

**Town of Rotterdam
Planning Commission
May 6, 2025**

Workshop (2nd Floor Conference Room) – 7:00 pm

1. **FG Rotterdam Holdings, LLC – N. Westcott Road.** The applicant requests a Waiver of Site Plan review for a food commissary to occupy Building 14, Bay 3, ±40,000 square feet, on ±26.2-acre parcel, in the Rotterdam Corporate Park.
2. **Misty Bleu Farm, LLC – 3350 S. Thompson Street.** The applicant requests a Waiver of Site Plan review for indoor cultivation in a 16' X 50' space with potential addition of a 14' X 22' retail space (pending Special Use Permit Approval) in an existing ±5,030 square foot building, previously approved November 7, 2024, on a ±0.3-acre parcel.
3. **Jennifer Langlais – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a learning center in tenant space D-124, ±1,139 square feet, former Tullo's Salon from May 1, 2025 to June 6, 2026 in ViaPort Rotterdam Mall.
4. **Leeta DiFolco – 1866 (1874) Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate an Italian - American food truck in designated area of site plan submitted April 22, 2025.
5. **Chen Glang Hui – 1221 Altamont Avenue.** The applicant requests a Waiver of Site Plan to operate a beauty and skin care spa, former Rotterdam Dental Arts, ±1,124 square feet, on a ±0.49-acre parcel.

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

Approval of the Summary of Minutes April 15, 2025

1. **Tomra Recycling, LLC – 31 Opus Boulevard.** Final Site Plan review to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel. Engineer: Delta Engineers.
2. **Hospitality Syracuse, Inc. – 1421 Altamont Avenue.** Final Site Plan & Special Use Permit Public Hearing Review to redevelop the existing Taco Bell with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.
3. **Tralongo Builders, Inc. – 2241 First Avenue.** Final Site Plan review to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing ±5,970 square foot building. Engineer: ABD Engineers LLC.
4. **MAN Properties, LLC – Mariaville Road & Old Mariaville Road.** Preliminary Site Plan/Special Use Permit review for the construction of a ±6,000 square foot warehouse building for two (2) or more tenant spaces on a ±2.07-acre parcel. Engineer: ABD Engineers, LLC.
5. **Bulldog Auto, LLC (lessee) – 1105 Mitchell Road.** Final Site Plan/Special Use Permit Public Hearing to allow for a motor vehicle sales and repair facility in an existing ±10,000 square foot building on a ±0.81-acre parcel. Surveyor: Christopher J. Meyer.

Workshop (2nd Floor Conference Room) – 7:00 pm

1. **FG Rotterdam Holdings, LLC – N. Westcott Road.** The applicant requests a Waiver of Site Plan review for a food commissary to occupy Building 14, Bay 3, ±40,000 square feet, on ±26.2-acre parcel, in the Rotterdam Corporate Park.
2. **Misty Bleu Farm, LLC – 3350 S. Thompson Street.** The applicant requests a Waiver of Site Plan review for indoor cultivation in a 16' X 50' space with potential addition of a 14' X 22' retail space (pending Special Use Permit Approval) in an existing ±5,030 square foot building, previously approved November 7, 2024, on a ±0.3-acre parcel.
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4. **Leeta DiFolco – 1866 (1874) Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate an Italian - American food truck in designated area of site plan submitted April 22, 2025.
5. **Chen Glang Hui – 1221 Altamont Avenue.** The applicant requests a Waiver of Site Plan to operate a beauty and skin care spa, former Rotterdam Dental Arts, ±1,124 square feet, on a ±0.49-acre parcel.

WAIVER OF SITE PLAN REVIEW

Date: May 6, 2025

PC2025-W27

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: FG Rotterdam Holdings, LLC

ADDRESS:

PROJECT ADDRESS: N. Westcott Road (Tax Map No. 58.-1-7)

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for a food commissary to occupy Building 14, Bay 3, ±40,000 square feet, on ±26.2-acre parcel, in the Rotterdam Corporate Park.

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. Approvals are contingent upon 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 Inspector/Code Enforcement Officer prior to operation.
3. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
4. Parking spaces shall be 9' X 18'. Handicapped parking spaces shall be ADA compliant with signage and striping. Parking area shall be seal coated and striped prior to occupancy.
5. A 6' wide pedestrian crosswalk with accompanying MUTCD W1-2 (30' x 30') signage shall be installed from the 108-vehicle parking area on the south side of Fifteenth Street to the employee entrance. Additional lighting should be considered in this area for additional pedestrian safety.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 6, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

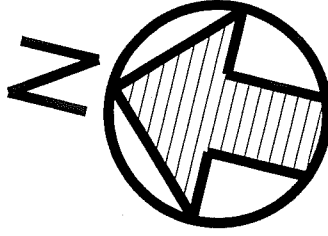
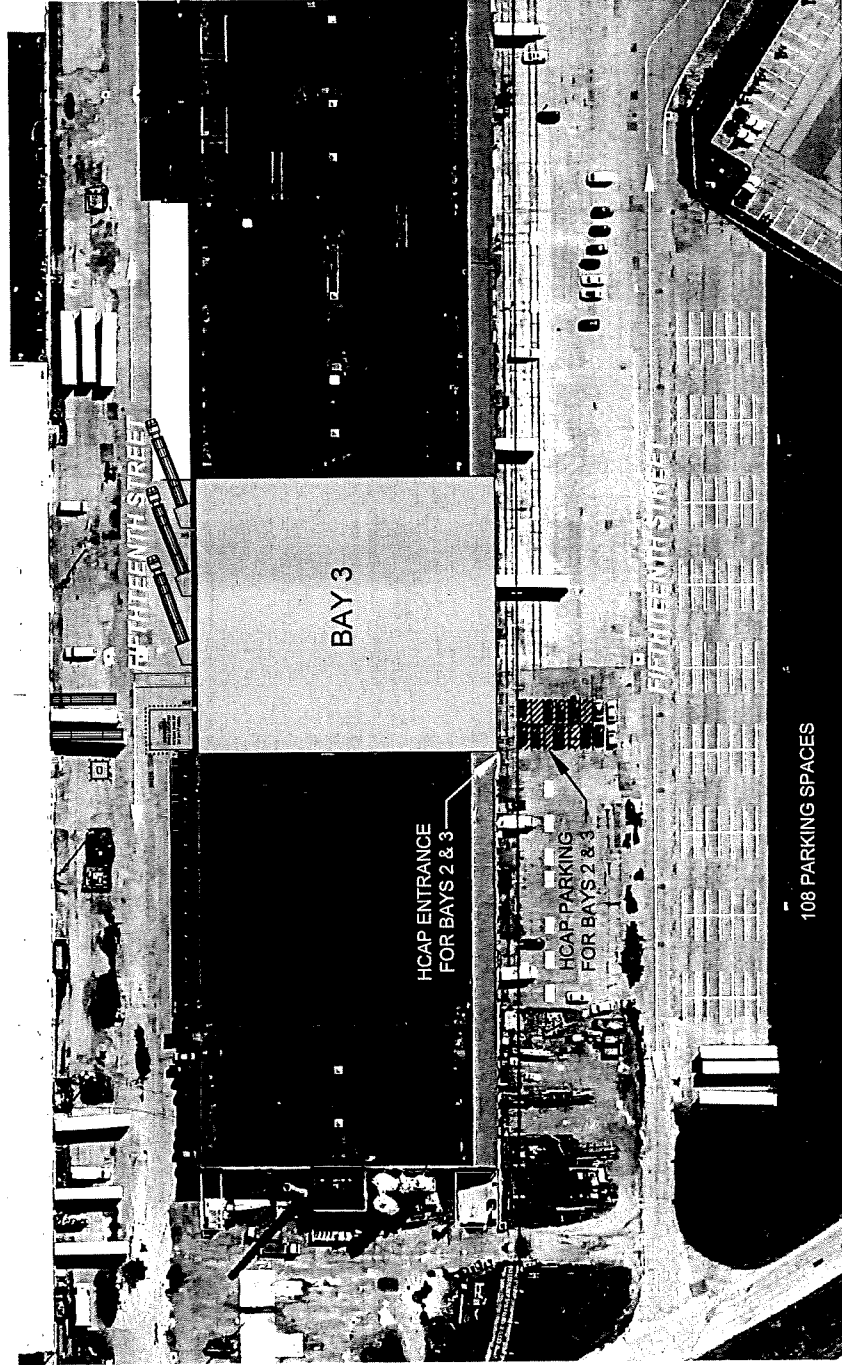
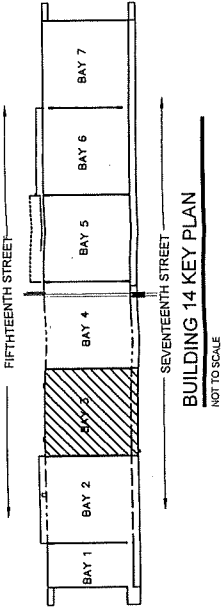
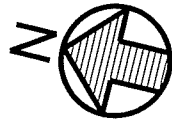
Waiver of Site Plan Review-Project Narrative

Applicant: FG Rotterdam Holdings, LLC

Project Location: Rotterdam Corporate Park, Building 14 Bay 3

Applicant requests a waiver of site plan review to allow for a new tenant to occupy the above referenced Project Location.

The proposed tenant intends to occupy approximately 40,000 square feet of existing light-industrial space for use as a food commissary. The operation will employ around 80 workers, the commissary will operate seven days a week, from 3:00 a.m. to 10:00 p.m. The applicant will submit a Commercial Building Permit Application once design is finalized.



1
C 101
PROPOSED SITE PLAN
SCALE: 1" = 40'

C:\DARoot\Jobs\6ab4edd24983446a86c94b6bb1e6711c\101 RIP 14-3 Site Plan 4-4-25.dwg

TABID: C 101 Proposed Site Plan & Parking 4-22-25

4/23/2025 8:55:13 AM

GALESI GROUP
ENGINEERING DEPARTMENT
Building #53 Rotterdam Industrial Park
Schuylkill County, PA 19380
Phone: 610.356.9150 Fax: 610.356.3690



REVISIONS	DATE

PROPOSED SITE PLAN PARKING
BUILDING 14 - BAY 3
ROTTERDAM CORPORATE PARK
ROTTERDAM, NEW YORK 12306
SCALE: AS NOTED BY BDN
DATE: 4-22-2025
REFERENCE

SHEET NO.
C 101

WAIVER OF SITE PLAN REVIEW

Date: May 6, 2025

PC2025-W17

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: Misty Bleu Farm, LLC

ADDRESS:

PROJECT ADDRESS: 3350 S. Thompson Street, Rotterdam, NY 12306

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for indoor cultivation in a 16' X 50' space with potential addition of a 14' X 22' retail space (pending Special Use Permit Approval) in an existing ±5,030 square foot building, previously approved November 7, 2024, on a ±0.3-acre parcel.

Action Taken by Commission:

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant shall obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy/Completion from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant shall obtain NYS Office of Cannabis Management approval and provide documentation to the Building Inspector/Code Enforcement Officer prior to operation.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifics.
5. Approval is for cultivation, processing and drying only. The retail sale of product is prohibited until such time the applicant receives Site Plan and Special Use Permit approvals.
6. If complaints are received regarding odors at the facility, the applicants shall immediately address the issue and comply with any orders or remediation by the Building Inspector/Code Enforcement Officer.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 6, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

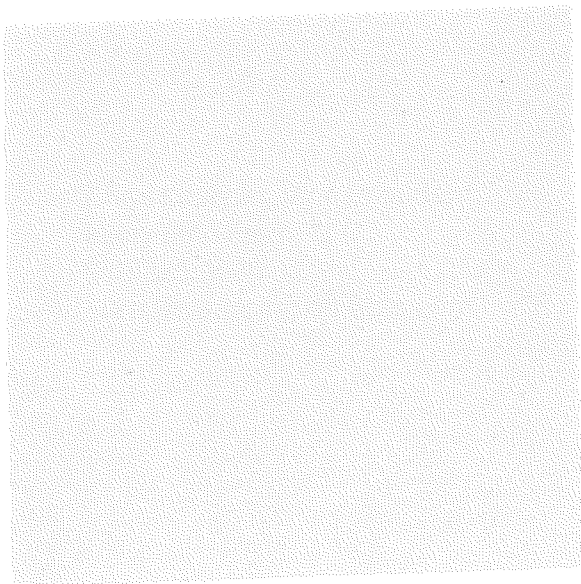
Misty Blue Farm, LLC
Cannabis Cultivation and Processing Facility
3350 South Thompson Street

