avenue from the bus stop and sidewalk at Market 32. The section along Angers Ave. (approximately 156'± in length) would also require curb to match the tie in condition at the west end. The walk would be adjacent to the curb along Angers. A sidewalk/crosswalk pedestrian connection from the Elizabeth Street sidewalk to the Chipotle patio could be made in front of the stop bar at the Chipotle pick up window (see plan 1).

Comment acknowledged. We are proposing new sidewalks along Altamont Avenue and internally in the site to provide pedestrian access. No other off-site sidewalks are proposed at this time.

2. Applicant is to install an ornamental fence with stone piers similar to or matching the design of the fencing installed at the Chase Bank, located immediately to the west of the site, to provide design consistency within the Altamont Ave. corridor. The fence should have a return section along Furguson Street (see plan drawing 2 notes at the end of this pdf).

The site plan has been revised to show ornamental fence with stone piers along the Altamont Avenue frontage, consistent with other commercial businesses along the Altamont Ave corridor.

3. Provide a traffic management plan. Consider a crosswalk and sidewalk connection between the two facilities within the site (see plan 1).

The 7Brew coffee shop will rely on vehicle customers and therefore an internal sidewalk connection between the two facilities is not proposed.

4. A sidewalk connection to the Ferguson/Altamont intersection or directly to the Altamont Ave sidewalk would provide access to the 7 Brew walk up window for pedestrians (see plan 1). Provide a break in the decorative fencing if this pedestrian access connection is developed.

A sidewalk connection between Ferguson/Altamont to 7Brew is not provided as orders are expected to be only through the drive-thru.

5. The vehicle stacking length for all on site exit drives is extremely short. At the Ferguson Street and Elizabeth Street site exits one car at the stop bar will begin to block internal site circulation. At Angers Ave. there is stacking length for one car.

Comment acknowledged. Due to the site providing multiple access points for drivers the vehicle trips will be distributed and long queue times to exit the site are not anticipated.

6. The applicant should consider spaces to accommodate active transportation storage including, but not limited, to bike racks.

Comment acknowledged. A bike rack has been added.

7. What size delivery vehicles are expected to circulate through the site? Where is the delivery offload location for each building? Illustrate that delivery vehicle circulation and movement patterns work with vehicle tracking software for the largest anticipated delivery vehicles.

It is anticipated that a standard single-unit box truck (SU-40) will circulate the site for deliveries. The individual truck turn movements are shown for each building on the site plan. The majority of deliveries are anticipated to be on off hours.

8. Have the dumpster sizes illustrated been verified by the owner? Can the waste company access the dumpster on the Chipotle side of the site? The space between the 7 Brew dumpster and the Chipotle parking lot measures roughly 18", this seems very tight.

Dumpster sizes have been confirmed for each building. The Chipotle dumpster can be accessed appropriately. For 7Brew, the proposed dumpster can be accessed using the third drive-thru lane. We anticipate that trash pickup for 7Brew will be during off-hours.

9. For consistency with all other driveways along the Altamont Ave. corridor, a drop curb (with a 1" reveal) should be included at the proposed Altamont Avenue driveway throat (see plan 1). This should be reviewed with NYSDOT.

Comment acknowledged. We will coordinate with NYSDOT on requirements and add it as necessary.

10. At the Altamont Ave. sidewalk terminations at both Elizabeth Street and Ferguson Street, the ADA ramps require detectable warning surfaces. Placement should be consistent with NYSDOT Standard Sheet 608-01.

Detectable warning surfaces have been added to the sidewalk ADA ramps.

11. All proposed sidewalk curb ramps shall be designed and constructed in accordance with NYSDOT Standard Sheet 608-01.

Comment acknowledged.

12. A striped crosswalk is not required or recommended across the driveway entrance on Altamont Avenue as it is inconsistent with other driveway entrance treatments in the Altamont Ave. corridor (see plan 1). This should be reviewed with NYSDOT.

Comment acknowledged. We will coordinate with NYSDOT on driveway requirements along Altamont Ave.

13. The site driveway on Altamont Avenue has pavement markings indicating "STOP" control, but there is no regulatory "STOP" sign included. Please be advised that "STOP" control for minor driveways entering the Town roadways is not required.
- Should the applicant propose "STOP" control, a "STOP" sign will be needed.
 - Additionally, if "STOP" control is used, PROWAG Section R305.2.8 – Driveways, states; "Where driveways are controlled with yield or stop control devices, detectable warning surfaces SHALL be provided...where the pedestrian circulation path meets the driveway". This would require that the two proposed curb ramps on each side of the driveway be constructed with detectable warning surfaces.

Comment acknowledged. The driveways do not contain "STOP" controls and the internal stop bars have associated stop signs and detectable warning strips at crosswalks on the revised site plan enclosed.

14. The site driveways entering Elizabeth Street, Ferguson Street, and Angers Avenue have pavement markings and signage indicating "STOP" control. Please be advised that "STOP" control for minor driveways entering the Town roadways is not required.

Comment acknowledged.

15. The grade break of the sidewalk curb ramp on the west side of the proposed driveway at Altamont Avenue should be perpendicular to the direction of pedestrian travel (see plan 1). Perpendicular grade breaks for the all curb ramps should be located as close to the curb line intersection as possible.

Comment acknowledged, the site plan has been revised so that the sidewalk curb ramps are perpendicular to the direction of pedestrian travel.

16. Identify/dimension the width of the proposed maintenance strip between the proposed curblines and the proposed sidewalk along Altamont Ave. on both sides of the entrance drive. Identify/dimension the proposed sidewalk width along Altamont Ave.

Dimensions have been added along the width of the proposed maintenance strip between the proposed curblines and sidewalk along Altamont Ave.