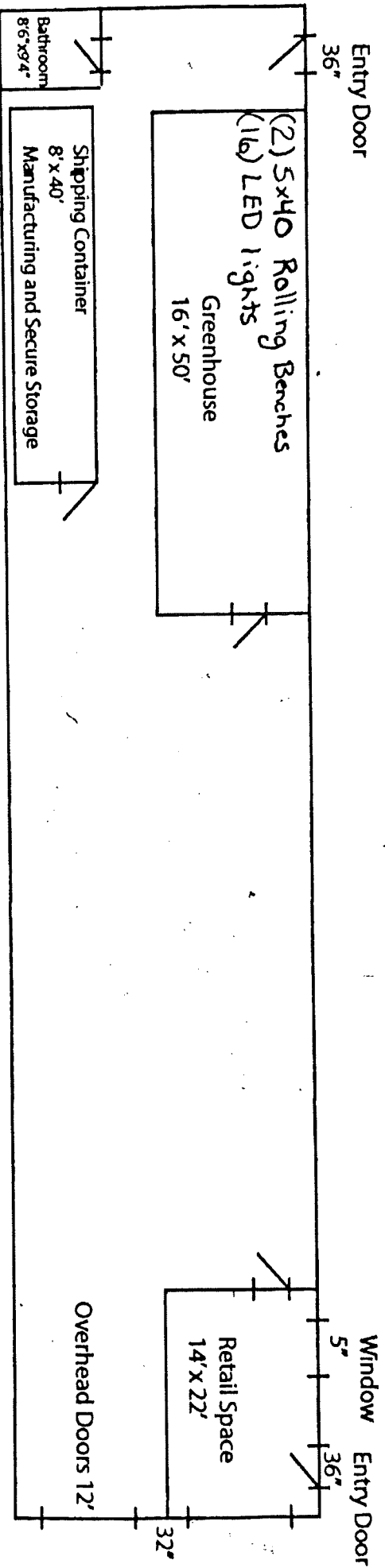
Phase 2
March 4, 2025

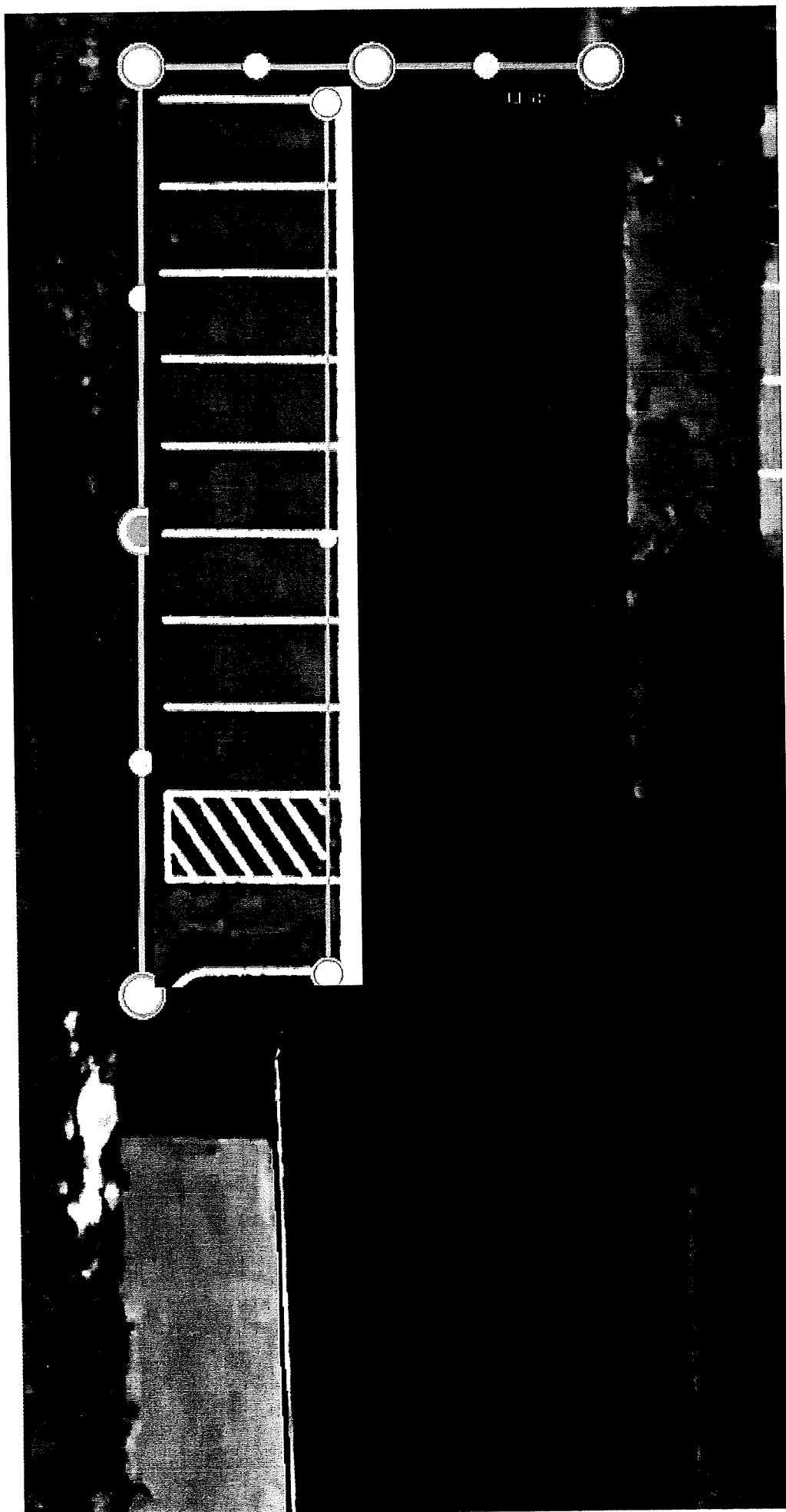
Following our discussion in October, we are prepared to expand our operations, and make one clarification:

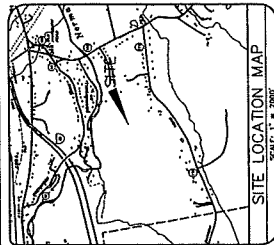
Update / Summary

- Licensed Activities
 - Phase 2 – Spring 2025 (walk before we run)
 - Initial indoor Cultivation – using 16 of our 45 state-of-the-art LED fixtures and two rolling benches, we will cultivate cannabis. The Cultivation area will be framed by commercially manufactured free standing enclosure (very much like greenhouse with light blocking material) with HVAC, air filters and dehumidification equipment installed.
 - Drying – using a portion of the shipping containers inside the warehouse, cannabis flower will be dried, cured and packaged
 - **Clarification** – Regarding “solventless processing:” One process we plan on using involves FIVE gallons of Ethanol. The federal Reporting Quantity for ethanol is 1000 pounds. A 5-gallon container is readily available at Walmart or similar and weighs 37 pounds. No hazardous material notification or permit is required below the 1000 pounds.
 - At this point no change in Electrical service is anticipate
 - Retail – after reviewing zoning, codes, and available property in Rotterdam, wish to create a small retail section in a corner of the warehouse. The parking available is more than adequate based on our experience at our Troy dispensary. We understand this component requires a site plan review and special use permit, and will follow this application with all necessary applications.









SITE STATISTICS:

TYPE	CLASSIFICATION	1-1 LIGHT INDUSTRIAL	PROPOSED
MIN. LOT SIZE	20,000 SF	13,282 SF *	
MIN. LOT WIDTH	100 FT	50 FT *	
FRONT SETBACK	REQUIRED: 25 FT	PROPOSED: 25 FT	
REAR SETBACK	REQUIRED: 25 FT	PROPOSED: 10 FT *	
SIDE SETBACK	REQUIRED: 25 FT	PROPOSED: 25 FT	
HEIGHT	REQUIRED: 75 FT MAX. HEIGHT	PROPOSED: 33'	

- COVERAGE:**
- * SIDE SETBACK VARIANCE REQUIRED
 - * LOT AREA VARIANCE REQUIRED
 - * LOT WIDTH VARIANCE REQUIRED

LEGEND

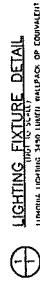
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
REQUIRED SETBACK (25 FT)	PROPOSED SETBACK (10 FT)
ADJACENT PROPERTY LINE	PROPOSED EASEMENT
EXISTING CONTOUR	EXISTING TREES
EXISTING RETAINMENT	EXISTING UTILITY POLE
EXISTING SIGN	EXISTING GATED DRIVE
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING WATERWAY	PROPOSED EXTERIOR LIGHT FEATURE
PROPOSED EXTERIOR LIGHT FEATURE	PROPOSED EXTERIOR LIGHT FEATURE

TAX MAP ID:
46114-4

SITE AREA:
0.31 AC

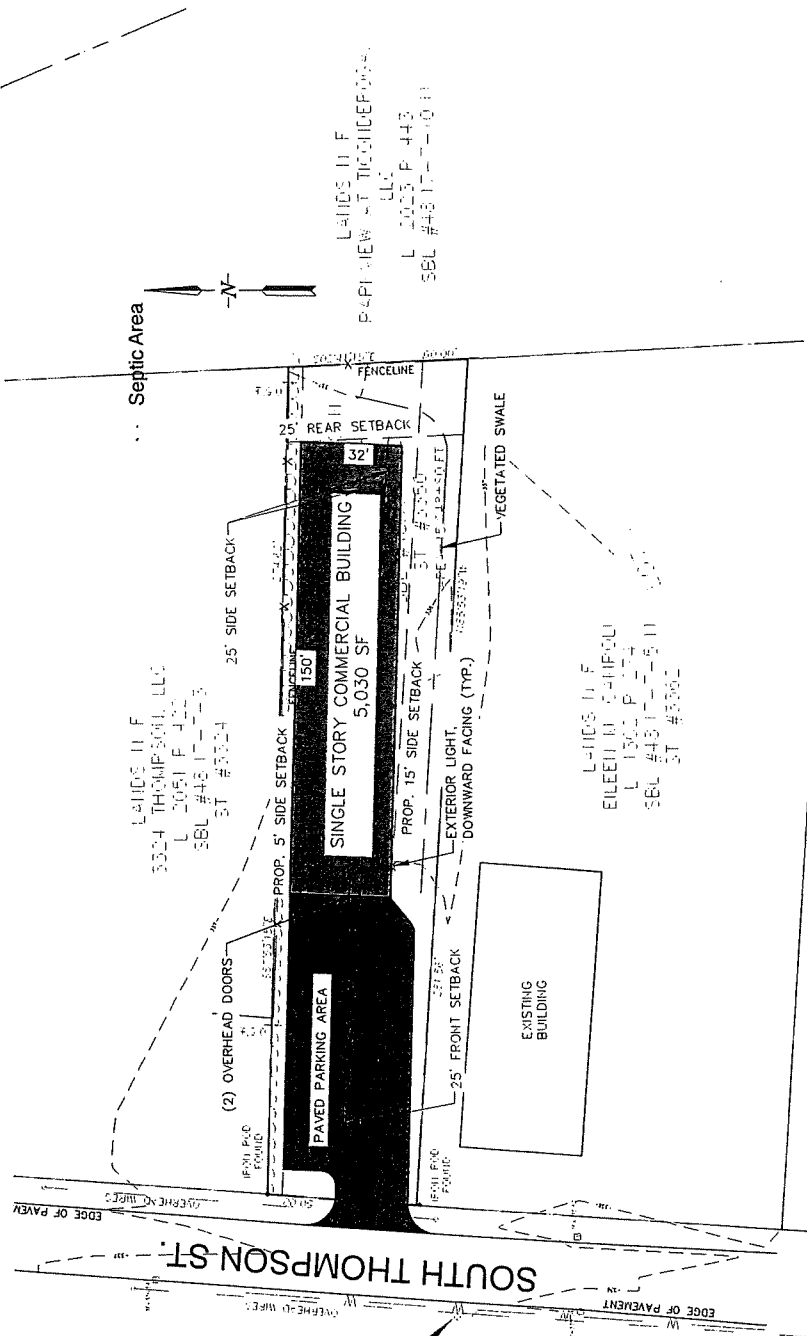
OWNER:
3324 SOUTH THOMPSON ST., LLC
250 SUITS ROAD
DUANESEBURG, NY 12596

APPLICANT:
FLOCCUZIO CONSTRUCTION
250 SUITS ROAD
DUANESEBURG, NY 12596



LIGHTING FIXTURE DETAIL

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER TO OBTAIN A CONSTRUCTION UNDERGROUND UTILITIES SURVEY.



FOR MUNICIPAL APPROVAL ONLY
NOT FOR CONSTRUCTION

CONCEPT PLAN	
FLOCCUZIO CONSTRUCTION	
3324 SOUTH THOMPSON STREET	
COUNTY OF SHERIDAN, STATE OF NEW YORK	
DATE: JANUARY 18, 2022	SCALE: 1" = 20'
DESIGNED BY: FLOCCUZIO CONSTRUCTION	CHECKED BY: J. FLOCCUZIO
DRAWN BY: J. FLOCCUZIO	DATE: JANUARY 18, 2022
SHEET 1 OF 1	

WAIVER OF SITE PLAN REVIEW

Date: May 6, 2025

PC2025-W23

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: Jennifer Langlais
ViaPort Mall – TS D-124
ADDRESS: 93 W. Campbell Road
Schenectady, NY 12306

PROJECT ADDRESS: 93 W. Campbell Road – ViaPort Rotterdam Mall

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a learning center in tenant space D-124, ±1,139 square feet, former Tullo's Salon from May 1, 2025 to June 6, 2026 in ViaPort Rotterdam Mall.

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 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 #6 and/or #7 for specifics.
5. Applicant shall obtain NYS Department of Education approval, if necessary, prior to operation and a copy provided to the Building Department.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 6, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

2. # of Employees - 1

M-F 3-7

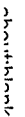
Sat 11-5

Tutoring

Parental Support

Home School Support

Science Theme Birthday Parties



WAIVER OF SITE PLAN REVIEW

Date Reviewed: May 6, 2025

PC2025-24

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: Leeta DiFolco

ADDRESS:

PROJECT LOCATION: 1874 (1866) Altamont Avenue

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate an Italian - American food truck in designated area of site plan submitted April 22, 2025.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
2. Compliance with all NYS Building and Fire Codes.
3. All parking for site activity to occur on-site in area designated on site plan. No parking is to occur on public highway.
4. Ingress/egress onto Elizabeth Street shall remain free and clear at all times.
6. Applicant shall obtain Schenectady County Health approval.
7. Hours of operation up to daily 6:00 am to 11:00 pm.
8. Prior to operation, the property owner shall repair, patch, seal, and stripe existing parking lot.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 6, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

RECEIVED

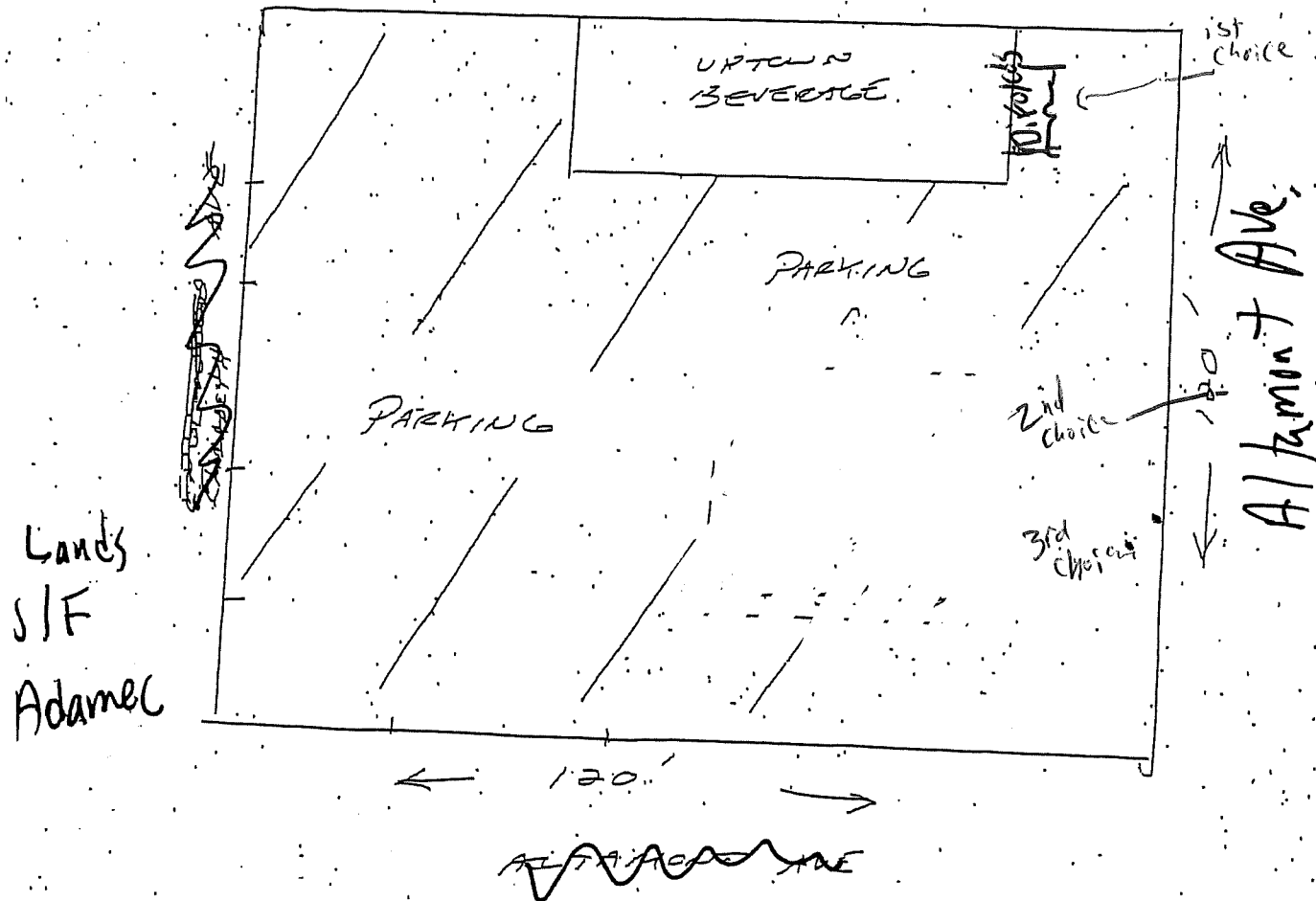
APR 22 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

RECEIVED

SEP 12 2022

TOWN OF ROTTERDAM
PUBLIC WORKS



Elizabeth Street

RECEIVED

SEP 09 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

RECEIVED

SEP 02 2015

TOWN OF ROTTERDAM
PUBLIC WORKS

Environmental Health Division
Schenectady County Public Health Services

PERMIT

To Operate a
Mobile Food Service Establishment

This is to certify that
DI FOLCO'S ROAMING OCCASIONS, LLC

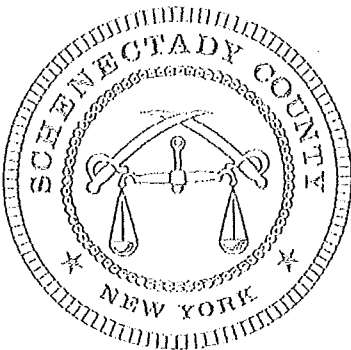
the operator of
DI FOLCO'S ROAMING OCCASIONS
at
VARIOUS LOCATIONS
SCHENECTADY COUNTY

Located in the *TOWN* of *SCHENECTADY COUNTY* in *SCHENECTADY* County
is granted permission to operate said establishment in compliance with the provisions
of Subpart 14-4 of the State Sanitary Code and
under the following conditions:

(1) This permit is granted subject to any and all applicable State, Local and Municipal Laws,
Ordinances, Codes, Rules and Regulations.