17. Identify the width of the site driveways entering Elizabeth Street and Ferguson Street.

Dimensions have been added accordingly to the site driveways.

18. Identify the proposed curb radii for the proposed intersection curbs at Elizabeth Street and Altamont Ave. and Ferguson Street and Altamont Ave.

Radii dimensions have been added accordingly to the site driveways.

19. What is the purpose of the 2' striped lane separation area between the first two drive through lanes at the 7 Brew drive through. This is included between the first two drive through lanes but not between the second and third drive through lane.

The 2' striped lane will be used for 7 Brew employees taking orders within the drive-thru lanes.

20. The internal circulation drive to access 7 Brew from Altamont Ave. is very close to the NYSDOT right-of-way. Can the entirety of the 7 Brew layout shift north towards Angers slightly? Maintaining an access road angle at the south side of the property in this area with a consistent offset from the NYSDOT right-of-way would

create a more separation from the pedestrian corridor along Altamont Ave. (see plan 2 on the last page with notes). This plan illustrates a section of the entry drive to 7 Brew with a consistent parallel offset from the right of way line along Altamont Ave. This separation may also be beneficial for grading and fence installation outside the right-of-way. The four-way intersection after entering the site from Altamont Ave. can be designed as a ninety-degree intersection.

Comment acknowledged. The 7Brew layout was shifted slightly north towards Angers Avenue to provide more separation between the site and the NYSDOT right-of-way.

21. Access aisles for accessible parking spaces should be located to provide the most direct access to the entry door at Chipotle and the most direct access to the walk-up window at 7 Brew.

Comment acknowledged. We will evaluate the parking layout for best placement of the accessible parking spaces.

22. Consider locating accessible parking signage on the building to avoid sidewalk obstruction/clutter and maintenance complications.

Comment acknowledged.

23. For the minor site driveways on Elizabeth, Ferguson, and Angers, it is unclear what standard is being applied to the driveway radii. The radii at Elizabeth St. are listed as 12' whereas the other two streets are 10'. There are many turns that are part of the internal site circulation that also have very small radii. Radii will need to be increased at the locations indicated in green on the plan. The current radii illustrated at many of these locations, where right turns occur, will require cars to move into the oncoming traffic lane in order to negotiate the turn. Review these radii with vehicle tracking software to ensure that a passenger car can navigate all turns without encroachment into the adjacent lane (both internally to the site and on the perimeter roadways). A fifteen radius would be preferred, with a minimum radius of 12' utilized so that vehicles can negotiate the turns and remain in the correct traffic lane.

The site driveway radii have been revised to show a minimum of 12' radius.

24. The sidewalk width adjacent to the buildings is illustrated as a 5' width, however this is dimensioned to include the curb width. Maintain 5'-0" sidewalk width independent of the curb dimension.

The sidewalk has been revised to show a minimum 5' width independent of the curb (5.5' is proposed along both buildings).

25. Add "Do Not Enter" signs at the terminal end of the drive through lanes at both facilities.

'Do Not Enter' signs have been added at the end of the drive-thru lanes for both facilities.

26. NYSDOT details will be required for work in the right of way including sidewalk, curbing and asphalt pavement.

Comment acknowledged. We will work with NYSDOT on providing appropriate details for work within the DOT right-of-way.

27. Illustrate geometry for the NYSDOT minor commercial driveway entry from Altamont Ave. A layout enlargement of this entry would be beneficial. Coordinate review with NYSDOT and confirm that the driveway width and geometry is acceptable.

Comment acknowledged.



Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

February 20, 2026
Page 5 of 5

28. CHA understands that a traffic study is being completed. Please provide CHA with a copy of the study when it is completed.

Comment acknowledged. We will provide a copy of the traffic study when it is completed.

Should you have any questions or any additional needs please do not hesitate to contact us at (518) 438-9900.