Commis:

NY 12302



Effective Date April 01, 2025

Permit is NON-TRANSFERABLE

Permit Issuing Official

This permit expires on **December 31, 2025** and may be revoked or suspended for cause.

THIS PERMIT SHOULD BE POSTED CONSPICUOUSLY

Facility Code 46-MT12

Permit Number 46-MT12A

Operation ID 1083825

RECEIVED

APR 22 2025

4/19/25

To The Town of Rotterdam

TOWN OF ROTTERDAM
PUBLIC WORKS

I Leeta DiFolco am the owner and operator of DiFolco's Roaming Occasions Food Truck and Catering.

I am seeking permission to serve your Community at 1866 Altamont Ave., Schenectady, New York 12303. This location is a Beverage Center. The Owner and I have a Verbal Agreement on hours of service which is whenever I want.

Here is my schedule so far: Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday, from 8 AM to 11 PM. I operate this business on my own. I

currently do not have any employees. I am unsure how many customers I will be seeing. My food truck is a full kitchen on wheels with suitable equipment to run a proper up to code food establishment. I am a official

business with a Tax ID and Business insurance. This location has a huge parking lot. The Owner is allowing me to park closest to the Building so I can use his Electric. The

owner said it was okay to park anywhere on his property as long as it's regulation approved.

Leeta DiFolco

WAIVER OF SITE PLAN REVIEW

Date Reviewed: May 6, 2025

PC2025-26

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: Chen Glang Hui

ADDRESS:

PROJECT LOCATION: 1221 Altamont Avenue

APPLICANT IDENTIFIED AS: ☐ Owner ☐ Lessee ☒ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan to operate a beauty and skin care spa, former Rotterdam Dental Arts, $\pm 1,124$ square feet, on a ± 0.49 -acre parcel.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
4. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to operation. Please check with DPW for retailers.
5. Applicant shall obtain NYS Department of Health approval prior to the issuance of a Certificate of Compliance.
6. Parking lot shall be repaired, seal coated, striped, and handicap parking with access isle reestablished prior to operation.

The Commission action on the Waiver application took place at the Planning Commission meeting of May 6, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

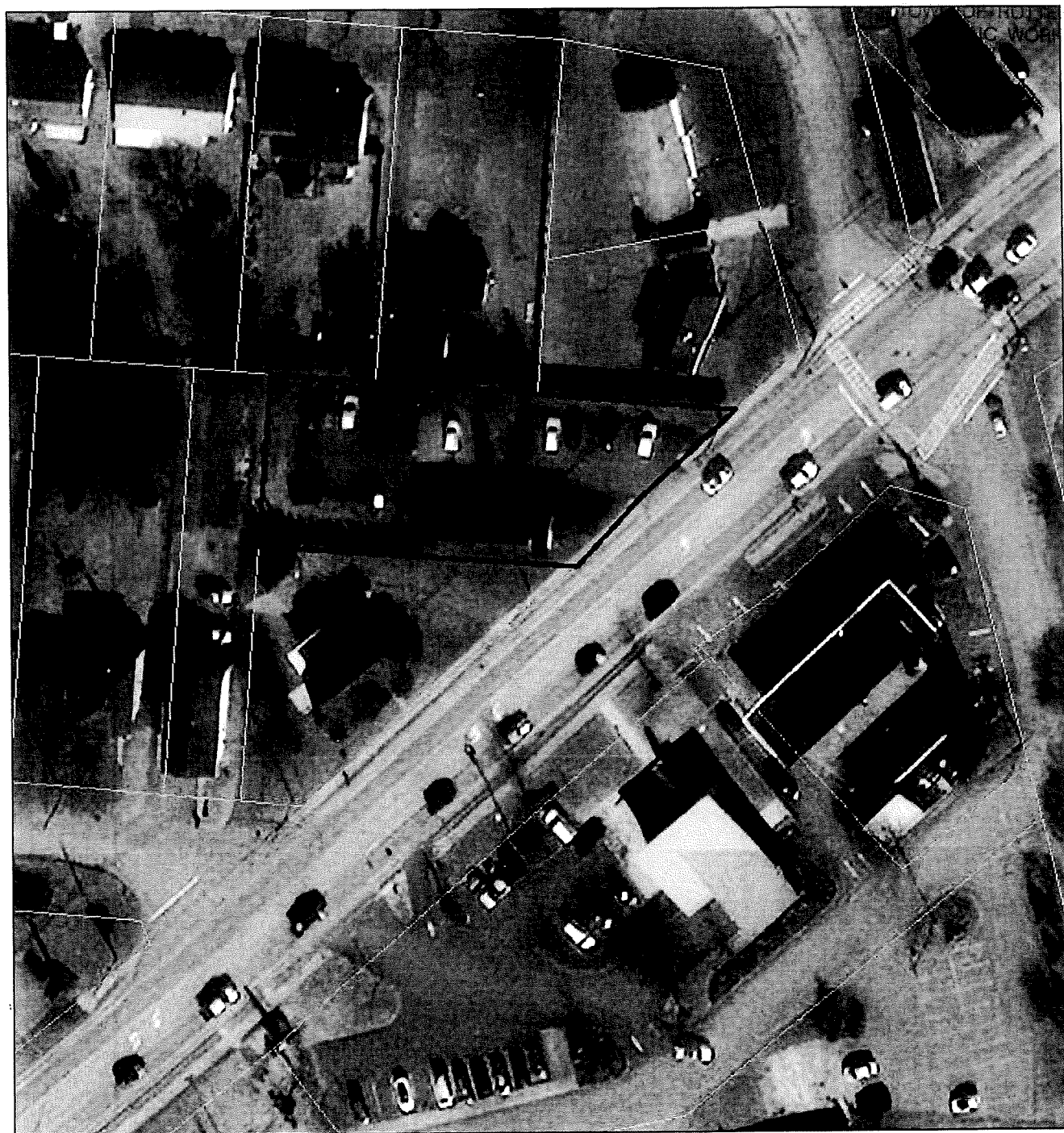
Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission

RECEIVED

1221 Altamont

APR 24 2025



April 24, 2025

Override 1

Parcels

New York State, Mapbox, Microsoft

No Author
This map and information is provided as is. We make no warranties or guarantees, expressed or implied.

DPW Comments

May 6, 2025

1. **Tomra Recycling, LLC – 31 Opus Boulevard.** Final Site Plan review to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel. Engineer: Delta Engineers.

1. Final Fees Due:	Final Site Plan	\$350.00
	Total	\$350.00

2. See letter from Christopher Lynch of Delta Engineers dated April 11, 2025 in response to TDE letter dated March 27, 2025.
3. Add note to plan: "Prior to the issuance of a Certificate of Occupancy, the applicant shall complete all on-site repairs and modifications to the site plan parking and drainage."
4. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
5. Add note to plan: "Utility carts, boxes, recyclables, and refuse shall not be stored outside."
6. Add note to plan: "One water meter shall be installed on the service connection for each business. Final type and location to be approved by DPW."
7. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.
8. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
9. 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.
10. 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.

DPW Comments April 1, 2025

1. See response letter from Delta Engineers dated March 17, 2025 in response to CHA review letter dated January 21, 2025.
2. See comment letter from CHA dated March 27, 2025.
3. Proposed parking along Opus Boulevard should be reconfigured or eliminated.

DPW Comments
Tomra Recycling, LLC
31 Opus Boulevard.
May 6, 2025
Page 2

DPW Comments November 19, 2024

1. Ongoing maintenance and site plan issues should be addressed.
2. Applicant should explain proposed operation of the new addition.
3. The Planning Commission should consider retaining the services of a TDE to assist in the review of this application.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on November 19, 2024. A Draft Negative Declaration, prepared by the Senior Planner, is attached for your review.

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
Fire District #6 (South Schenectady)



RECEIVED

MAY 01 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

May 1, 2025

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, New York 12306

Re: Site Review – Tomra Recycling LLC
Additions and Renovations
31 Opus Blvd.
CHA No. 12669

Dear Mr. Comenzo,

CHA has reviewed the updated site plans dated April 16, 2025, and the accompanying letter response to CHA's comments dated April 16, 2025, prepared by Delta Engineers, Architects and Surveyors. The responses provided with the revised submission by Delta Engineers adequately address CHA's comments on the proposed plans. CHA has no further comments on the proposed additions/renovations and site improvements project at the TOMRA facility.

Sincerely,

A handwritten signature in black ink, reading 'Ronald D. Treers'. The signature is fluid and cursive, with the first name 'Ronald' being more prominent.

Ronald D. Treers., RLA, LEED AP BD+C
Project Manager

\\cha-llp.com\proj\Projects\ANY\CivData\12669\recycle\2025-05-01_Site_Review.docx

April 11, 2025

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, New York 12306

**RE: Site Review - Tomra Recycling LLC, 31 Opus Blvd.
Delta Project No.: 2024.215.002**

Dear Mr. Comenzo:

The following is in response to the Site Review comments provided by Ron Treers of CHA dated March 27, 2025, regarding the planning board submission for the above reference project. Delta's responses are in bold following the numbered review comment. Also enclosed are revised site plan drawings.

1. CHA understands that a geotechnical investigation will be undertaken and that pavement cores will be taken to analyze the existing pavement section. Please copy CHA on the results of these site investigations. The response letter indicates a report is being finalized and will be forwarded when complete. Regarding the pavement cores please copy CHA on the results and locations.
 - **The geotechnical report was forwarded on April 1, 2025.**
2. The plan depicts proposed perpendicular parking along Opus Boulevard within the road right-of-way. We do not recommend parking for a private site be provided within the right-of-way. Additionally, we are concerned with the sight distance and potential for vehicular conflicts in the location proposed. We recommend alternative spaces be investigated within the project property limits.
 - **There is a low volume of traffic along Opus Boulevard, there are no other active site entrances beyond the northern entrance where the semi-truck traffic enters the site. We do not feel there is a sight line distance issue, see image below. Tomra employees have been parking in this location for an extended period without incident of vehicle collision. If this proposed parking will hinder the approval of the project, then this proposed parking area will be removed from the scope of work.**



Opus Blvd looking South, proposed parking located to the right side

3. The Grading and Drainage Plan should depict the existing grade contours. This will allow for validation of the proposed limits of asphalt overlay of top/binder versus full depth pavement replacement to obtain the desired final grades to promote positive drainage to the closed storm sewer system.
 - Existing grade contours have been added to sheet C-201.
4. The proposed building expansion includes a 4'± ramp for truck access and a man door at each end of the structure. Retaining walls and associated railings along the sides of the ramp should be included on the site plans. Access to grade from the doors at each end of the addition should be considered. An exterior platform and stairs are likely required at the north end of the addition and should be shown on the plan.
 - Ramp with guiderails and exterior stairs have been depicted and noted on the revised drawings.
5. The accessible parking spaces and adjacent "no parking" striped aisle are to be signed per ADA guidelines and NYS Building Code. The three proposed signs should be depicted on the site plan.
 - New striping will follow existing striping as depicted on the site plan, there are two existing ADA signs. A "no parking" sign would block the entry into the building, see image below of existing condition.



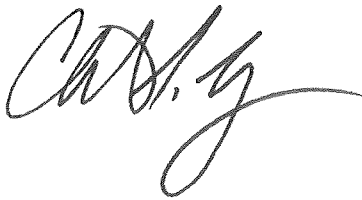
Existing ADA parking with signage at entry

6. A detail of the accessible curb ramp or curb transitions adjacent the accessible spaces should be provided.
 - There is no concrete or sidewalk work proposed at the entry, the new paving will be a top mill overlay only at the existing employee parking area and will follow the existing grade as depicted on C-200 and C-201.
7. The building setback line depicted on the Existing Condition Survey should be added to the Site Plan.
 - Building setback lines have been added to sheet C-100 thru C-201.
8. The Erosion and Sediment Control plan should indicate the total proposed area of disturbance. This should include the proposed building addition footprint, areas of full depth pavement replacement and other additional areas that will result in earth disturbance. Total disturbance of greater than 1 acre of land will require a NYSDEC SPDES Permit for Construction Activities and the Preparation of a Stormwater Pollution Prevention Plan.
 - Area of Disturbance chart has been added to sheet C-200, total area of disturbance equals 17,028 SF/0.40 ACRE.

9. Plans should show 9'-0" width parking space size at is does not appear you are gaining any parking spaces by utilizing 8'-6" in some areas. Town standard is 9'-0" x 18'-0".
- The existing parking spaces are currently 8'-6" x 18'-0", there are no proposed changes to the existing employee parking layout, new parking striping is proposed to follow the existing striping. There has been no report of complaints by Tomra employees concerning the existing parking space size being inadequate. If the parking spaces are required to be enlarged to the current Town standard there will be a potential loss of existing parking.

Respectfully,

DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC



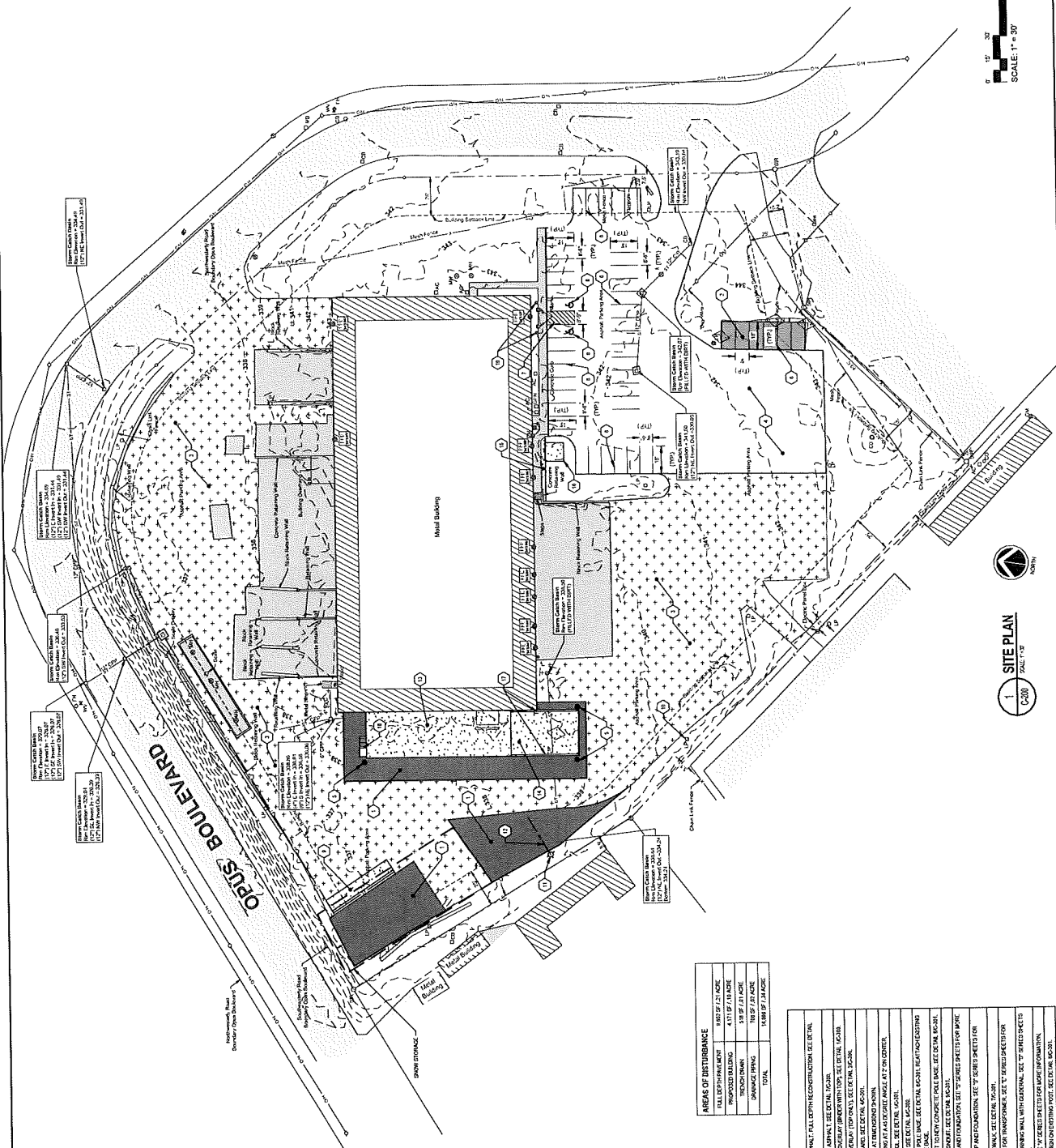
Christopher Lynch, RA
Senior Project Manager

SITE PLAN LEGEND:	
	APPROX. 1' HEAVY FALL DEPTH
	APPROX. 1" STANDARD FALL DEPTH
	APPROX. 1/2" TANGENTIAL GRADE WITH TOP
	APPROX. OVERLAP DRAINAGE DRAIN
	CONCRETE PAVEMENT
	STORM PIPE
	UNDERGROUND ELECTRIC
	CATCH BASIN
	PAVEMENT STRIPING
	MANHOLE SYMBOL
	WELL

KEY NOTES	
1	PROVIDE READY-TO-USE GRADING, UTILITIES, AND CONSTRUCTION, SEE DETAIL T-1.
2	PROVIDE CONSTRUCTION DRAINAGE, SEE DETAIL T-2.
3	PROVIDE GRASSY TALLS, GROUND PROTECT, SEE DETAIL T-3.
4	PROVIDE CONCRETE CURB, SEE DETAIL T-4.
5	PROVIDE CONCRETE TALLS, SEE DETAIL T-5.
6	PROVIDE 6" WHITE IMPREGATED ASBESTOS CEMENT, SEE DETAIL T-6.
7	PROVIDE 6" WHITE IMPREGATED ASBESTOS CEMENT, SEE DETAIL T-7.
8	PROVIDE CONCRETE, SEE DETAIL T-8.
9	PROVIDE CONCRETE, SEE DETAIL T-9.
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100	PROVIDE CONCRETE, SEE DETAIL T-100.

DEVELOPMENT MUST MEET ALL NYS BUILDING & FIRE CODES.

ZONING:
1.1 LIGHT RURAL RESIDENTIAL



1 SITE PLAN
SCALE 1"=20'
C-200

SITE PLAN

Drawing Tube

Drawing No.

C-200

Project Name: **TOMRA RECYCLING, LLC
ROTTERDAM RENOVATION**

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS

850 Hooper Road
Endwell, New York 13760
Tel: 607.231.8800
Fax: 607.231.6650
Email: mail@deltaplans.com

CERTIFICATE OF AUTHORIZATION# 016508
www.00140426.com

Project No.	2024.215.002
Date	2025.04.16
Drawn By	Coed By

April 16, 2025

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, New York 12306

APR 17 2025

RE: Site Review - Tomra Recycling LLC, 31 Opus Blvd.
Delta Project No.: 2024.215.002

Dear Mr. Comenzo:

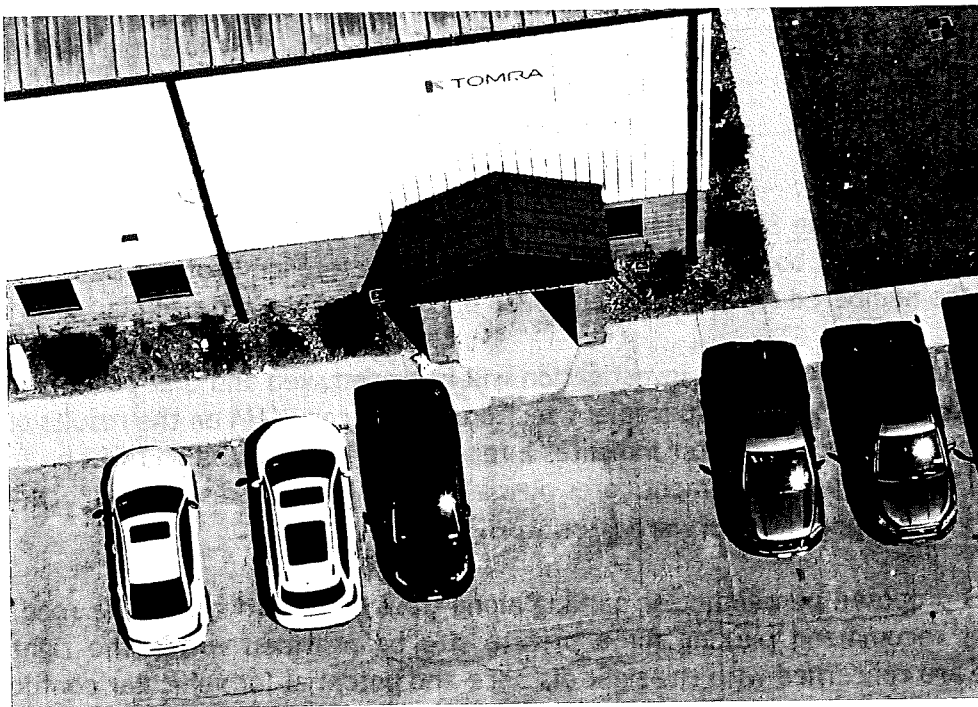
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considered. An exterior platform and stairs are likely required at the north end of the addition and should be shown on the plan.

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 - New striping will follow existing striping as depicted on the site plan, there are two existing ADA signs, see image below of existing condition. There is no space for a third “No Parking” sign, we propose adding a “No Parking In Access Aisle” sign above the existing ADA signs, see image below.



Existing ADA parking with signage at entry & proposed additional signage

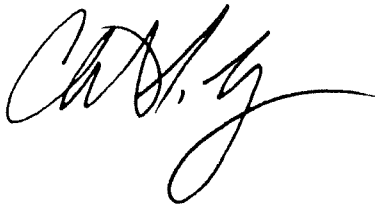
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Respectfully,

DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC



Christopher Lynch, RA
Senior Project Manager

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

Date: May 6, 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: 31 Opus Rotterdam, LLC
804 A Street
Belmar, NJ 14425

Lessee: Tomra Recycling, LLC

Location: 31 Opus Boulevard
Schenectady, NY 12306

Tax Map Number(s): 48.13-2-40

Zoning: Light Industrial (I-1) Zoning District.

Action: Site Plan to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on November 20, 2024. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing industrial site that is currently operated as a beverage container recycling facility. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to construct a 36' x 100' addition for the location of an enclosed trailer tipper tower with a height of 70' and minor site plan modifications on a ±4.33-acre parcel. The project consists of the design and construction of a new addition and improvements to the existing asphalt paved parking areas and drive lanes. The addition will include a hydraulic truck dumper with associated steel support framing and equipment supported by a mat foundation with an approximate footprint of 10 feet by 16 feet. The finished floor elevation of the proposed addition will match the existing building.

The Planning Commission retained the services of a Town Designated Engineer to assist in the review of this action. DPW Staff and the TDE conducted an on-site meeting with the developer and project engineer. The applicants had a geotechnical report prepared by Atlantic Testing Laboratories dated March 31, 2025 that indicates the suitability of the site for the proposed addition.

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 May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

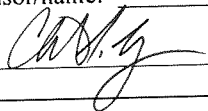
Instructions for Completing

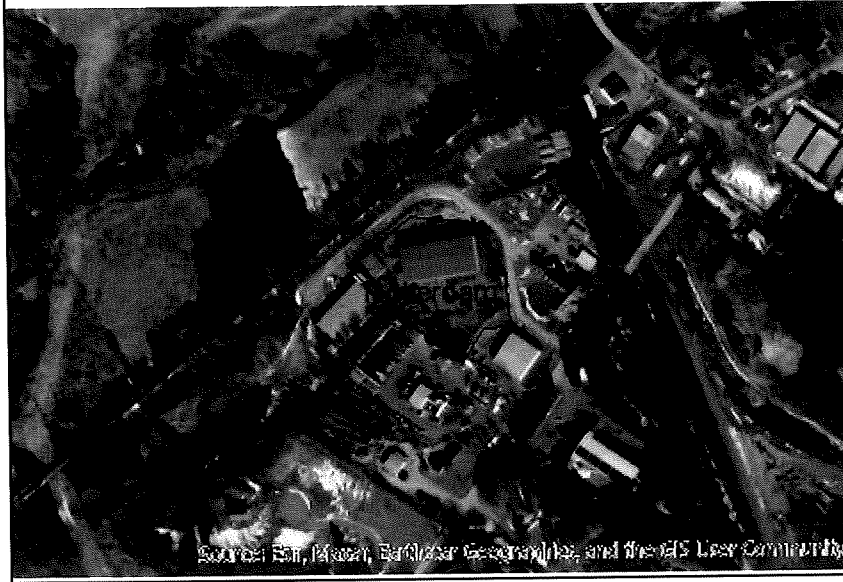
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

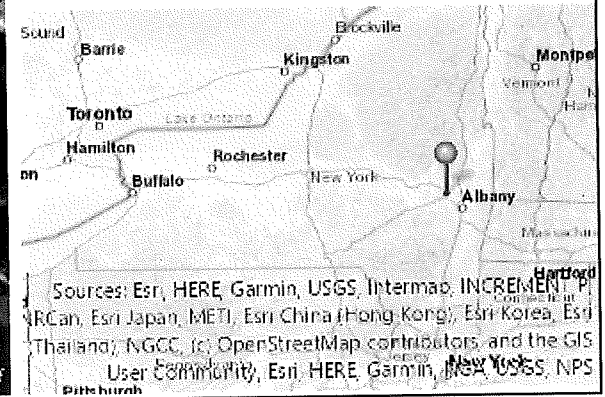
Part 1 – Project and Sponsor Information			
Name of Action or Project: TOMRA Recycling, LLC Rotterdam Renovation			
Project Location (describe, and attach a location map): 31 Opus Blvd, schenectady, NY 12306, Tax Parcel No. 43.18-2-40			
Brief Description of Proposed Action: The proposed action is the renovation of a warehouse for TOMRA Recycling, LLC. The project will include renovations to the inside of the building, addition to the west of the building to house the installation of a new piece equipment, as well as repaving of the parking lot with a section of parking lot that will be regraded to resolve drainage issues.			
Name of Applicant or Sponsor: Delta Engineers, Architects, Surveyors, & Landscape Architects		Telephone: 607-231-6661 E-Mail: clynch@delta-eas.com	
Address: 860 Hooper Road			
City/PO: Endwell		State: NY	Zip Code: 13760
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 ☒
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:			YES ☐
3. a. Total acreage of the site of the proposed action? _____ 4.33 acres b. Total acreage to be physically disturbed? _____ 0.13 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.00 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: _____ _____	☐	☒	
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: _____ _____	☐	☒	
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, 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:	NO	YES
	☐	☒
	☒	☐
	☐	☒
a new catch basin will be added to the parking lot to mitigate the drainage issue in the parking lot. this catch basin will outlet to the existing Rotterdam MS4.		
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: Christopher Lynch Date: 11/1/2024 Signature:  Title: Senior Project Manager		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 and federal wetlands and waterbodies is known to be 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

Agency Use Only [If applicable]	
Project:	Tomra Tower - 31 Opus
Date:	May 6, 2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

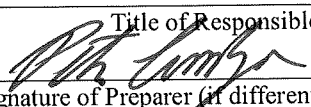
Part 2 is to be completed by the Lead Agency.

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	May 6, 2025
Name of Lead Agency	Date
Kimberly Ricker Scannell	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
May 6, 2025

- 2. Hospitality Syracuse, Inc.– 1421 Altamont Avenue.** Final Site Plan & Special Use Permit Public Hearing Review to redevelop the existing Taco Bell with a new $\pm 2,600$ square foot building and a two (2) lane drive thru on a ± 2.05 -acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.

Final Fees Due:	Final Site Plan	\$350.00
	Special Use Permit	\$500.00
	Advertising	\$39.05
	Total	\$889.05

1. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
2. Prior to issuance of permits for building construction, the applicant must receive Highway Work Permits from the New York State DOT for grading, utility, sidewalk, and entryway work onto Altamont Avenue. Copies of all correspondence with the NYSDOT should be provided to the Town.
3. Prior to issuance of grading and/or building permits, the Town Stormwater Management Officer shall review and approve the Stormwater Pollution Prevention Plan. Applicant must then be issued a NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity before any earthwork can commence on site.
4. Add trash enclosure details (Sheet G1.0) to Final Site Plan Set for signature.
5. Add signage plan set to Final Site Plan Set for signature.
6. Add note to plan: "Prior to the issuance of a certificate of occupancy, on site curbing and sidewalks on Altamont Avenue shall be reconstructed and completed."
7. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
8. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #2 for specifications.
9. Add note to plan: "Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
10. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage and shall be in substantial conformance with the sign package as presented to the Planning Commission." Add signage to final site plan set for signature.
11. Add note to Landscaping Plan: "Landscaped areas shall contain a sprinkler system."