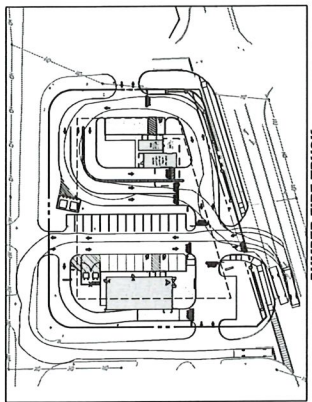
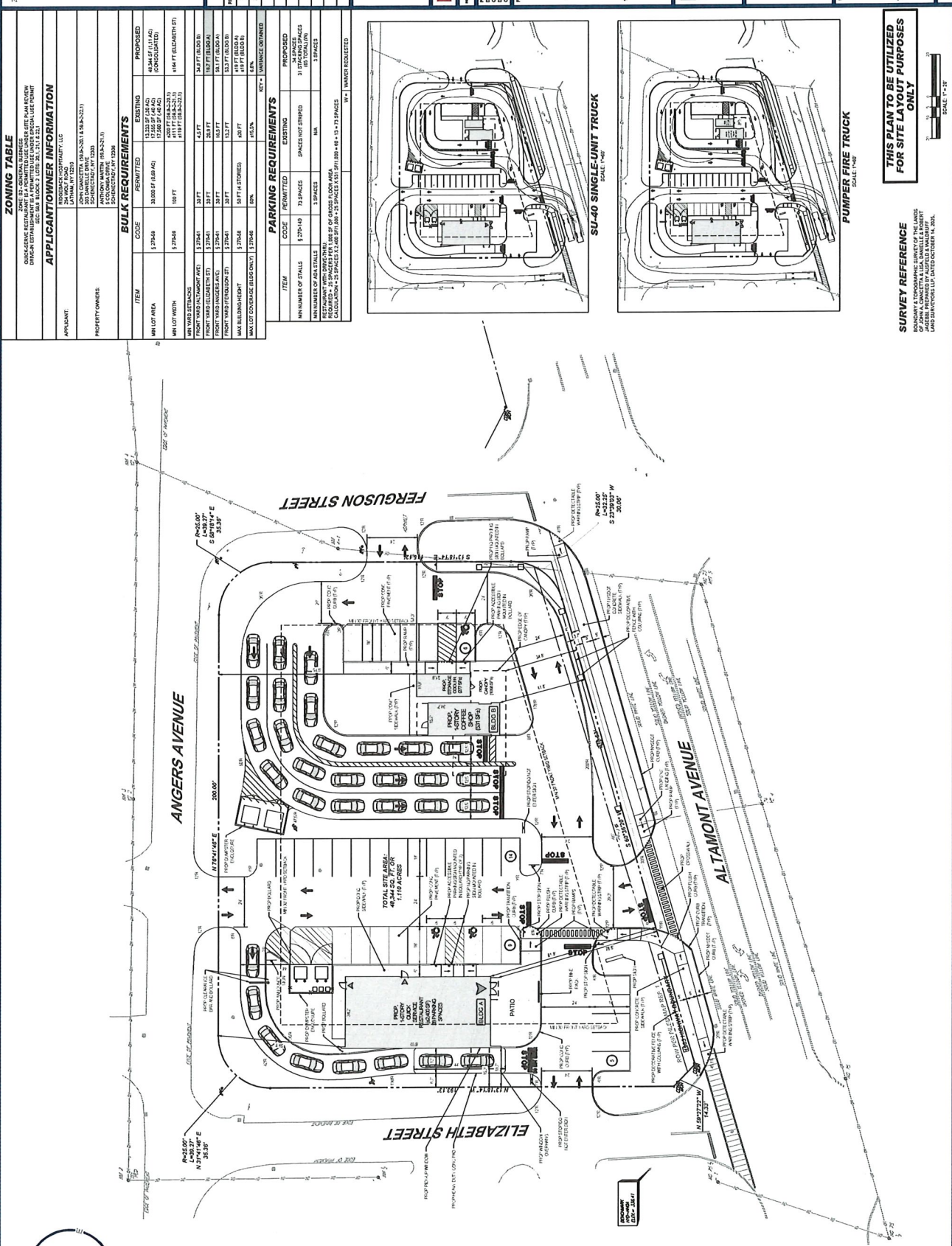
Sincerely,

BOHLER

A handwritten signature in black ink, appearing to read "Caryn Mlodzianowski".

Caryn Mlodzianowski

cc: CHA (via e-mail)
Ridgeback Hospitality (via e-mail)



SURVEY REFERENCE

BONDAKY & THOMPSON SURVEY OF THE LARGES
OF JOHN A. SANCETTA USA, ANDERSON & ROBERT
JACOBSE PREPARED BY AUGUSTO A. WALKERUP
LAND BANKING CO. DATED OCTOBER 10, 1968.

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**

SCALE 1" = 20'

[illegible]

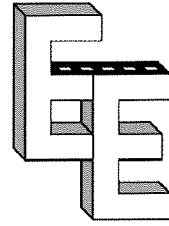
DPW Comments
March 3, 2026

3. **Concord Pools & Spas (Lessee) - 635 Mariaville Road.** Sketch Site Plan Review to operate a sales facility for pools and spas and a commercial water tank truck delivery service for use in filling in-ground swimming pools on a ± 0.72 -acre parcel. Engineer: Empire Engineering, PLLC.
1. Applicant should address safety. Pool display area could be an attractive nuisance especially given its location next to Stewarts.
 2. Is the proposed trailer permanent or seasonal?
 3. Site Plan should be amended and operations regarding the filling of water tankers should be better detailed. What is the size of the tanker? Is it being stored on-site?
 4. The resale of Town water for commercial purposes will need to be coordinated with the Town Board.
 5. Impacts to stormwater onsite will need to be better defined.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Police Department
Fire District #6 (South Schenectady)

EMPIRE ENGINEERING, PLLC



February 10, 2026

Town of Rotterdam
Office of the Planning Commission
1100 Sunrise Blvd.
Schenectady, NY 12306

Attn: Peter Comenzo, Senior Planner

Project Narrative

The subject project identified as **Concord Pools & Spas Sales Facility** is located at **635 Mariaville Road** in the Town of Rotterdam. The applicant is Concord Pools & Spas, the leasee of the property. The applicant's address is 156 Sparrowbush Road, Latham, NY 12110.

The subject property is zoned General Business (B-2) and is approximately 0.72± Acres. The proposal is to construct a **Contractors Shop & Equipment Storage Yard**, an allowed use by special permit. The proposed use will be seasonal and include a pre-manufactured building (Contractors Shop) staffed by an associate to assist customers with on-site sales questions. There will also be a bathroom facility constructed alongside a water service connection and commercial water meter. The commercial water service connection will be utilized to fill water tank trucks for use in filling inground swimming pools.

One (1) business associate will be on-site daily. Hours of operation are typically 10 am - 5 pm Weekdays and 10 am – 2 pm Saturdays. It is anticipated that the water truck will be filled on average once per day during the peak summer months.

The site includes three (3) customer parking spaces and a loading zone for the water tank truck.

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various adjacent existing uses. The proposed project will not have any effect on the town communication systems. The project will produce minimal noise, will be in keeping with the visual aesthetics, and will meet all Town codes regarding drainage and runoff. There will be exterior product display, however these will be stationary display models and will not be used in the general sale to customers.

The project is located adjacent to the Stewarts Shops currently in operation and will utilize the existing entrance off of Mariaville Road. It is not expected to produce an increase in traffic or an increase in solid waste from the site any greater than what was already contemplated during review of the Master Site Plan. There is no bulk storage of solvents or chemicals proposed. Water usage at the site is anticipated to increase and be paid at the commercial usage rate.