DPW Comments
Hospitality Syracuse, Inc.
1421 Altamont Avenue
May 6, 2025
Page 2

12. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
13. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
14. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project.
16. 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.
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 April 1, 2025

1. See response letter from Bohler Engineering dated March 21, 2025. DPW is awaiting supplemental mapping that was requested February 4, 2025.
2. Detail for dumpster enclosure needs to be submitted and approved by the Planning Commission during site plan review. Add to next submission.
3. Change the proposed concrete curbing for both the drive thru exit area and the lane separation island to granite.
4. Move handicap spaces & access isle two (2) spaces north. Sidewalk ramps should be located outside of the main entryway area.
5. Add three (3) additional trees (4 total) in grass area between parking area and drive thru.

DPW Comments February 4, 2025

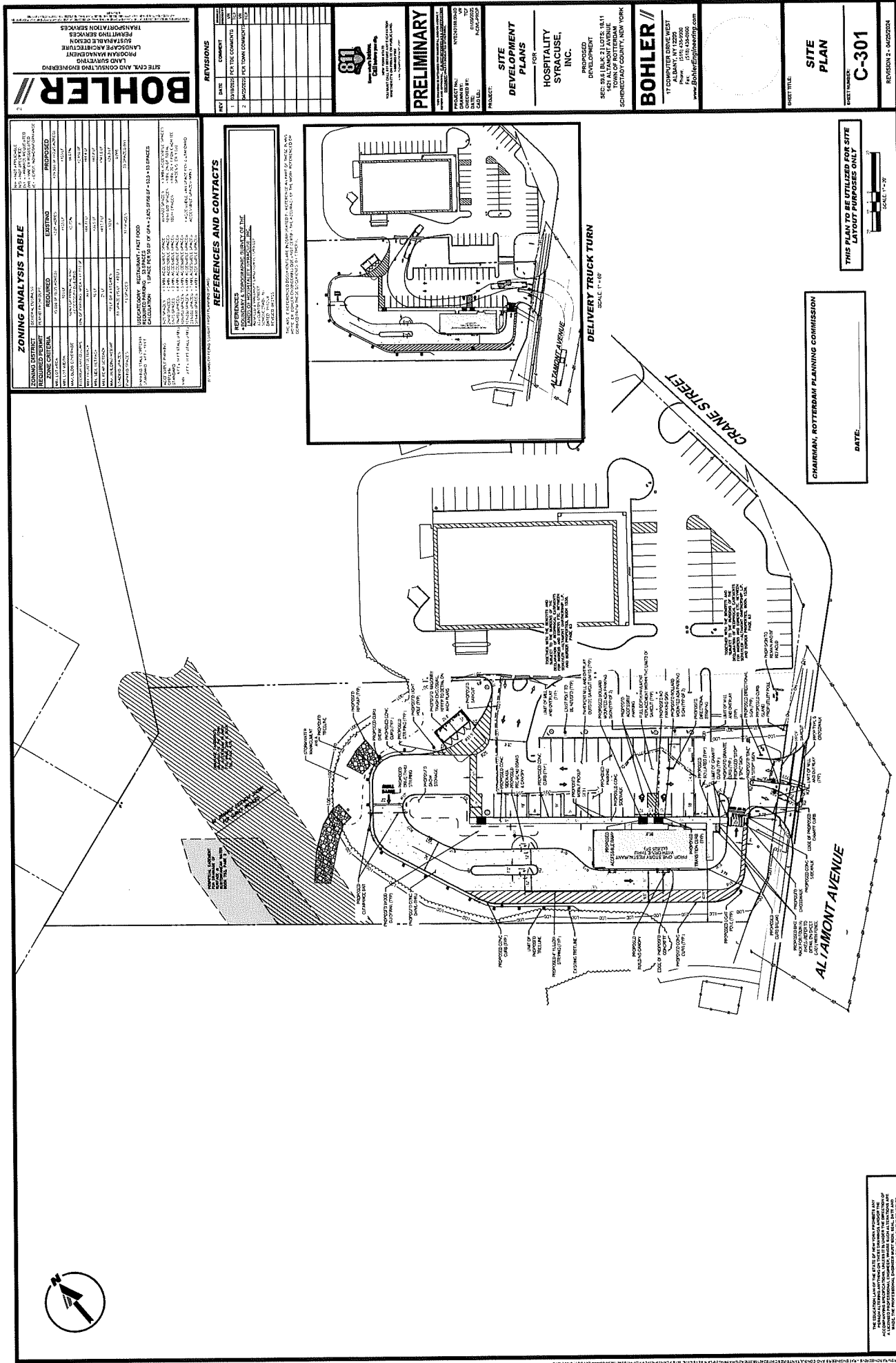
1. A TDE has been retained to assist in the review of this project.
2. Applicant should consider moving the building back further on the property to allow for better drive-thru circulation.
3. Show existing contour lines for property and surrounding area.
4. Provide soils information for proposed excavation and sloped area.
5. Provide copies of access/parking easement with the adjoining property located at 1409 Altamont Avenue (Dollar Tree).
6. Show parking/circulation patterns for 1409 Altamont Avenue (Dollar Tree) as these will impact overall site.

7. Modify and reduce parking if deemed not necessary. Thirty-seven (37) parking spaces appear to be excessive given the amount of drive thru use as presented by the engineers. Safety and access to drive thru should be a priority if this in fact is a majority of the business use. Many of the currently proposed parking spaces are in conflict with drive-thru operations.
8. Provide building elevations and proposed signage.
9. Provide dumpster enclosure detail. Masonry/split block with heavy duty gates should be utilized. Eliminate the proposed landscaping behind the enclosure (maintenance issue).
10. TDE to review turning templates for drive thru. Exit is currently problematic and proposed improvements do not seem to adequately address the issue.
11. Proposed grease trap and sewer access should be reviewed by DPW and TDE.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on February 4, 2025. A Draft Negative Declaration, prepared by the Senior Planner, is attached for your review.

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 #2



APR 29 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

April 29, 2025

Kimberly Ricker Scannell, Planning Commission Chair
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

RE: Engineering Review
1421 Altamont Ave Taco Bell
Rotterdam, NY 12306
Labella Project # 2241303.01

Ms. Ricker Scannell,

As requested by the Town of Rotterdam, LaBella Associates (LaBella) has received a site plan and corresponding project narrative for the above referenced project. The Applicant is proposing to redevelop a single story +/- 2,300 SF Taco Bell. This is LaBella's fourth review of the plan material submitted by the Applicant. Documents of record that were submitted include the following:

- A Stormwater Management Report for Construction Activities, Prepared by Bohler dated 1/17/2025, revised 4/25/2025
- Site Development Plans, prepared by Bohler dated 01/20/2025, revised 4/25/2025
- Trash Enclosure Details prepared by Blueprint Engineering & Design, LLC dated 4/24/2025
- Boundary & Topographic Survey of the Lands of Hospitality Syracuse, Inc. prepared by Ausfeld & Waldruff Land Surveyors, LLP.

At the Town's request, we have completed a full review based on the received the technical aspects of this application including SEQRA & Zoning conformance review, etc. Based on our review of the information submitted, we offer the following comments for the Town's Consideration:

Planning and Zoning

- PZ-3.1 The Applicant is proposing to meet existing parking counts (33 Spaces) and is applying for a waiver to allow for a quantity of parking spots that is less than would be required under current zoning. LaBella supports the Applicant's request for reduced parking. LaBella also encourages further reduction in parking based on the expected usage of on-site spaces for restaurant employees and customers.
- PZ-3.2 The Applicant has prepared a Complete Streets Checklist and has identified a proposed bicycle rack at the front of the building. We defer to the Planning Commission for consideration of any other Complete Streets amenities that may be requested.



Site Plans

- SP-3.1 An updated plan set has been submitted for the fire department for review and approval. Should they have any concerns, the applicant will review.
- SP-3.2 Applicant to provide approval from NYSDOT for updates at entry intersection upon receipt.

Conclusion and Recommendations

LaBella recommends conditional approval based on the items above and further coordination with the Planning Commission and DPW comments.

In the event the Town staff have any questions or require additional information, please do not hesitate to contact me at (518) 903-8388 x7726.

Respectfully submitted,

LaBella Associates

Reuben Hull, PE, PMP, M. ASCE
Associate Vice President – Civil
Assistant Municipal Discipline Leader

cc: Peter Comenzo, Town of Rotterdam Senior Planner (via email only)



RECEIVED

April 7, 2025

APR 07 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Kimberly Ricker Scannell, Planning Commission Chair
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

RE: Engineering Review
1421 Altamont Ave Taco Bell
Rotterdam, NY 12306
Labella Project # 2241303.01

Ms. Ricker Scannell,

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- Site Plan Review Application, prepared by Bohler, dated 1/20/2025
- Short Environmental Assessment Form, prepared by Bohler on behalf of Hospitality Syracuse, Inc, signed and dated 1/09/2025
- A Vicinity Map, Prepared by Bohler dated 01/20/2025.
- A project Narrative, prepared by Bohler, dated 1/15/2025
- A Stormwater Management Report for Construction Activities, Prepared by Bohler dated 1/17/2025
- Building Elevations and Floor Plans prepared by Blueprint Engineering & Design, LLC dated 04/19/2022
- Site Development Plans, prepared by Bohler dated 01/20/2025.
- Boundary & Topographic Survey of the Lands of Hospitality Syracuse, Inc. prepared by Ausfeld & Waldruff Land Surveyors, LLP.

At the Town's request, we have completed a full review based on the received the technical aspects of this application including SEQRA & Zoning conformance review, etc. Based on our review of the information submitted we offer the following comments for the Town's Consideration:



Planning and Zoning

- PZ-3.1 The Applicant is proposing to meet existing parking counts (33 Spaces) and is applying for a waiver to allow for a quantity of parking spots that is less than would be required under current zoning. LaBella supports the Applicant's request for reduced parking. LaBella also encourages further reduction in parking based on the expected usage of on-site spaces for restaurant employees and customers.
- PZ-3.2 The Applicant has prepared a Complete Streets Checklist and has identified a proposed bicycle rack at the front of the building. We defer to the Planning Commission for consideration of any other Complete Streets amenities that may be requested.

Site Plans

- SP-3.1 An updated plan set has been submitted for the fire department for review and approval. Should they have any concerns, the applicant will review.
- SP-3.2 The trench drain at exit is to be removed and replaced. The applicant has reached out to the NYSDOT to inform them of the replacement. NYSDOT response to be provided to the Town once available.
- SP-3.3 The pavement sections should be revised from HMA, as that NYSDOT section is obsolete.
- SP-3.4 The Applicant has stated that deliveries are made after hours to avoid conflicts with the parking spaces, and therefore, the applicant does not anticipate conflicts with parking spaces and delivery. If the delivery truck is to be scheduled after hours and utilize area of the parking spaces as part of the turning movement, the parking areas that the delivery truck will pass through shall also utilize the heavy-duty pavement section, rather than just the drive aisles.

Landscaping and Lighting

- LL-3.1 The Applicant has stated that a masonry dumpster enclosure detail will be provided to the Town with the Building Permit Application. We recommend that the detail be provided as part of the Site Plan Application, for Planning Commission review and comment.

Stormwater Pollution Prevention Plan & Erosion and Sediment Control Plans

- SW-2.2 Applicant to include grading towards the rear of the site and show approximate location of tributary to Mohawk River.

Conclusion and Recommendations

Based upon our review of the material submitted, the applicant should revise the plans and reports to address our comments as well as addressing all comments from the Town.

In the event the Town staff have any questions or require additional information, please do not hesitate to contact me at (518) 903-8388 x7726.



Respectfully submitted,

LaBella Associates

Reuben Hull, PE, PMP, M. ASCE
Associate Vice President – Civil
Assistant Municipal Discipline Leader

cc: Peter Comenzo, Town of Rotterdam Senior Planner (via email only)

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 2-18-25
Case No. 13-7-25
Returned 3-4-25

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:

Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

FEB 18 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: March 4, 2025

SUBJECT: Hospitality Syracuse, Inc.- 1421 Altamont Avenue. Site Plan/Special Use Permit review to redevelop the existing Taco Bell with a new $\pm 2,600$ square foot building and a two (2) lane drive thru on a ± 2.05 -acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Signature

Date: 2 6 25

RECEIVED

MAR 27 2025

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-07-25

Applicant Hospitality Syracuse, Inc

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an existing Taco Bell Restaurant, requesting site plan approval and a special use permit to demolish the existing structure and construct a new 2,600 SF Taco bell with a two lane drive thru and new stormwater management area. Located on the northerly side of Altamont Ave. approximately 250' west of Crane Street (CR 73). Reciprocal access agreements exist between adjacent properties giving access to the traffic light at Crane Street.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 4, 2025. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☒ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

3/13/25
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

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

Date: May 6, 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: Hospitality Syracuse, Inc.
290 Elwood Davis Rd. – Suite 320
Liverpool, NY 13090

Location: 1421 Altamont Ave.
Schenectady, NY 12303

Tax Map Number(s): 59.6-2-18.11

Zoning: General Business (B-2) Zoning District.

Action: Site Plan and Special Use Permit to demolish and redevelop an existing Taco Bell restaurant with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on March 5, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing commercial site that is currently operated as a Taco Bell fast food restaurant. The existing building will be demolished and a new building constructed and reconfigured to allow for two drive thru windows. This will increase efficiencies as the majority of customers utilize the drive thru and do not exit their vehicles. As such the number of parking spaces will be reduced.

The applicants are proposing to demolish and redevelop an existing Taco Bell restaurant with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel.

The Planning Commission retained the services of a Town Designated Engineer to assist in the review of this action.

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 May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

JAN 21 2025

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: Proposed Redevelopment - Quick Serve Restaurant with Drive Thru			
Project Location (describe, and attach a location map): 1421 Altamont Avenue, Town of Rotterdam, Schenectady County NY			
Brief Description of Proposed Action: Applicant proposes to redevelop the site with new +/-2,650 SF building. The existing drive thru use is proposed to be maintained. Improvements to the existing parking lot and drive thru lanes are proposed. Access to the site from Altamont Avenue is proposed to remain. Refer to the attached Narrative and Site Development Plans for more information.			
Name of Applicant or Sponsor: Hospitality Syracuse, Inc.		Telephone: 315-451-1957 E-Mail: mikem@hrgweb.com	
Address: 290 Elwood Davis Road, Suite 320			
City/PO: Liverpool		State: NY	Zip Code: 13088
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 ☒
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: Town of Rotterdam Department of Public Works - Site Development; NYSDOH - Food Permit			YES ☒
3. a. Total acreage of the site of the proposed action? ±2.05 acres b. Total acreage to be physically disturbed? <1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±2.05 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? 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?	NO ☒ ☒ ☐	YES ☐ ☐ ☒	
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: _____ _____	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:	☐	☒
A riverine is located on the project site but is not proposed to be disturbed as part of this project. Stormwater will discharge similar to existing conditions.		
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: _____ Existing drainage patterns to be maintained.	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>Hospitality Syracuse, Inc. (Contact: Mike McCracken)</u> Date: <u>01/09/2025</u>		
Signature: <u></u> Title: <u>Director of Real Estate</u>		

Agency Use Only [If applicable]	
Project:	Taco Bell - 1421 Altamont
Date:	May 6, 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

May 6, 2025

Name of Lead Agency

Date

Kimberly Ricker Scannell

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
May 6, 2025

- 3. Tralongo Builders, Inc. – 2241 First Avenue.** Final Site Plan review to demolish an existing three (3) family structure in order to facilitate the construction of a $\pm 5,985$ square foot addition onto an existing a $\pm 5,970$ square foot building. Engineer: ABD Engineers LLC.

Final Fees Due:	Final Site Plan	\$350.00
	Total	\$350.00

1. A Variance was granted for the front yard setback on March 19, 2025.
2. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
3. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
4. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #3 for specifications.
5. Add note to plan: "Existing water lines shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
6. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage.
7. Add note to plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
8. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
9. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
10. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply for the project.
11. 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.
12. 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 18, 2025

1. Variances will be required for proposed setbacks.
2. Demolition permits will be required for removal of residential structure. Existing water service shall be terminated at the main.
3. Existing septic area should be shown on the plans and note added to the site plan: "Septic system shall be abandoned and decommissioned prior to occupancy."
4. Add note to plan: "Install a new water meter with an outdoor reader that measures in gallons."
5. Provide building elevations and interior layout. Is plumbing proposed?
6. Garage floor drains are prohibited and should be removed from plans.
7. What is BML? Detail lighting.
8. Show existing & proposed ground cover. Planning Commission may want to consider asking the applicant to add some landscaping to the front of the building facing First Avenue.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on February 18, 2025. A Draft Negative Declaration, prepared by the Senior Planner, is attached for your review.

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
Metropolplex Development Authority
Fire District #3 (Carman)

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

April 22, 2025

**Re: 2241 First Avenue
Town of Rotterdam
Project #5839A**

Mr. Peter Comenzo, Town Planner
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter,

In response to our last Planning Board meeting and the DPW comments (*in italics*) of February 18, 2025, we respond as follows (**in bold**):

1. *Variances will be required for proposed setbacks.*
Variances were granted by the ZBA on March 19, 2025.
2. *Demolition permits will be required for removal of residential structure.*
Existing water service shall be terminated at the main.
Demolition notes have been added to the site plans.
3. *Existing septic area should be shown on the plans and note added to the site plan: "Septic system shall be abandoned and decommissioned prior to occupancy."*
Note added to the site plans.
4. *Add note to plan: "Install a new water meter with an outdoor reader that measures gallons."*
Note #7 added to the site plans.
5. *Provide building elevations and interior layout. Is plumbing proposed?*
Building elevations are now enclosed. Only water service at this time
6. *Garage floor drains are prohibited and should be removed from plans.*
Floor drains have been removed from the site plans.
7. *What is BML? Detail lighting.*
Building mounted lights are proposed and a detail is now on the site plan.

8. *Show existing & proposed ground cover. Planning Commission may want to consider asking the applicant to add some landscaping to the front of the building facing First Avenue.*

Precast planters have been added to the site plans as discussed with the Planning Commission.

Enclosed for final Site Plan Review for 2241 First Avenue are the following:

- 1.) Twelve (12) copies of the revised Site Plan.
- 2.) Twelve (12) copies of the Building Elevations.

We would greatly appreciate scheduling this for the Planning Commission meeting on May 6, 2025.

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

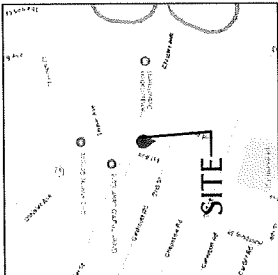
Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Frank Tralongo w/encl. (via email)
5839A-04222025



SITE LOCATION

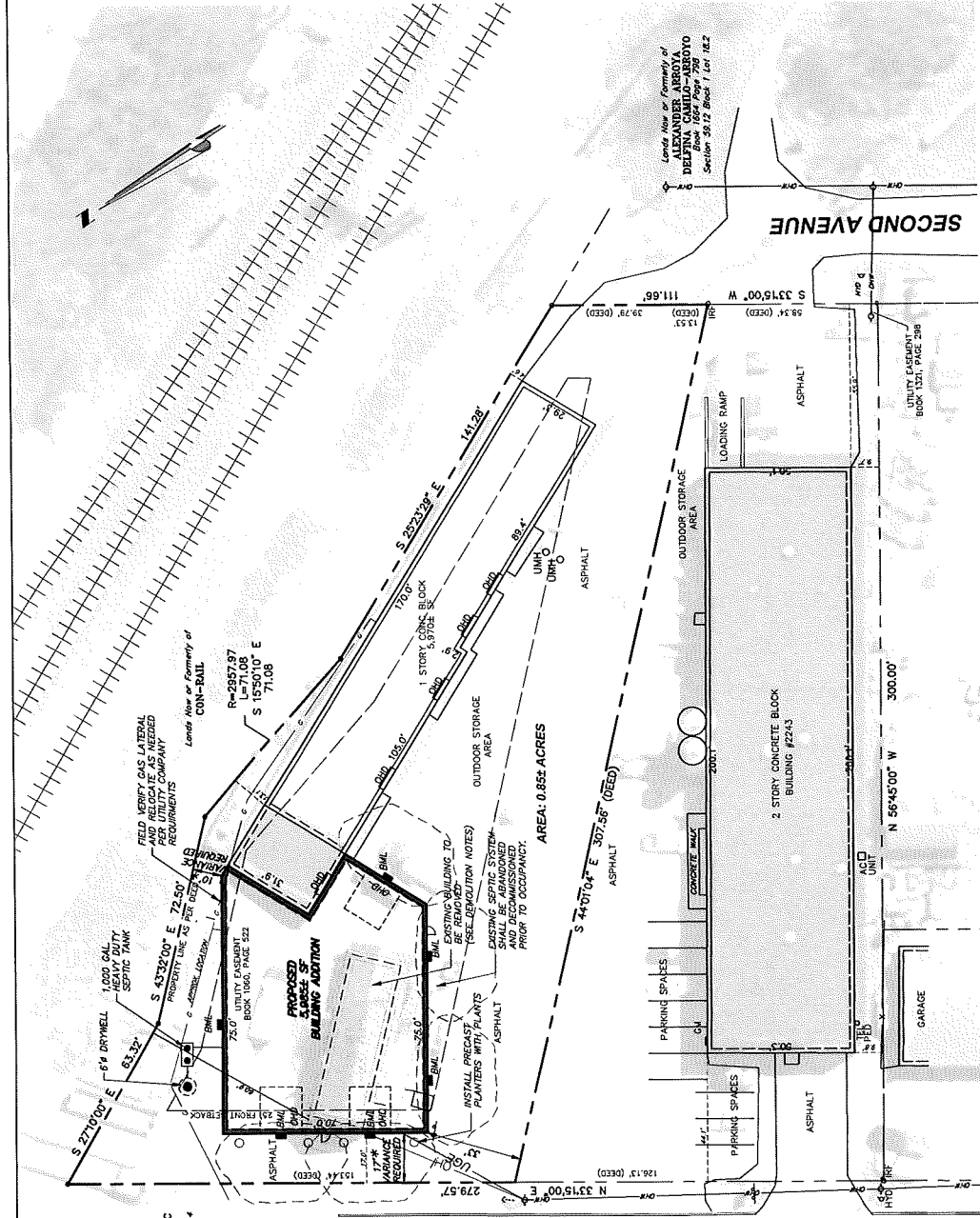
- NOTES:**
1. BASE MAPING PREPARED FROM MAP REFERENCES.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR THE CONTRACTOR IS WARNED THAT THE LOCATION OF ANY STRUCTURE OR UTILITY OF WHICH THE CONTRACTOR IS NOT AWARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DRILL OR BLAST, CALL U.P.D. (1-800-862-7862), TOLL FREE.
 3. SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
 4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
 5. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
 6. ADDRESS TO BE ON BUILDING.
 7. DISTURBED AREAS TO BE CLEARED WITH OUTDOOR READER THAT MEASURES IN GALLONS.

MAP REFERENCES:

1. SURVEY MAP OF LANDS TO BE CONVEYED TO 1ST AVENUE PROPERTIES, LLC BY FRANK TRINAGRA, TRINAGRA FIELD & WALKRUFF LAND SURVEYORS, LLP AND DATED DECEMBER 8, 2011.

DEMOLITION NOTES:

1. ALL EXISTING STRUCTURES AND FENCES WITHIN THE PROJECT LIMITS TO BE REMOVED EXCEPT AS NOTED. CELLARS, WELLS AND OTHER EXISTING SUBSURFACE FEATURES TO BE REMOVED AND FILLED WITH CLEAN SOLIDS.
2. EXISTING WATER & SEWER SERVICE TO BE CUT AND CAPPED AT MAIN EXTERIOR WALLS. EXISTING GAS SERVICE TO BE DISCONTINUED PER UTILITY COMPANY REQUIREMENTS.
3. ALL TREES TO BE CLEARED WITH IN PROJECT LIMITS, EXCEPT AS NOTED.
4. DISTURBED AREAS TO BE TOPSOILED & SEEDDED.

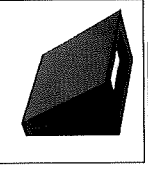


Lands Now or Formerly of
2287 FIRST STREET, LLC
Book 1796 Page 359
Section 56.07 Book 1 Lot 124

FIRST STREET

FIRST AVENUE

SECOND AVENUE

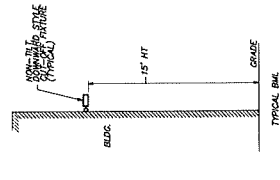


WEDGE2

Luminaire Schedule			
Symbol	Qty	Lead	Description
□	2	TYPE-2	0.9

Call811
before you dig

LIGHTING DETAIL



ZONING: I-1 LIGHT INDUSTRIAL	PROVIDED:
LOT SIZE: 20,000 SF MIN.	37,026 SF
LOT COVERAGE: 60% MAX.	32.31%
BUILDING HEIGHT: 75' MAX.	28'±

*AREA VARIANCE GRANTED BY ROTTERDAM ZBA ON MARCH 19, 2025

COVERAGE STATISTICS	PROPOSED
BUILDINGS:	11,955 SF 32.3%
PAVEMENT:	24,021 SF 64.9%
GREEN SPACE:	1,050 SF 2.80%
TOTAL	37,026 (0.85 ACRES) 100%

OWNER / APPLICANT:
TRALONGO REALTY, LLC
312 TRINAGRA COURT
SCHEENECTADY, NY 12303
TAX MAP #: 59.7-7-1.2

LEGEND
CV GAS VALVE
WP WATER VALVE
WSO WATER SHUT OFF
CH CATCH BASIN
PP LIGHT POLE
RF ROW ROAD FOUND
IRF ROW PIPE FOUND
CRF CAPPED IRON ROD SET
CRS CAPPED IRON ROD SET
411 411
CSH C&G LINE
TEL TELEPHONE LINE
WATER LINE
UNDERGROUND ELEC LINE
SEWAGE LINE
SANITARY LINE
OVERHEAD UTIL

REVISION
1. PLANNING BOARD COMMENTS
2. DPW COMMENTS

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL



LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94678

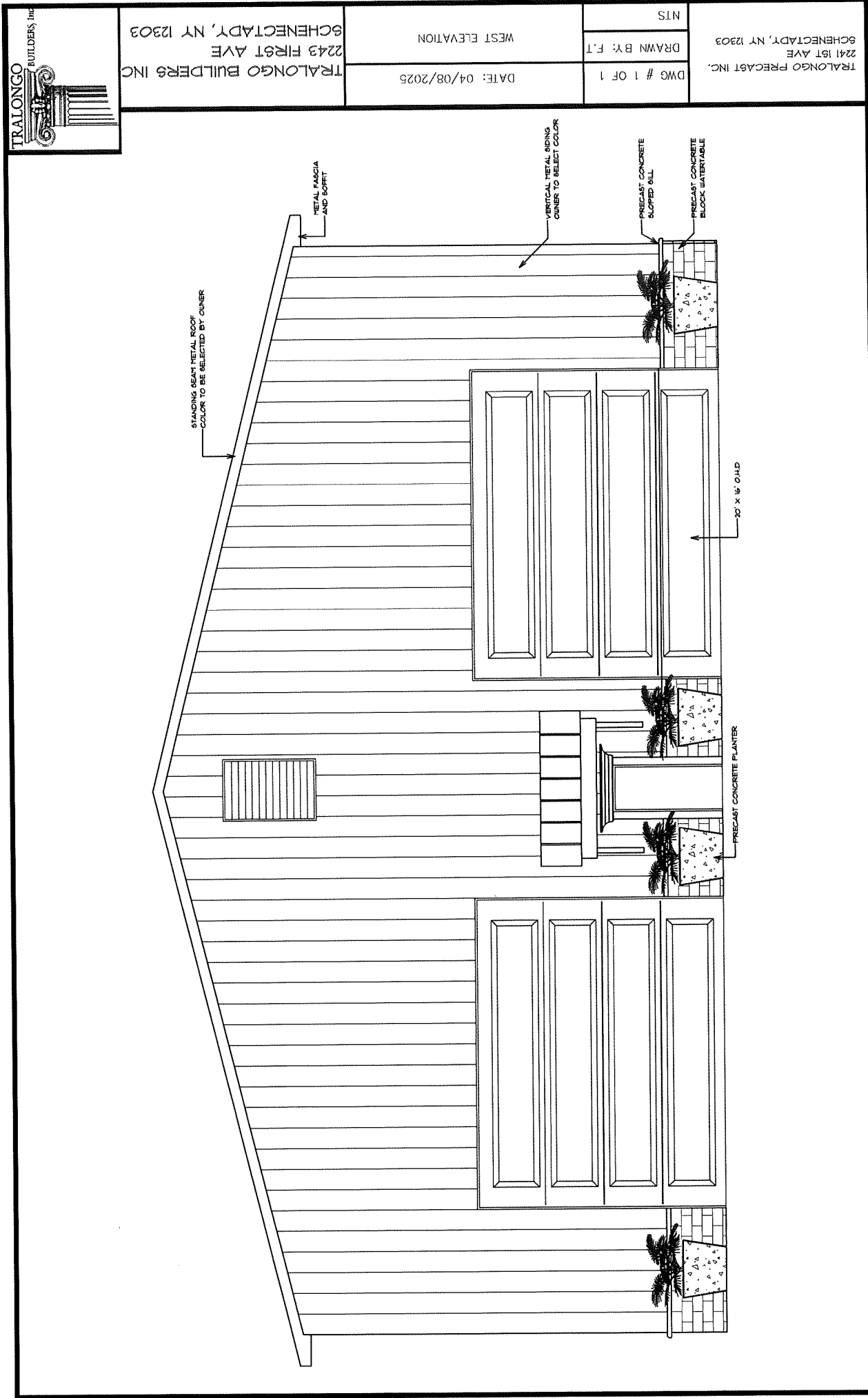
SITE PLAN
WAREHOUSE ADDITION
TRALONGO BUILDERS
2241 FIRST AVENUE

TOWN OF ROTTERDAM
STATE OF NEW YORK
COUNTY OF SCHENECTADY

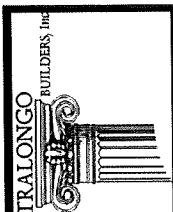
ENGINEERS
AB SURVEYORS
411 Union Street
Schenectady, NY 12305
315-377-0355 Fax 315-377-0379
www.abdsurf.com

DATE: FEBRUARY 4, 2025
SCALE: 1" = 30'
DWG: 5839A-S3
SHEET OF 1

ROTTERDAM PLANNING COMMISSION STAMP



TRALONGO PRECAST INC. 2241 1ST AVE SCHENECTADY, NY 12303		DWG # 1 OF 1	NTS
TRALONGO BUILDERS INC 2243 FIRST AVE SCHENECTADY, NY 12303		DRAWN BY: F.T	DATE: 04/08/2025



ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 2-25-25
Case No. B-10-25
Returned 3-11-25

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Received
Schenectady County

FEB 25 2025

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review

☐ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: March 18, 2025

SUBJECT: Tralongo Builders, Inc. – 2241 First Avenue. Sketch Site Plan review to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing a ±5,985 square foot building. Engineer: ABD Engineers LLC.