PRIOR TO ANY EARTH DISTURBANCE THE CONTRACTOR SHALL CALL IN A TICKET TO DIG SAFE NY AND OBTAIN A CLEAR TO DIG

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



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

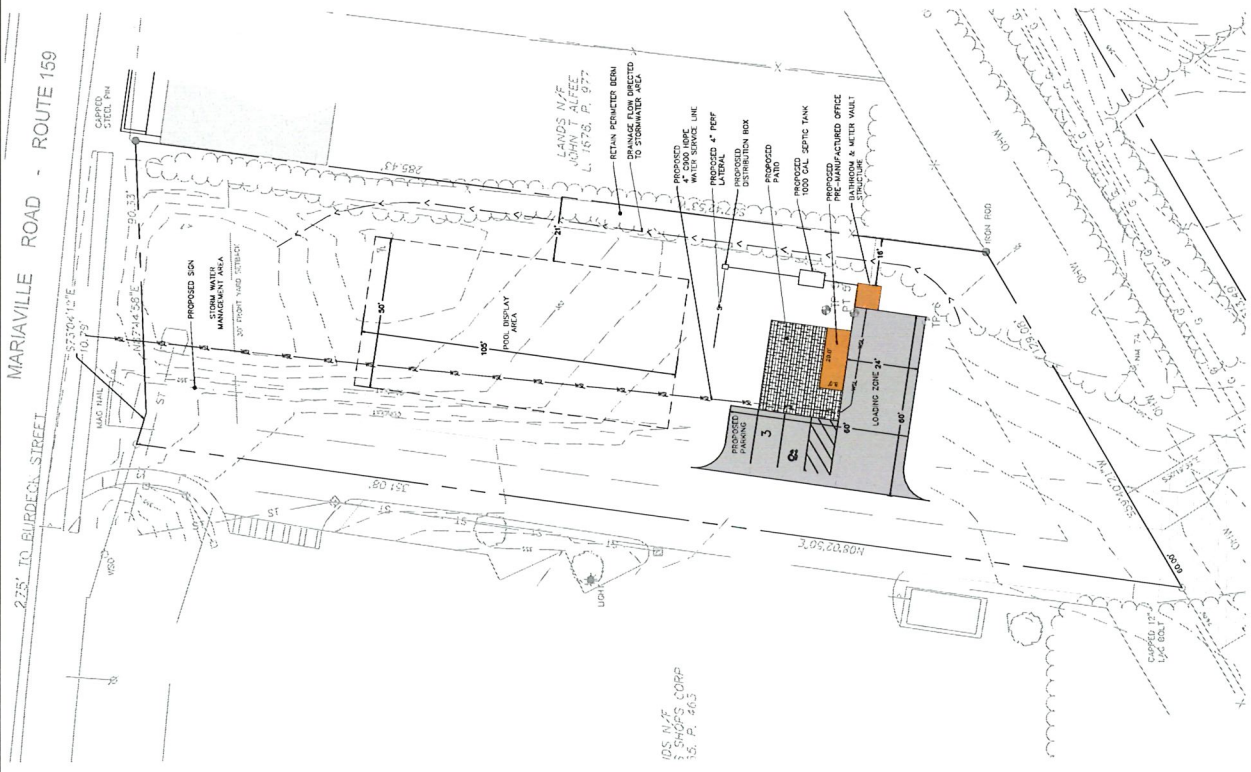
CLIENT
Concord Pools & Spas
PROJECT/ADDRESS
Lot 2A
635 Mariaville Road
Rotterdam, NY

Date 02/10/2026	Sheet C101	SITE PLAN	
		Title	
		Scale 1"=40'	Job# 26002

PROPOSED DEVELOPMENT:
CONTRACTORS SHOP & E

5. BUILDING DESIGN SHALL PROPOSED EXTERIOR POOLS & SPAS.

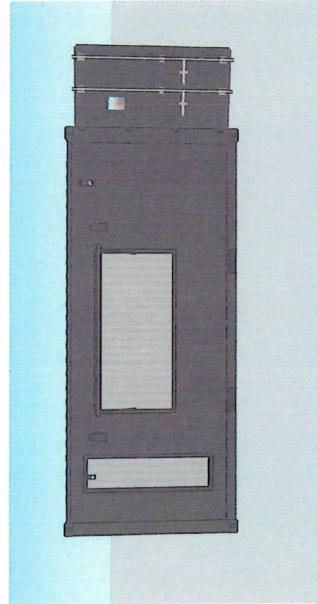
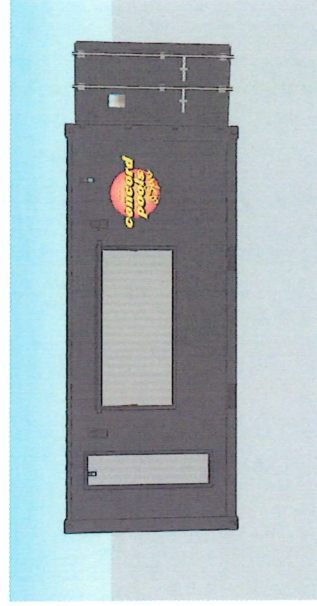
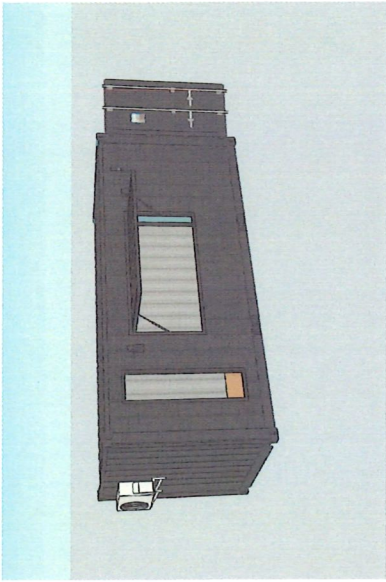
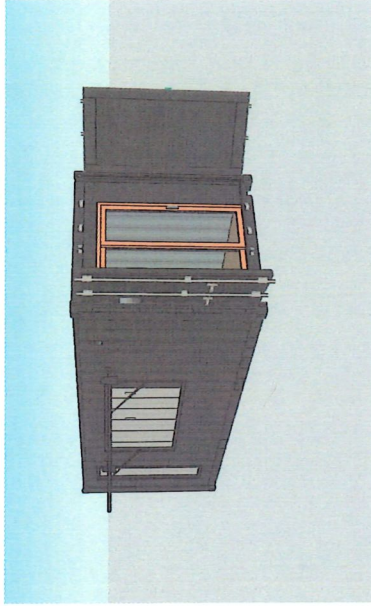
Date: _____



TEST PIT LOG		
PROFILE	STANDARD NOTATION DATE	
0-12" BK. BROWN TOPSOIL 12-42" SILTY GRAD, TLL 42"-72" SANDY GRAVEL, TLL	PT 5	TED
0-12" BK. BROWN TOPSOIL 12-32" SILTY GRAD, TLL 32"-78" SANDY GRAVEL, TLL	PT 6	
TEST PIT INFORMATION: NUMBER OF TESTS = 6, NUMBER OF TUBES = 6, NUMBER OF TUBES BY WHICH THE AVERAGE OF TUBES IS TAKEN = 6 TEST PIT PERFORMANCE AT 3" DEPTH: PT PERFORMANCE AT 3" DEPTH:		

LEGEND

- EXISTING CONTOUR _____
ADJACENT PROPERTY LINE _____
EXISTING PROPERTY LINE _____
WATER MAIN _____ W _____
SAN. SEWER FORCE MAIN _____
WATER SERVICE LATERAL _____ WS _____
SAN. SEWER LATERAL _____ CS _____
STORM DRAIN _____ ST _____

[illegible]

NOTES:
1) ELEVATION VIEWS PROVIDED BY CONCORD POOLS & SPAS, SUBJECT TO FINAL DESIGN.

DPW Comments
March 3, 2026

4. **Thomas Beliveau & Joseph Verrigni – 812 County Line Road.** Sketch Three (3) Lot Minor Boundary Line Adjustment Subdivision: Lot #1=±5.15-acres (Proposed Single Family Residence), Lot #2 =±1.92-acres (Existing Single-Family Residence), and Lot #3 with boundary line adjusted ±0.16-acres from Lands N/F Verrigni totaling ±3.17-acres (proposed Single Family Residence). Engineer ABD Engineers & Surveyors, LLP.
 1. Address DPW comments from May 20, 2025, provide details of wetland delineation, and provide associated reports and paperwork to the Town for review.
 2. Perc and deep hole test data need to be provided for all proposed septic systems and witnessed by the Town of Rotterdam and Schenectady County Health. High groundwater exists in this area and will need to be addressed.
 3. Access is proposed to County Line Road in the Town of Guilderland. Applicant should apply for permits and coordinate with Guilderland. Provide all correspondence to DPW.
 4. Applicant will need to apply for out of district contract for municipal water from the Town of Rotterdam Town Board. A water supply report will need to be prepared and the applicant will need to demonstrate that adequate water supply exists for the proposed use.
 5. Remove the labeling for Lot #4 (lands N/F of Verrigni) and replace with “Remaining Lands.”

DPW Comments May 20, 2025

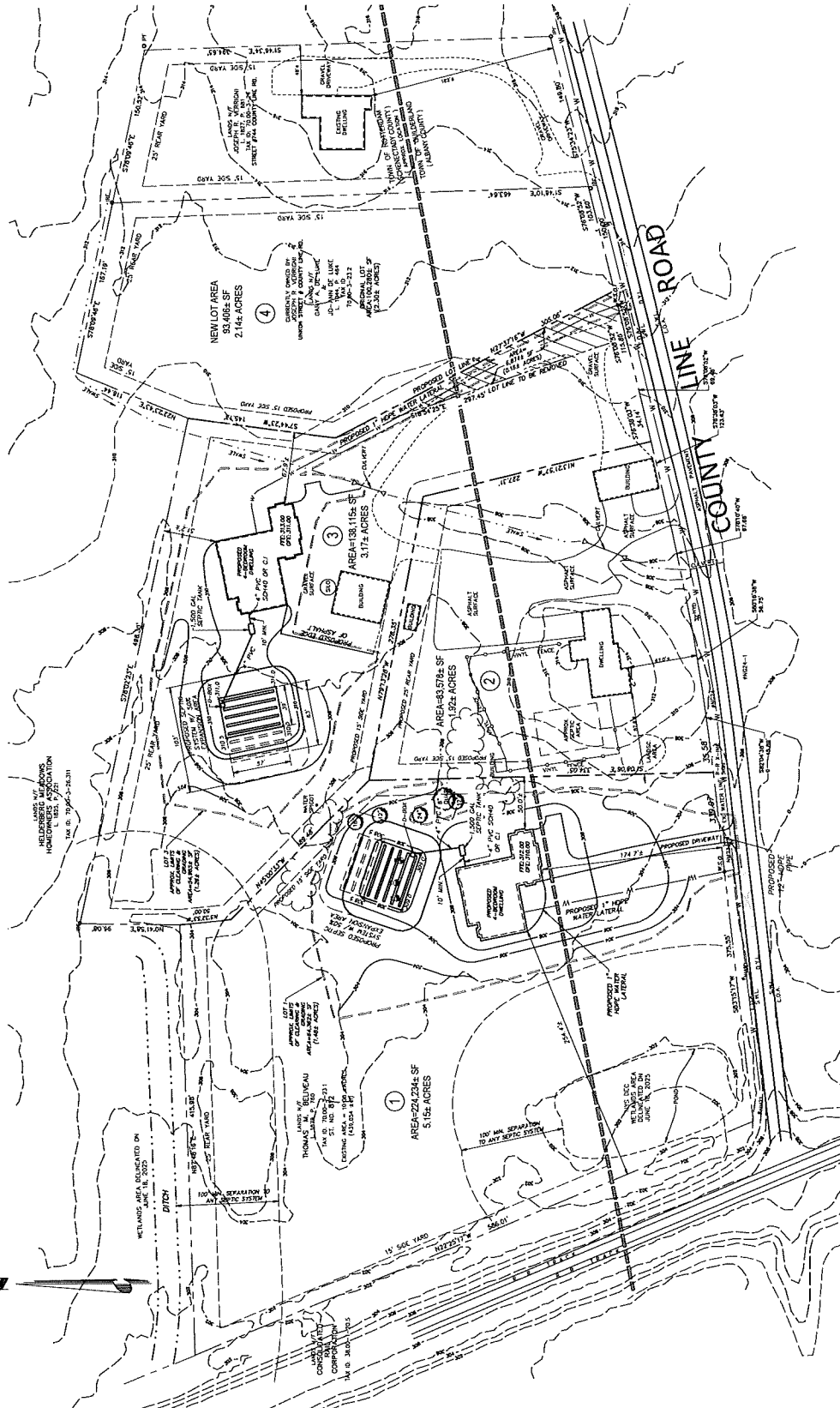
1. Extensive NYSDEC wetlands exist on and adjacent to property and proposed home location. Applicant will need to submit to DEC regional office for Jurisdictional Determination and will need to employ a wetland biologist to assist in delineation of wetland boundary. This will need to be completed prior to returning to the Planning Commission.
2. Proposed area of residence and septic area has flooded in the past and soils appear to be saturated after a review of historical aerial photography. Soils data should be gathered and provided before moving forward with the project.
3. Applicant should coordinate with the Town of Guilderland for proposed access onto County Line Road.
4. Proposed homesite is located adjacent to an active railway & safety fencing should be required as a condition of approval if granted.

Thomas Beliveau & Joseph Verrigni
DPW Comments
March 3, 2026
Page 3

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on the original proposed 2 lot subdivision on May 20, 2025.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Fire District #2
Town of Guilderland Planning Department
Town of Guilderland 239-nn



SITE LOCATION MAP

WIS

SURVEY NOTES:

1. **STANDARDIZATION** OF THE RESEARCH INSTRUMENTATION. USING EFFECTIVE RESEARCH INSTRUMENTATION IS A NECESSARY CONDITION FOR THE SUCCESS OF ANY RESEARCH PROJECT. THE INSTRUMENTS USED IN THIS RESEARCH WERE CHOSEN TO MEASURE THE EFFECTS OF THE INDEPENDENT VARIABLE (TREATMENT) ON THE DEPENDENT VARIABLE (OUTCOME).
2. **THE DATA COLLECTION** PROCESS. THE DATA COLLECTION PROCESS INVOLVED THE COLLECTION OF DATA FROM THE RESEARCH INSTRUMENTS USED IN THE RESEARCH PROJECT.
3. **THE DATA ANALYSIS** PROCESS. THE DATA ANALYSIS PROCESS INVOLVED THE ANALYSIS OF THE DATA COLLECTED FROM THE RESEARCH INSTRUMENTS USED IN THE RESEARCH PROJECT.
4. **THE DATA INTERPRETATION** PROCESS. THE DATA INTERPRETATION PROCESS INVOLVED THE INTERPRETATION OF THE DATA ANALYSIS RESULTS.
5. **THE DATA REPORTING** PROCESS. THE DATA REPORTING PROCESS INVOLVED THE REPORTING OF THE DATA ANALYSIS RESULTS TO THE RESEARCH COMMUNITY.
6. **THE DATA ARCHIVING** PROCESS. THE DATA ARCHIVING PROCESS INVOLVED THE ARCHIVING OF THE DATA ANALYSIS RESULTS FOR FUTURE RESEARCH.
7. **THE DATA SHARING** PROCESS. THE DATA SHARING PROCESS INVOLVED THE SHARING OF THE DATA ANALYSIS RESULTS WITH OTHER RESEARCHERS.
8. **THE DATA REUSE** PROCESS. THE DATA REUSE PROCESS INVOLVED THE REUSE OF THE DATA ANALYSIS RESULTS FOR OTHER RESEARCH PURPOSES.
9. **THE DATA PRESERVATION** PROCESS. THE DATA PRESERVATION PROCESS INVOLVED THE PRESERVATION OF THE DATA ANALYSIS RESULTS FOR FUTURE RESEARCH.
10. **THE DATA DISSEMINATION** PROCESS. THE DATA DISSEMINATION PROCESS INVOLVED THE DISSEMINATION OF THE DATA ANALYSIS RESULTS TO THE RESEARCH COMMUNITY.

MAP REFERENCE:

LOT LINE ADJACENT LANDS OF GELINE & VERNON, DATED JULY 8, 2011, AS PREPARED BY STEPHEN P. WALBATH, L.S. AND FILED IN THE SHERBURN COUNTY CLERK'S OFFICE ON AUGUST 10, 2011 AS MAP NO. W-278.

TOWN OF ROTTERDAM ZONING: A-1 AGRICULTURAL
REQUIRED
LOT SIZE: 1 ACRE MIN
LOT WIDTH: 150' MIN
LOT COVERAGE: 30% MAX
BUILDING HEIGHT: 3 STORIES (40') MAX.
SETBACKS:
FRONT: 25'
SIDE: 15'
REAR: 25'

[illegible]



LETTER OF POSITIVE JURISDICTION – FRESHWATER WETLANDS

01/23/2026

Luigi Palleschi

411 Union Street, Schenectady ny 12305

Sent via email to: luigi@abdeng.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
70.00.3-23.1, Schenectady County.

Dear Luigi Palleschi,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that the parcel contains freshwater wetlands and/or freshwater wetlands adjacent areas (AA) regulated by DEC pursuant to Article 24 of the Environmental Conservation Law (ECL). The parcel contains freshwater wetlands and/or regulated adjacent area(s) that meet an Unusual Importance (UI) criterion. Specifically, the wetland is located within or adjacent to an urban area, as defined and identified by the United States Census Bureau. In addition, there are Previously Mapped Wetlands and/or regulated adjacent area(s) present on the parcel.

The table below identifies the highest class jurisdictional wetland and/or regulated adjacent area within the parcel boundaries. In addition to the wetland identified, other jurisdictional wetlands or AAs may be present.

Tax ID #:	Highest Wetland Class:
70.00.3-23.1	Class II: it has all three wetland structural groups: woody, herbaceous, and open water (§ 664.5 (b)(11)).

This determination shall remain valid for five years from the date of this letter (through 01/21/2031).

An Article 24 permit from DEC is required for any regulated activity undertaken within regulated wetlands or their adjacent areas. Prior to engaging in any

regulated activity, a freshwater wetland delineation is necessary to determine the precise boundary of jurisdictional wetlands and regulated adjacent areas so they are avoided or necessary DEC permitting is obtained.

If you have a project planned on the referenced parcel that may impact jurisdictional wetlands or adjacent areas, please use this [Map of All DEC Offices](#) to identify the appropriate DEC Regional Office, and this [Contact the Regional DEC Office](#) link to request and schedule a freshwater wetlands delineation. In addition, the following link provides more information about DEC jurisdictional determinations: <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>

Pursuant to ECL section 24-0301(4), there is a rebuttable presumption that areas meeting the definition of Freshwater Wetland or regulated adjacent area are regulated and subject to permit requirements. If you believe this jurisdictional determination has been made in error, you may request an initial consultation with DEC by scheduling a meeting on the parcel or property with the appropriate regional office to review the jurisdictional determination, pursuant to 6 NYCRR 664.9.

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

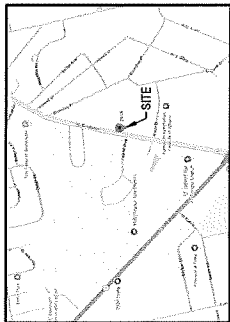
In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

DPW Comments
March 3, 2026

5. Mandeep Singh (Lessee) – 2953 Hamburg Street. Sketch Site Plan Review to operate a retail liquor store in an existing ±4,425 square foot building (former Auto Plus Auto Parts) on a ±0.37-acre parcel. Engineer ABD Engineers & Surveyors, LLP.

1. Building will need to be connected to sanitary sewer prior to the issuance of a certificate of occupancy.
2. Provide easement for parking and ingress/egress between properties.
3. Show improvements and utility locations for house located at 2953 ½ Hamburg Street. Existing residence should also be connected to sanitary sewer at this time.
4. Area in front of building needs improvement. Asphalt should be removed and front of building replaced with grass and landscaping. Overhead door should be sealed and front façade & entryway upgraded. Provide proposed elevations.
5. Identify which doors will remain in operation. Applicant may want to consider eliminating the doors as there does not appear to be enough room for the parking spaces and proper access.
6. Parking is deficient. Applicant should consider adding the proposed 5 spaces along the eastern side of the building now for employees and overflow.
7. Concrete sidewalk should be added to the plan connecting the Hamburg Street sidewalk to the front door.
8. Planning Commission should consider requiring the applicant to install decorative fencing and bollards to match the new Dollar General fencing that was recently installed. Existing curb cut will need to be addressed.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.



SITE LOCATION MAP
N.T.S.

MAP NOTES:

1. ALL DIMENSIONS ARE SHOWN FROM EXISTING BUILDINGS, UNLESS OTHERWISE NOTED.
2. THE MAP IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.
3. THE OFFICIAL RECORDING OF THIS MAP IS THE OFFICIAL RECORDING OF THE TOWN OF WESTCHESTER, NEW YORK.
4. SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF ANY OTHER AGENCY.
5. UNDERSTANDING THAT THE EXISTING BUILDING IS TO BE DEMOLISHED, THE EXISTING BUILDING IS TO BE DEMOLISHED.
6. ALL DIMENSIONS ARE SHOWN FROM EXISTING BUILDINGS, UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE SHOWN FROM EXISTING BUILDINGS, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE SHOWN FROM EXISTING BUILDINGS, UNLESS OTHERWISE NOTED.

MAP REFERENCES:

1. THE PROJECT IS A REDEVELOPMENT OF THE EXISTING BUILDING, UNLESS OTHERWISE NOTED.
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PARKING STATISTICS:

1. THE PROJECT IS A REDEVELOPMENT OF THE EXISTING BUILDING, UNLESS OTHERWISE NOTED.
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9. THE PROJECT IS A REDEVELOPMENT OF THE EXISTING BUILDING, UNLESS OTHERWISE NOTED.

EXISTING 3-1 RETAIL BUSINESS	EXISTING 3-1 RETAIL BUSINESS
LOT AREA: 10,000 SQ. FT.	LOT AREA: 10,000 SQ. FT.
LOT COVERAGE (BUILDINGS ONLY): 60% MAX.	LOT COVERAGE (BUILDINGS ONLY): 60% MAX.
LOT COVERAGE (TOTAL): 60% MAX.	LOT COVERAGE (TOTAL): 60% MAX.
STREET FRONT: 4 STORIES / 20' MAX.	STREET FRONT: 4 STORIES / 20' MAX.
REAR FRONT: 20'	REAR FRONT: 20'
SIDE: 10'	SIDE: 10'
REAR: 25'	REAR: 25'

COVERAGE STATISTICS	EXISTING	PROPOSED
BUILDINGS	4,425 SF	4,425 SF
GRAVEL / PAVEMENT	3,075 SF	2,075 SF
GREEN SPACE	7,000 SF	6,075 SF
TOTAL	14,500 SF	12,575 SF

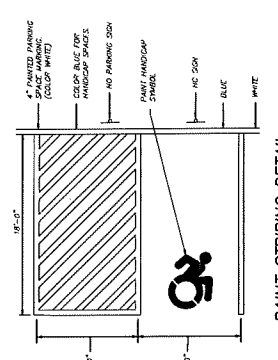
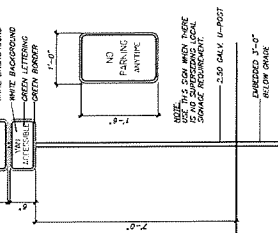
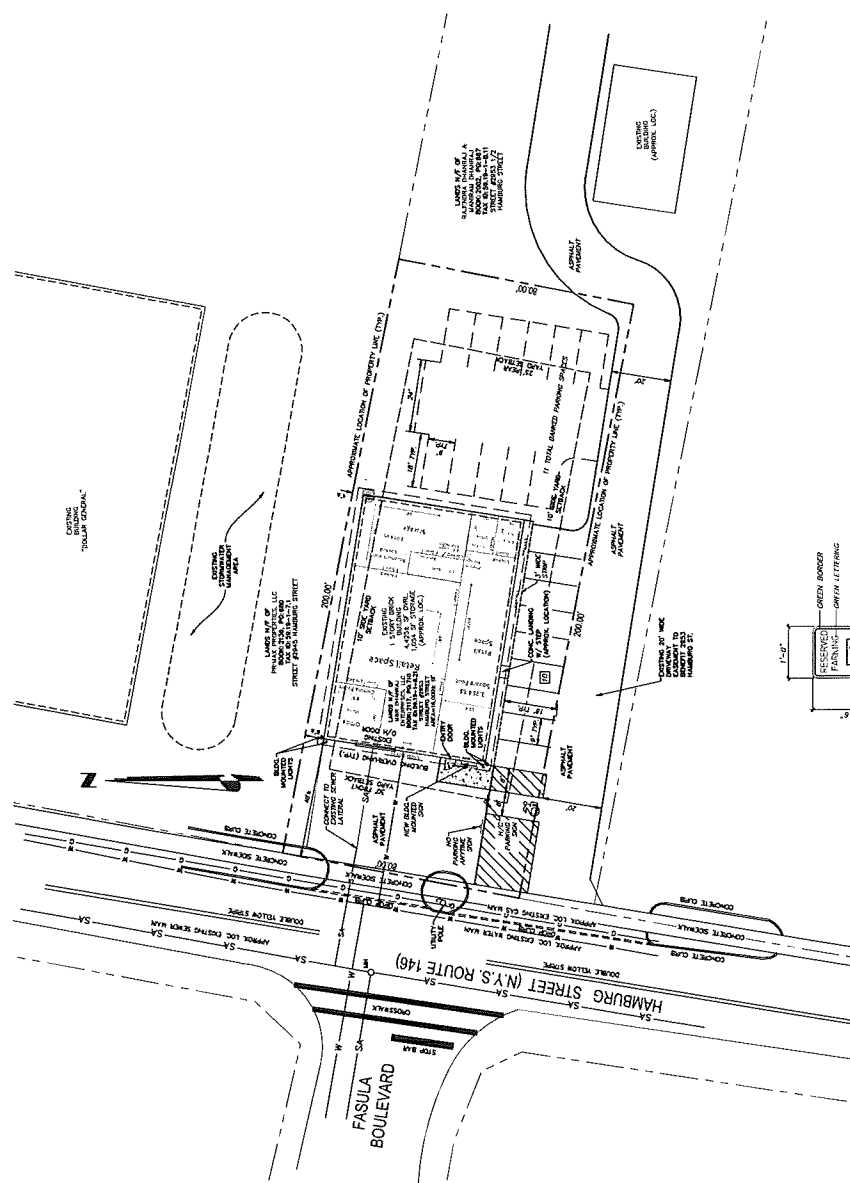
OWNER: HAMBURG & ENTERPRISES, LLC
2553 J. HAMBURG STREET
SCHENECTADY, NY 12303

APPLICANT: HAMBURG & ENTERPRISES, LLC
1022 ANTHONY DRIVE
SCHENECTADY, NY 12303

DESIGNER: HAMBURG & ENTERPRISES, LLC
1022 ANTHONY DRIVE
SCHENECTADY, NY 12303

SITE PLAN
PROPOSED LIQUOR STORE
STREET No. 2553 HAMBURG STREET (N.Y.S. RT. 146)

TOWN OF WESTCHESTER
COUNTY OF SCHENECTADY
STATE OF NEW YORK
AD ENGINEERS
SURVEYORS
58-37-203 (6-28-27-203)
www.ad-engineers.com
DATE: JANUARY 27, 2026
SCALE: 1" = 20'
SHEET: 1 OF 1



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