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338

Peter Comenzo / ey
Signature

Date: 2 19 25



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-10-25

Applicant Tralongo Builders, Inc.

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a three-unit apartment building, requesting site plan approval to demolish the structure and construct a 5,985 SF addition to an existing storage building. Located on the northeasterly corner of the First Street and First Avenue intersection approximately 400' east of Hamburg Street immediately south of the CSX tracks. An interior floor drain is proposed that discharges to a dry well.

RECOMMENDATION

Receipt of zoning referral is acknowledged on February 25, 2025. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

☐ *Approve of the proposal.

☒ Defer to local consideration (No significant county-wide or inter-community impact)

☐ Modify/Conditionally Approve. Conditions:

☒ Advisory Note:

The town should confirm with the NYSDEC whether an interior floor drain can discharge to a dry well as proposed.

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

3/10/25
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

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

Date: May 6, 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: Tralongo Builders, Inc.
2241 First Avenue
Schenectady, NY 12303

Location: 2241 First Avenue
Schenectady, NY 12303

Tax Map Number(s): 59.7-7-1.2 and 59.12-1-18.1

Zoning: Light Industrial (I-1) Zoning District.

Action: Site Plan to demolish an existing three (3) family structure in order to facilitate the construction of a ±5,985 square foot addition onto an existing a ±5,970 square foot building.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on February 19, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is an existing commercial and industrial site that is currently operated as a building contractors office, equipment, and storage facility. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to demolish an existing three (3) family structure in order to facilitate the construction of a $\pm 5,985$ square foot addition onto an existing $\pm 5,970$ square foot building. The property is in an industrial zone and the three family structure is currently a preexisting non-conforming use. The demolition of this structure and the creation of additional warehouse storage space brings this property into conformance in regards to the use.

A variance was granted by the Zoning Board of Appeals to allow for the building to be located closer to the front yard setback in a very similar location to the existing non-conforming structure.

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 May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

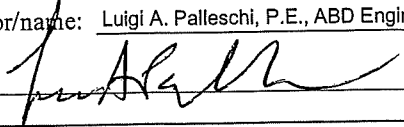
Instructions for Completing

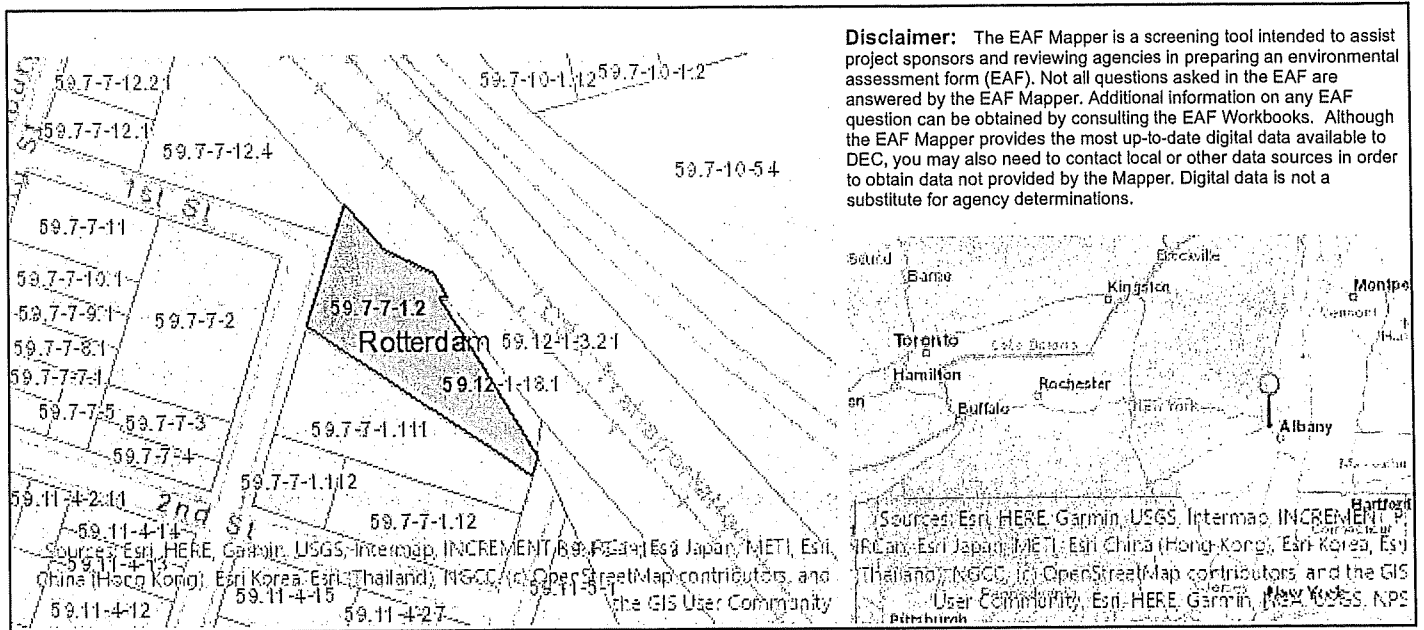
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 2241 First Avenue Building Addition			
Project Location (describe, and attach a location map): 2241 First Avenue Schenectady, NY			
Brief Description of Proposed Action: Applicant is proposing a 5,985± SF addition to an existing one story storage building. Lot has an existing 3 unite residential structure that will be removed.			
Name of Applicant or Sponsor: Frank Tralongo		Telephone: 518-630-4261 E-Mail: ftralongo@tralongobuilders.com	
Address: 2243 First Avenue			
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: Planning Board and Zoning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.85 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.74 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: _____ _____	☐	☒	
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: _____ _____	☐	☒	
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: _____ Stormwater area _____		
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>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>February 3, 2025</u>		
Signature: <u></u> Title: <u>Professional Engineer</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]	No
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

Project:	Tralongo Builders - 2241 First
Date:	May 6, 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	May 6, 2025
_____ Name of Lead Agency	_____ Date
Kimberly Ricker Scannell	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

May 6, 2025

4. **MAN Properties, LLC – Mariaville Road & Old Mariaville Road.** Preliminary Site Plan/Special Use Permit review for the construction of a $\pm 6,000$ square foot warehouse building for two (2) or more tenant spaces on a ± 2.07 -acre parcel. Engineer: ABD Engineers, LLC.
 1. Lot consolidation subdivision was approved on April 1, 2025.
 2. It appears that several DPW comments from March 4, 2025 have not been addressed adequately.
 3. Applicant has performed perc tests and soils appear to be conducive to a conventional septic system.
 4. Project is subject to new NYSDEC wetland regulations. Applicant will need to submit the project to the DEC main office for jurisdictional determination.
 5. Well needs to be developed to determine adequacy of available water prior to final approvals.
 6. Applicant will need to consult with Highway Superintendent and provide documentation to the Planning Commission that the proposed work in the Town ROW is acceptable.
 7. Proposed earthwork is located within 100' of the Poentic Kill and associated floodplain traverses the property and proposed building distances may be problematic. Applicant will need to consult with DEC and determine if setbacks and proposed work is acceptable and if permits are required.
 8. Lighting needs to be detailed and should be minimum necessary for proposed commercial operations.
 9. Add standard notes as outlined in the application checklist.
 10. Provide building elevations.

DPW Comments from March 4, 2025

1. The Town Board approved a Change of Zone from Agricultural (A-1) to General Business (B-2) for this property on January 22, 2025.
2. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this project. Slopes, floodplain, distance to regulated waterbody, and soils will need to be evaluated and reviewed.
3. Well will need to be developed to determine adequacy of available water prior to final approvals.
4. Perc tests need to be performed on both the proposed septic system and stormwater area.
5. Poentic Kill and associated floodplain traverses the property and proposed building distances may be problematic.
6. Pretreatment of stormwater should be addressed. Elevations in proposed stormwater basin need to be adjusted.
7. Proposed curb cut is in excess of 140 feet and needs to be substantially reduced. Vehicle maneuverability should be performed on-site and not in roadway.
8. Address landscaping and lighting. Property is located in a rural residential area and should be developed to blend in with the surroundings.
9. Address snow storage.
10. Is a dumpster proposed, show location and enclosure.
11. Provide building elevations, some architectural features should be added to the building given the rural residential nature of the surrounding properties.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on January 22, 2025.

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

April 17, 2025

Re: **Mariaville Road & Old Mariaville
Road
Town of Rotterdam
Project #3820A**

Kimberly Ricker Scannell, Chair
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

RECEIVED

APR 17 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Attn: Peter Comenzo

Dear Kimberly and Peter:

In response to the comments (*in italics*) of DPW comments of March 4, 2025, we respond as follows (**in bold**):

1. *The Town Board approved a Change of Zone from Agricultural (A-1) to General Business (B-2) for this property on January 22, 2025.*
No response needed.
2. *Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of their project. Slopes, floodplain, distance to regulated waterbody, and soils will need to be evaluated and reviewed.*
Agree with the Planning Commission that a TDE is not needed.
3. *Well will need to be developed to determine adequacy of available water prior to final approvals.*
Agreed.
4. *Perc tests need to be performed on both the proposed septic system and stormwater area.*
Perc tests and test pit taken and data added to the site plans.
5. *Poentic Kill and associated floodplain traverses the property and proposed building distances may be problematic.*
Building is outside the flood plain.
6. *Pretreatment of stormwater should be addressed. Elevations in proposed stormwater basin need to be adjusted.*

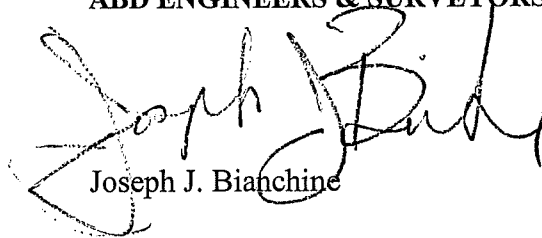
Stormwater details and elevations shown on plans. Stormwater basin moved to back of building as roof will slope to back. Trench drain added in front for pavement runoff.

7. *Proposed curb cut is in excess of 140 feet and needs to be substantially reduced. Vehicle maneuverability should be performed on-site and not in roadway.*
Curb cut is reduced to 80 feet.
8. *Address landscaping and lighting. Property is located in a rural residential area and should be developed to blend in with the surroundings.*
Landscaping and lighting added to site plans.
9. *Address snow storage.*
Snow storage areas added to site plans.
10. *Is a dumpster proposed, show location and enclosure.*
No dumpster proposed.
11. *Provide building elevations, some architectural features should be added to the building given the rural residential nature of the surrounding properties.*
Building elevation to be submitted by Applicant.

Enclosed for final approval are twelve (12) sets of plans, Rev. #1: 04/17/2025.
Please schedule for the next available Planning Commission meeting.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP


Joseph J. Bianchine

JJB:clv
encl.
cc: Mark Nardini w/encl.
3820A-04172025

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 3-20-25
Case No. R-13-25
Returned 4-2-25

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Received
Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☒ Subdivision Review
☒ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

MAR 20 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: April 1, 2025

SUBJECT: MAN Properties - Mariaiville Road & Old Mariaville Road. Site Plan/Special Use Permit Consolidated Subdivision review for the construction of a ±6,000 square foot warehouse building for two (2) or more tenant spaces on a ±2.07-acre parcel. Engineer: ABD Engineers, LLC.

REQUIRED ENCLOSURES: 1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 3 7 25



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-13-25

Applicant MAN Properties

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding two adjoining vacant properties totaling 3 acres, requesting subdivision/site plan approval, and a special use permit to modify the lot line and construct a 6,000 SF contractor storage building on a 2 acre parcel with a 1 acre vacant parcel to remain. Located on the northwesterly corner of Mariaville Road (SR 159) and Old Mariaville Road intersection. Access provided via Old Mariaville Rd. Individual septic and well is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 20, 2025. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

☐ *Approve of the proposal.

☐ Defer to local consideration (No significant county-wide or inter-community impact)

☒ Modify/Conditionally Approve. Conditions:

County Department of Environmental Health approval of proposed septic system.

☒ Advisory Note:

Perc results for the proposed septic system should be shown on the plan.

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

4/1/25

Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

DPW Comments

May 6, 2025

5. **Bulldog Auto, LLC (lessee) – 1105 Mitchell Road.** Final Site Plan/Special Use Permit Public Hearing to allow for a motor vehicle sales and repair facility in an existing $\pm 10,000$ square foot building on a ± 0.81 -acre parcel. Surveyor: Christopher J. Meyer.

Final Fees Due:	Final Site Plan	\$350.00
	<u>Advertising</u>	<u>\$51.15</u>
	Total	\$401.15

1. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Outdoor vehicle sales areas should be labeled as paved. Area shall not be utilized for display until improvements are complete and is lighted and paved.
4. Add signage "Customer Parking Only" to numbered parking spaces on the southwest side of property.
5. Abandonment of the existing building interior drainage will be coordinated with the Building Inspector. These changes and work must be shown and detailed on the site plan prior to Chairman's Signature.
6. Provide a signature space for the Planning Commission Chairman with the following wording below the signature line **"Chairman, Rotterdam Planning Commission:**
Date: _____".
7. **Add note to plan:** "No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked on the town roadways."
8. **Add note to plan:** "Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale."
9. **Add note to plan:** "Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only."
10. **Add note to plan:** "All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers."
11. **Add note to plan:** "No vehicles shall be parked less than 10 feet from any property line."

12. **Add note to plan:** "All repairs shall be performed within the principal building on the premises in the areas designated as service bays only."
13. **Add note to plan:** "No body work or auto painting shall be performed on-site."
14. **Add note to plan:** "Landscaping shall be maintained in perpetuity and all dead/dying plants replaced in kind."
15. **Add note to plan:** "Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval."
16. **Add note to plan:** "A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation."
17. **Add note to plan:** "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."
18. **Add note to plan:** "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."

DPW Comments February 4, 2025

1. A portion of the rear of the building is located in the City of Schenectady and the applicants received a zoning letter on January 23, 2024 from the City Zoning Officer confirming that motor vehicle repair and detailing are an allowed use. No approvals have been received by the Town of Rotterdam.
2. Multiple vehicles and an unenclosed dumpster appear to be stored on Town Property.
3. The building has been modified and a pedestrian entryway has been constructed to the front of the building and interior renovations have occurred sometime in the last two (2) years. This should be reviewed by the Building Department and checked for fire and occupancy compliance.
4. Prior to the issuance of a special use permit, the applicant must comply with the requirements for motor vehicle sales and repair to the satisfaction of the Planning Commission and as outlined in Chapter 270.

§ 270-144 Motor vehicle sales.

A business having three or more new or used motor vehicles for sale or lease shall be deemed a motor vehicle sales business and may be permitted in the B-2 and I-1 Districts subject to the issuance of a special use permit as provided by Article **XIX**, and subject to the additional requirements hereinafter set forth.

A. Vehicle condition. No motor vehicle which cannot be started and moved under its own power shall be stored in any open area of the motor vehicle sales establishment. All motor vehicles shall be maintained in running condition.

B. Showroom. Any motor vehicle sales establishment shall include an enclosed showroom sufficient to display two automobiles.

C. Location of vehicles. No vehicles shall be parked less than 10 feet from any property line.

D. Motor vehicle repairs. Motor vehicle repair facilities accessory to any motor vehicle sales establishment shall be known only by special use permit authorization and shall conform to the requirements for such uses set forth in § **270-145**.

§ 270-145 Motor vehicle repair establishments.

Motor vehicle repair establishments may be permitted in the B-2, I-1 and I-2 Districts subject to the issuance of a special use permit as provided by Article **XIX** and subject to the additional requirements herein set forth.

A. Major and minor repairs. Every special permit authorizing the establishment or expansion of a motor vehicle repair establishment shall specify, as a condition of the permit, the type of repairs to be permitted as either major motor vehicle repairs or minor motor vehicle repairs, as defined by this chapter. Such condition shall be binding on the permit holder.

B. Location of vehicles. No vehicles shall be parked or stored less than 10 feet from any property line.

C. Location of work area. All repairs shall be performed within the principal building on the premises.

D. Storage of vehicles. Not more than 20 motor vehicles may be stored in an open area at any motor vehicle repair establishment, and such motor vehicles must be so stored for the purpose of repair and reconditioning thereof only. Such vehicles may not be stored more than 60 consecutive days in any three-hundred-sixty-five-day period at the same premises. The Planning Board may require higher standards for such storage as a condition of any special use permit.

E. Location of vehicles. No vehicles shall be parked less than 10 feet from any property line.

F. Storage of materials and refuse. All permanent storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers and in an area screened from view at all points on any public or private property or street when viewed from the ground level.

DPW Comments
1100 Mitchell Road
May 6, 2025
Page 4

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on February 4, 2025. A Draft Negative Declaration, prepared by the Senior Planner, is attached for your review.

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
City of Schenectady Department of Development
City of Schenectady 239nn

Lisa Gallo

From: Peter Comenzo
Sent: Tuesday, February 11, 2025 2:05 PM
To: Jack Connelly
Cc: Christine Primiano; Alexandria Carver; Lisa Gallo; Kimberly Ricker Scannell
Subject: RE: 1105 Mitchel SEQR

Thanks Jack.

Peter

*Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725
e-mail: pcomenzo@rotterdamny.org
town website: www.rotterdamny.org*

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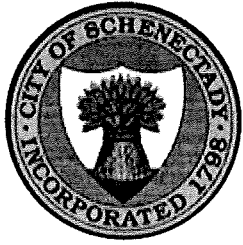
From: Jack Connelly <JConnelly@schenectadyny.gov>
Sent: Tuesday, February 11, 2025 1:26 PM
To: Peter Comenzo <pcomenzo@rotterdamny.org>
Cc: Christine Primiano <CPrimiano@schenectadyny.gov>; Alexandria Carver <ACarver@schenectadyny.gov>
Subject: 1105 Mitchel SEQR

You don't often get email from jconnelly@schenectadyny.gov. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Peter,

We have received the application materials for this project and have no issue with the Town of Rotterdam acting as SEQR lead agency.



Jack Connelly

Planner 1

105 Jay Street – Room 206

Schenectady, N.Y. 12305

Tel: 518-382-5147 Ext. 5393

Email: jconnelly@schenectadyny.gov

This email may not be deemed to create any agreement binding upon the City of Schenectady without action of the City Council, the Mayor, and/or the Corporation Counsel, as required by law.

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ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 2-18-25
Case No. 8-6-25
Returned 2-25-25

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☒ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify) _____

FEB 18 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: March 4, 2025

SUBJECT: Mitchell Road Ventures – 1105 Mitchell Road. Site Plan/Special Use Permit review for motor vehicle sales and repairs in an existing ±10,000 square foot building on a ±0.81-acre parcel. Surveyor: Christopher J. Meyer.

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Date: 2 6 25

Signature



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-06-25

Applicant Mitchell Road Ventures

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 10,000 SF concrete block building, requesting site plan approval/special use permit to continue to operate a motor vehicle repair and sales business. Located on the northerly side of Mitchell Road approximately 300' east of Altamont Avenue. Municipal sewer and water is provided.

RECOMMENDATION

Receipt of zoning referral is acknowledged on February 18, 2025. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☐ *Approve of the proposal.
- ☒ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

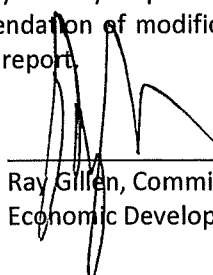
☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

2/25/25
Date


Ray Gillen, Commissioner
Economic Development and Planning

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2593
www.dec.ny.gov

RECEIVED

MAR 19 2025

March 14, 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter Comenzo
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam, NY 12306
Emailed to: pcomenzo@rotterdamny.org

**Re: Lead Agency Coordination Response
Mitchell Road Ventures LLC
Bull Dog Auto & Sales & Service
1100 Mitchell Road
Town of Schenectady, Schenectady County**

Dear Peter Comenzo:

This letter responds to your correspondence of February 6, 2025, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (the DEC) has reviewed the information provided and has no objection to your agency assuming lead agency status for this action. **The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.*

Possible DEC Permitting Requirements

A review of NYS protected resources near or within the project site was performed using existing GIS data (see enclosed Project Location and NYS Resources Map). Please note that jurisdictional maps are meant to provide approximate sizes and locations of resources. Actual field conditions may vary from those depicted on the maps. The following provides a summary of potential State permitting requirements for the project based on the results of the protected resources review and project information submitted with your correspondence.

SPDES General Permit for Construction Activities Stormwater Discharge

Any project which results in a disturbance of one acre or more of land, must be in compliance with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the

SPDES General Permit for Stormwater Discharges can be found on the DEC's website at <http://www.dec.ny.gov/chemical/8468.html>.

SPDES Wastewater Discharge

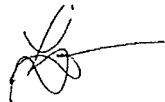
A SPDES permit is required for any facility that has a surface discharge (i.e., wastewater discharges to a surface water such as a stream) or discharges more than 1,000 gallons per day of sewage/wastewater into ground waters of the State (i.e., septic system). Information regarding wastewater discharges approval requirements can be found on the DEC's website at <http://www.dec.ny.gov/permits/6054.html>.

Part 360 Solid Waste Approval

Based on the information provided it appears the project may require an approval from the Division of Materials Management for disposal of material that may be regulated as a solid waste.

Please feel free to contact me by e-mail at lana.phillips@dec.ny.gov or by telephone at (518) 357-2447 if you have any questions.

Sincerely,

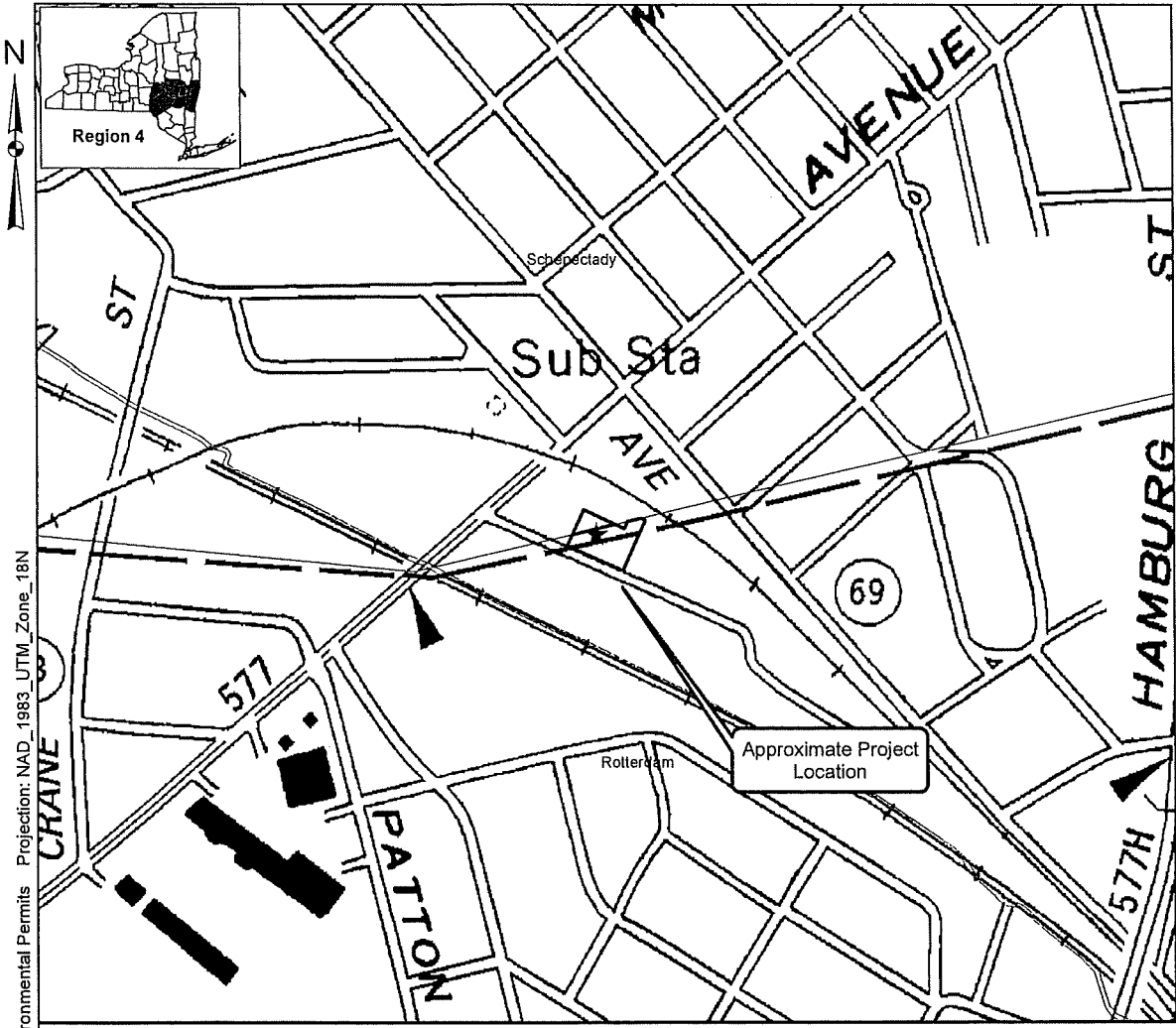


Lena Phillips
Environmental Analyst Trainee I

Encl.: Project Location & NYS Resources Map
ecc: OJ Meyer & Son Surveyors



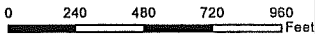
Department of
Environmental
Conservation



PROJECT LOCATION & NYS RESOURCES MAP

Mitchell Road Ventures
Bull Dog Auto & Sales
& Service
1100 Mitchell Road
Town of Schenectady
Schenectady County

February 27, 2025



1 inch = 500 feet

Legend

- 1100 Mitchell Road
- Mammals
- Birds
- Reptiles and Amphibians
- Insects and Snails
- Fish
- Freshwater Mussels
- BBA_Grassland_Birds_ET
- BBA_Marsh_Birds_ET
- Regulated Freshwater Wetlands**
 - Class 1 Wetland
 - Class 2 Wetland
 - Class 3 Wetland
 - Class 4 Wetland
- Freshwater Wetland Adjacent Area**
 - Freshwater Wetland Adjacent Area
 - Emergent, Forested/Shrub
 - Riverine, Lake, Pond
 - Other
- Archeological Sites of Sensitivity**
 - Archeological Sites of Sensitivity

Disclaimer: This map was prepared by the NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.



Department of
Environmental
Conservation

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: Bull Dog Auto & Sales & Service			
Project Location (describe, and attach a location map): 1100 Mitchell Road-Schenectady NY 12303			
Brief Description of Proposed Action: Seeking site plan approval & necessary permits for existing automobile sales & service business			
Name of Applicant or Sponsor: OJ Meyer & Son Land Surveyors,PC		Telephone: 518-869-0571 E-Mail: mey123@aol.com	
Address: 41 Breeman Street			
City/PO: Albany	State: NY	Zip Code: 12205	
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: Town of Rotterdam Planning Board, Town of Rotterdam Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.81 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.81 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: _____ _____	☐	☒	
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: _____ _____	☐	☒	
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, 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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>OJ Meyer & Son Land Surveyors, PC</u> Date: <u>12/27/2024</u> Signature: <u>Chris Meyer</u> Title: <u>Professional Land Surveyor</u>		

Agency Use Only [If applicable]	
Project:	Bulldog Auto - 1105 Mitchell Rd
Date:	May 6, 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 Name of Lead Agency Kimberly Ricker Scannell	May 6, 2025 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: May 6, 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: Mitchell Road Ventures, LLC
617 Settles Hill Rd.
Altamont, NY 12009

Lessee: Bulldog Auto, LLC
1100 Mitchell Road
Schenectady, NY 12303

Location: 1100 Mitchell Road
Schenectady, NY 12303

Tax Map Number(s): 49.80-2-9.2 (Schenectady) & 49.19-1-7.21 (Rotterdam)

Zoning: Light Industrial (I-1) Zoning District.

Action: Special Use Permit approvals to convert an existing ±10,000 square foot building on a ±0.81-acre parcel into a motor vehicle sales and repair facility.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on February 6, 2025. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

This is in an existing building that is currently located in an industrial area of town. The existing building is connected to municipal water and contains an on-site wastewater disposal system.

The applicants have requested Site Plan approval to convert an existing $\pm 10,000$ square foot building on a ± 0.81 -acre parcel into a motor vehicle sales and repair facility.

DPW Staff conducted an on-site meeting with the property owner and tenant on April 3, 2025. The applicants will be required to decommission an existing floor drain located inside the existing building. Additional customer parking, handicapped access and vehicle storage will be established in accordance with the site plan. A motor vehicle showroom shall be created and maintained in the existing building.

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 be 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 May 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman