

**Town of Rotterdam
Planning Commission
September 5, 2023**

Approval of the Summary of Minutes August 15, 2023

Workshop/Waiver(s) (7:00pm)

1. **Syed Fawad Aijaz– 1305 (1309) Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a fast-food restaurant (Halal Addicts), formerly a Dominican fast-food restaurant, in an existing ±900 square foot tenant space on a ±0.52-acre parcel.
2. **Floccuzio Construction, LLC – S. Westcott Road & 3513 Guilderland Avenue.** The applicant requests a Waiver of Site Plan review to Boundary Line Adjust ±2.84 acres from 3513 Guilderland Avenue (Tax Map No. 58.18-3-8.11) to S. Westcott Road (Tax Map No. 58.18-3-8.12). Engineer: Ingalls & Associates LLP.
3. **Jason Van Vranken & Maurizio Campagnano – 1068 Ft. Hunter & 1060 Ft. Hunter.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±12,499 square feet of property from 1060 Fort Hunter Road (Tax Map No. 59.18-1-2.1) to 1068 Fort Hunter Road (Tax Map No. 59.18-1-3). Surveyor: Blackstone Land Surveyors.
4. **Richard Stabinski – 178 County Line Road.** The applicant requests a Waiver of Subdivision to eliminate a ±45,010 square foot parcel (Tax Map No. 70.12-1-16) and Boundary Line Adjust portions of the property into to six (6) adjoining lots. The adjustment are as follows: Add ±5,731 square feet to 146 County Line Road, add ±1,489 square feet to 164 County Line Road, add ±10,097 square feet to 178 County Line Road, add ±9,397 square feet to 194 County Line Road, add ±9,231 square feet to 212 County Line Road, and add ±9,065 square feet to 252 County Line Road. Surveyor: Blackstone Land Surveyors.

Agenda (7:30pm):

1. **Peek Property Management LLC (Tim Peek) – Westside Avenue.** Final Site Plan/Special Use Permit Public Hearing review for the construction of a 4,000 square foot pole barn for up to four (4) contractor shops and storage on a ±19,461 square foot parcel. Engineer: ABD Engineers LLP.
2. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Preliminary Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.
3. **My Three Sons Home Building LLC – 102 Old Mill Lane.** Preliminary Site Plan review to construct a two story, ±2,800 square foot building addition with offices and storage units onto an existing ±3,840 square foot 6 bay storage building (former car wash) on a ±0.879-acre parcel. Engineer: ABD Engineers, LLP.
4. **GDP Lville Rotterdam, LLC (Contract Vendee) – 880 & 900 Duanesburg Road.** Discussion on Report and Recommendation to the Town Board on a Change of Zone on ±17.30 acres from Agricultural (A-1) to General Business (B-2). Applicant is proposing construction of a ±102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station and a ±2,000 square foot retail building with drive thru. Engineer: ABD Engineers, LLP.

Workshop/Waiver(s) (7:00pm)

1. **Syed Fawad Aijaz– 1305 (1309) Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a fast-food restaurant (Halah Addicts), formerly a Dominican fast-food restaurant, in an existing ±900 square foot tenant space on a ±0.52-acre parcel.
2. **Floccuzio Construction, LLC – S. Westcott Road & 3513 Guilderland Avenue.** The applicant requests a Waiver of Site Plan review to Boundary Line Adjust ±2.84 acres from 3513 Guilderland Avenue (Tax Map No. 58.18-3-8.11) to S. Westcott Road (Tax Map No. 58.18-3-8.12). Engineer: Ingalls & Associates LLP.
3. **Jason Van Vranken & Maurizio Campagnano – 1068 Ft. Hunter & 1060 Ft. Hunter.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±12,499 square feet of property from 1060 Fort Hunter Road (Tax Map No. 59.18-1-2.1) to 1068 Fort Hunter Road (Tax Map No. 59.18-1-3). Surveyor: Blackstone Land Surveyors.
4. **Richard Stabinski – 178 County Line Road.** The applicant requests a Waiver of Subdivision to eliminate a ±45,010 square foot parcel (Tax Map No. 70.12-1-16) and Boundary Line Adjust portions of the property into to six (6) adjoining lots. The adjustment are as follows: Add ±5,731 square feet to 146 County Line Road, add ±1,489 square feet to 164 County Line Road, add ±10,097 square feet to 178 County Line Road, add ±9,397 square feet to 194 County Line Road, add ±9,231 square feet to 212 County Line Road, and add ±9,065 square feet to 252 County Line Road. Surveyor: Blackstone Land Surveyors.

WAIVER OF SITE PLAN REVIEW

Date: September 5, 2023

PC2023-W32

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: Syed Fawad Aijaz
ADDRESS: 1305 Altamont Avenue
Schenectady, NY 12303

PROJECT ADDRESS: 1305 (1309) Altamont Avenue

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a fast-food restaurant, formerly a Dominican fast-food restaurant, in existing ±900 square foot tenant space on a ±0.52-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 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. 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 #2 for specifics.
5. Applicant shall obtain Schenectady County Health Approval.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 5, 2023 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



**Town of Rotterdam
Waiver of Site Plan Review Application**

RECEIVED

AUG 22 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): HPK LLC / Harvinder Singh

APPLICANT(S)/LESSEE: SYED FAWAZ AISAZ

MAILING ADDRESS: 1305 ALAMONT AVE

CITY: SCHENECTADY STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 516 713 2923 EMAIL ADDRESS: FawadAISAZ207@gmail.com

PROJECT ADDRESS: 1305 ALAMONT AVE, SCHENECTADY NY 12303

APPLICANT IDENTIFIED AS: Owner _____ Lessee ☒ Contract Vendee _____
RECEIVED

REQUEST: CHANGES NAMED OF FORMER RESIDENT
TO NEW RESIDENT SIGN

AUG 22 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

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

SIGNATURE OF APPLICANT [Signature] DATE 08/22/23

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

DESCRIPTION NARRATIVE: 1

RECEIVED

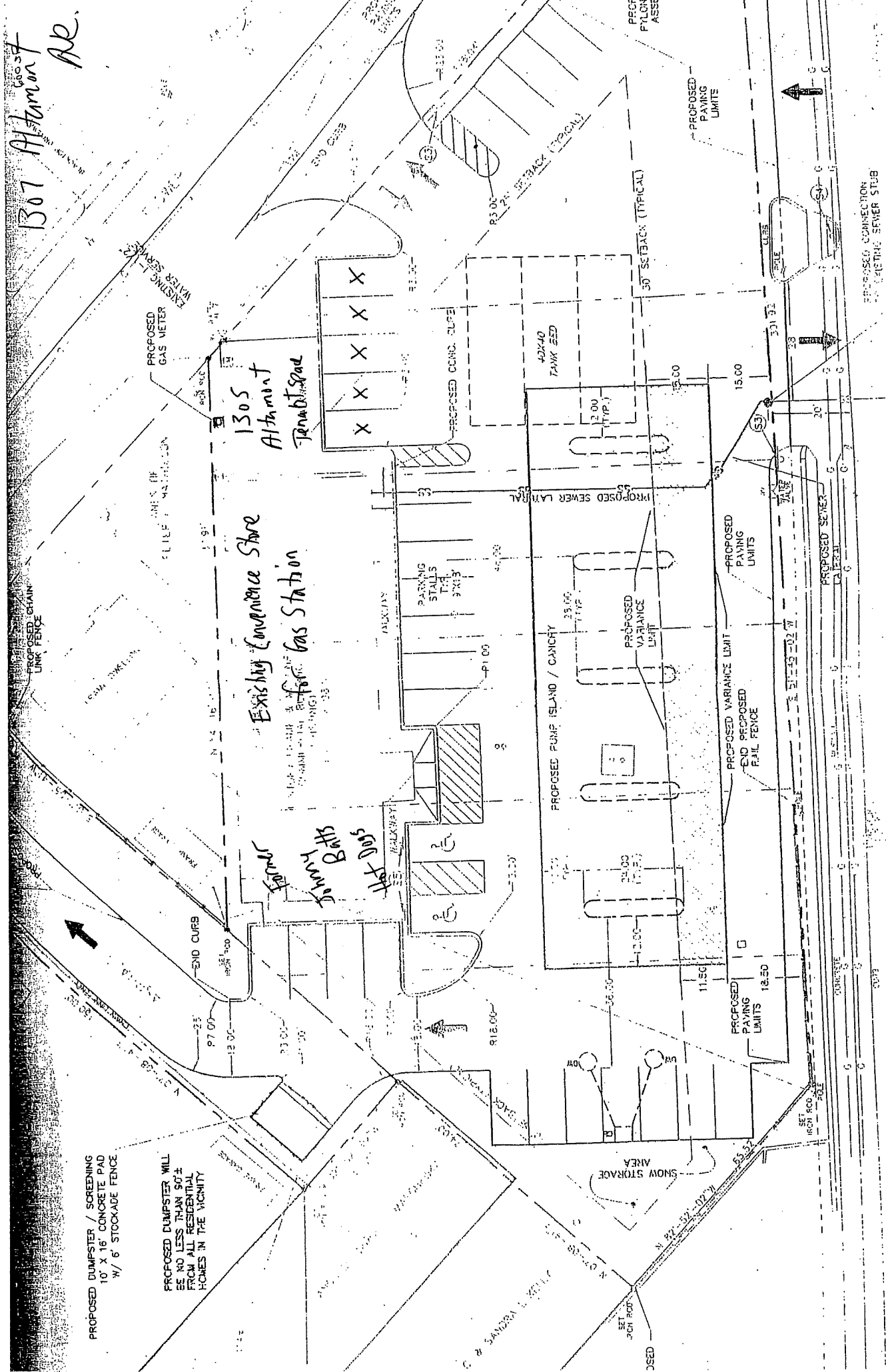
AUG 29 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

HALAL ADDICTS

- ② THE RESTAURANT SERVE HALAL FOOD LIKE NYC STYLE WHICH CONTAINS AROUND 20+ ITEMS OUR HOURS GOING TO 11 AM TO 11 PM IN SUMMER AND 11 AM TO 10 PM IN WINTER TIME. THE TOTAL NUMBERS OF EMPLOYEES IS 3 AND OUR CUSTOMER WAITING TRAFFIC IS GOING TO AROUND 20 TO 30. WE BASICALLY USE FLAT GRILL AND FRYERS TO PREPARE OUR FOOD SO THE NATURE OF OUR RESTAURANT IS FAST FOOD LIKE.

600 SF
307 Altman
AR.



PROPOSED DUMPSTER / SCREENING
10' X 16' CONCRETE PAD
W/ 6' STOCKADE FENCE

PROPOSED DUMPSTER WILL
BE NO LESS THAN 50'±
FROM ALL RESIDENTIAL
HOMES IN THE VICINITY

1305
Altman
Tenable Space

Existing Convenience Store
for Gas Station

Handwritten notes:
Handwritten notes:
Handwritten notes:

SNOW STORAGE
AREA

PROPOSED
PAYING
LIMITS

PROPOSED
PAYING
LIMITS

PROPOSED
PAYING
LIMITS

PROPOSED CONNECTION
TO EXISTING SEWER STUB

WAIVER OF SUBDIVISION REVIEW

Date: September 5, 2023

PC2023-SW4

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT(S): Floccuzio Construction, LLC
Attn : Michael Floccuzio
250 Suite Road
Duanesburg, NY 12056

PROJECT ADDRESS: South Westcott Road & 3513 Guilderland Avenue

APPLICANT IDENTIFIED AS: X Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to Boundary Line Adjust ± 2.84 acres from 3513 Guilderland Avenue (Tax Map No. 58.18-3-8.11) to S. Westcott Road (Tax Map No. 58.18-3-8.12).
Engineer: Ingalls & Associates LLP.

Action Taken by Commission:

In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 5, 2023 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 Subdivision.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission

RECEIVED

AUG 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



*All requested information shall be provided and must be
filled out in black ink or typed for photocopying purposes.*

**TOWN OF ROTTERDAM
WAIVER OF SUBDIVISION APPLICATION**

\$75.00 Application Fee.

If the waiver is approved, the applicant(s) will be permitted to file a Boundary Line Adjustment Subdivision with the Schenectady County Clerk's Office. A Boundary Line Adjustment Subdivision must be prepared by a licensed NYS Land Surveyor for filing with the Schenectady County Clerk's Office prior to the Planning Board Chairman's Signature.

Legal Owner's Name (Parcel #1) Floccuzio Construction, LLC

Mailing Address: 250 Suits Road

City: Duanesburg

State: NY

Zip: 12056

Daytime Phone: 518-831-1864

(Work) _____

(Fax) _____

Legal Owner's Name (Parcel #2) Floccuzio Construction, LLC

Mailing Address: 250 Suits Road

City: Duanesburg

State: NY

Zip: 12056

Daytime Phone: 518-831-1864

(Work) _____

(Fax) _____

Project/Proposal Site Area:

Current Parcel #1(Acres or s.f.) 4.24+/- Acres Proposed Parcel #1(Acres or s.f.) 7.08+/- Acres

Street Address of Parcel #1: South Westcott Road

Assessor Tax Parcel No. Parcel #1: 58.18-3-8.12

Current Parcel #2(Acres or s.f.) 18.02+/- Acres Proposed Parcel #2(Acres or s.f.) 15.8+/- Acres

Street Address of Parcel #2: 3513 Guilderland Avenue

Assessor Tax Parcel No. Parcel #2: 58.18-3-8.11

Describe Existing Use(s) on Parcel #1 and Parcel #2: (buildings, well, sewer drainfield, etc.) Parcel 1 is a vacant single-family building lot Parcel 2 is a single-family two story building with public water and on-sit

Zoning Classification: A-1 Agricultural

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

SIGNATURE OF APPLICANT PARCEL #1

Michael Flaccuzio

DATE

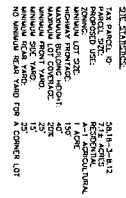
August 14th
2023

SIGNATURE OF APPLICANT PARCEL #2

Michael Flaccuzio

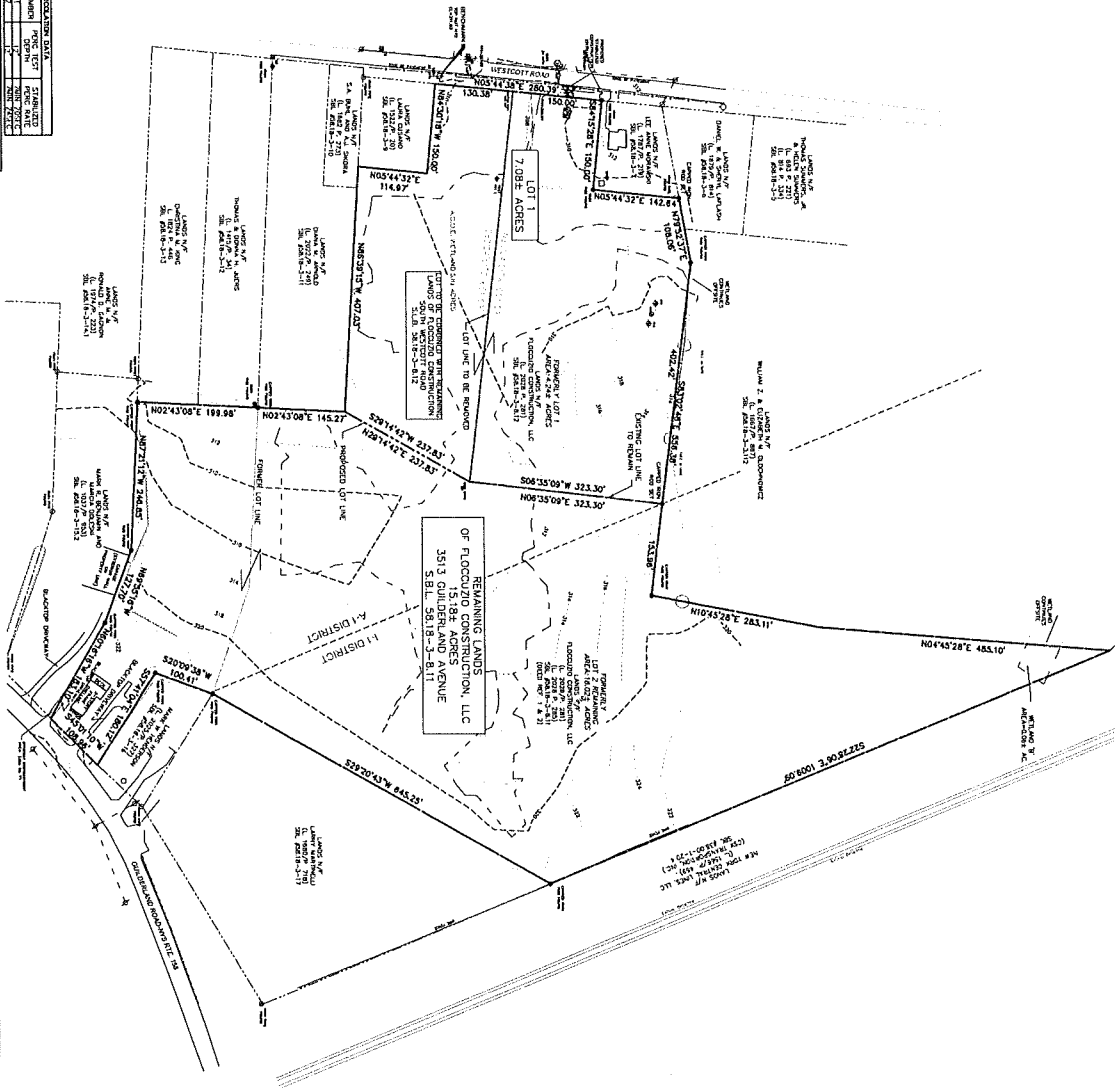
DATE

August 14th 2023

[illegible]

PRECALCULATION DATA			
LOT NUMBER	TEST NUMBER	PENG TEST	STANDARD
1	1	12	12
	2	12	12
	3	12	12
TEST PIT LOG			
LOT NUMBER	TEST PIT NUMBER	DEPTH	TEST PIT DATA
1	P-1	0'-0"	BROWN SILT (TOP) 1/2
		4'-2" TO 7'-2" BOTTOM	BROWN SAND WITH SILT GULLING 60% GRAVIMETER 62%

NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES 1-800-963-7667



NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES 1-800-963-7667

[illegible]

Copyright 2023 - Ingha &

DATE: DB-11-2
DRAWN BY:

CHECKED BY: JAP JOB NO. 10-124	SCALE: 3" = 100' SHEET 1 OF 1
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ingalls
INGALLS & ASSOCIATES, LLP
COUNTY OF SCHOENHEARTADY STATE OF NEW YORK
TOWN OF ROTTERDAM
3513 GULLERLAND AVENUE
LANDS OF FLOCCUZO CONSTRUCTION
BOUNDARY LINE ADJUSTMENT

CHAIRMAN ROTHBOM PLANNING COMMISSION	DATE
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FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

100

10

250 SUITS ROAD
DUANESBURG, NY 12056

OWNER/APPLICANT:
FLOROCUZO CONSTRUCTION LLC

TAX MAP ID:
50.10-3-11, 50.10-3-12

PURPOSE OF THIS MAP IS TO SUPERSEDE THE PREVIOUSLY FILED MAP IN THE CLACK COUNTY CLERK'S OFFICE IN PLAT CABBET P AS MAP 120 (MAP REC. 3).

THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE DEEMED FINAL WITHOUT A JURISDICTIONAL DETERMINATION BETWEEN OCTOBER 31 AND MARCH 31 ONLY AND NOT EXCEED FIVE AGENTS IN SIZE.

CONSIDERATION IS TO TAKE PLACE DURING THE CLEANING, CLEANING MUST BE COMPLETED BY THE END OF THE YEAR, 1997.

THIS IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF
UNITED LIFE INSURERS AND GUARANTY ASSOCIATIONS AS TO THE ACCURACY OF THE UNDERGROUND
LOCATIONS AND OTHER UNITS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REPORTING UTILITIES IF SHOWN HEREON ARE BASED ON MOBILE PHYSICAL LOCATION SHOULD BE CONSIDERED SOFTWARE ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY AREAS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. NCGAL'S &

REJECT TO ANY STATEMENT OF FACT AS UP-TO-DATE ABSTRACT OF TITLE WOULD

THIS IS REFERENCED TO MAP 83 NEW YORK STATE PLACES, EAST ZONE.

KEY PREPARED BY INCALIS & ASSOCIATES, LLP FROM A JANUARY 2020 FIELD SURVEY
L. 5618-3-6.1 AND A SEPTEMBER 2021 FIELD SURVEY FOR 5.0.L. 5618-3-6.2
THIS DOCUMENTATION COMPILED BY INCALIS & ASSOCIATES, LLP FROM AN OCTOBER
FIELD DECONTAMINATION.

2.
CITY PARCELS: TOWN OF ROYALTON - TAX MAP 58.00, BLOCK 3, PARCEL 8.1 & 8.2

THE SCHENECTADY COUNTY OFFICE ON OCTOBER 19, 2021 IN 1941:
P AS MAP NO. 135.

ENTITLED "BOUNDARY LINE ADJUSTMENT, LANDS OF FLOCCIZIO CONSTRUCTION, ANDERLAND AND/ORE, TOWN OF ROTTERDAM, COUNTY OF SOMERSETSHIRE, STATE OF NEW YORK," AND ALL OTHERS, TOGETHER WITH THE PROCEEDINGS THEREON, BEING AS PREPARED BY INCALLS & ASSOCIATES, LLP ON AUGUST 12, 2021 AND

STADY, STATE OF NEW YORK" AS PREPARED BY INCALC & ASSOCIATES, LLP ON 2003, LAST REMOVED OCTOBER 10, 2003 AND FILED IN THE CONECTICUTY CLERK'S OFFICE ON OCTOBER 27, 2003 IN PLAT CABINET K AS MAP NO. 185.

UNITED TO ECONOMIZE LABOR SUBSIDIES, TOWN OF ROTTERDAM, COUNTY OF
ROTTERDAM, COUNTY OF SCHENECTADY, STATE OF NEW YORK, AS PREPARED BY S.Y.
D. SALTER, P.C. ON SEPTEMBER 22, 2004.

REFERENCES:

2018-3-A-2 CONVERTED BY SCOTT H. GREEN TO FLOODZONE CONSTRUCTION,
DELETED DATED JANUARY 3, 2020 AND RECORDED IN THE SHERIDAN COUNTY
OFFICE ON JANUARY 10, 2020 IN VOLUME 2020 OF DEEDS AT PAGE 245.

SA:18-J-1 CONVEYED BY SCOTT M. CARRIN TO FLOUZOZO CONSTRUCTION, LLC
DATED JANUARY 3, 2020 AND RECORDED IN THE SCHOENBACH COUNTY
OFFICE ON JANUARY 10, 2020 IN URSER 2020 OF DEEDS AT PAGE 281.

REFERENCE:

$$-\mathcal{N}-$$

100

WAIVER OF SUBDIVISION REVIEW

Date: September 5, 2023

PC2023-SW5

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT(S): Jason Van Vranken
1068 Fort Hunter Road
Schenectady, NY 12303

Maurizio Campagnano
1060 Fort Hunter Road
Schenectady, NY 12303

PROJECT ADDRESS: 1060 & 1068 Fort Hunter Road

APPLICANT IDENTIFIED AS: X Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Subdivision to Boundary Line Adjust $\pm 12,499$ square feet of property from 1060 Fort Hunter Road (Tax Map No. 59.18-1-2.1) to 1068 Fort Hunter Road (Tax Map No. 59.18-1-3). Surveyor: Blackstone Land Surveyors.

Action Taken by Commission:

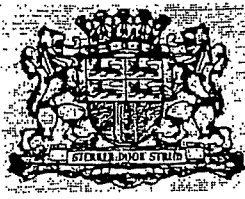
In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.
5. Add note to plan: The Zoning Board of Appeals granted variance to 1060 Ft. Hunter Road for road frontage on August 16, 2023.
6. Prior to Chairman's signature, utility locations (water, sewer, gas etc.) shall be designated on the map.
7. Prior to Chairman's signature, pin and cap new lot corners.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 5, 2023 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 Subdivision.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



RECEIVED

AUG 29 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the
boundary lines of said parcels:

Tax Map Number(s) #1 59.18-1-2 #2 59.18-1-3
these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Campagnano, Maurizio

Mailing Address: 1060 Fort Hunter Rd. 12303

Phone Number(s) and e-mail _____

#2 Property Owner's Name: VanVranken, Jason

Mailing Address: 1068 Fort Hunter Rd 12303

Phone Number(s) and e-mail _____

Contractor's/Agent/Representative's Name (if Applicable) Mark Blackstone

Address: 1152 Fort Hunter Rd 12303

Phone Number(s) and e-mail 518 3551791 markblackstone298@gmail.com

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Parcel Size(s) (acreage or sq. ft): #1: 87288 sq ft #2: 27499 sq ft

Location of Property(s) (911 address) #1: 1060 Fort Hunter Rd

#2: 1068 Fort Hunter Rd

Zone Classification & Lot Size: #1: Agr #2: Agr

If parcel(s) is in multiple zones, indicate all zones.

Are the lots presently conforming lots? YES ☒ NO

IF NO, What lot(s) are not conforming: both

Proposed lot size(s): #1: 74,789 sqft #2: 39,998 sqft

Will the boundary line adjustment leave all proposed lots conforming? YES NO

IF NO, What lot(s) will not be conforming: both

Current use of property: (What is present on this parcel today) list all structures:

#1: house garage shed septic

#2: " " " "

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)

increase lot width to build garage

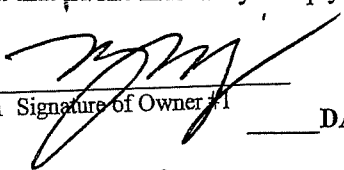
Are additional documents presented as part of this application? ☒ YES NO

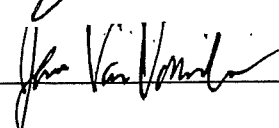
* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

Additional data on proposed boundary line adjustment. _____

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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

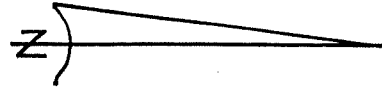
SIGNATURE OF PROPERTY OWNER PARCEL:  *#1 Signature of Owner #1 DATE 08.28.23

SIGNATURE OF PROPERTY OWNER PARCEL #2  DATE 08.28.23

N/F MADAN

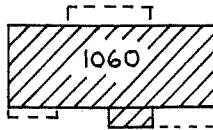
N 00°36'17" W 200.00'

87,288 sq. ft.



N/F NIMMONS

324.77'



574.77'

N 01°05'02" W 160'

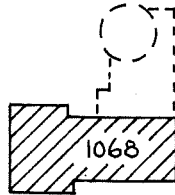
27,499 sq. ft.



11.5'

39.3'

250'



old division line

12,499 sq. ft.

250'

new division line

DRIVEWAY

573.10'

N 89°25'55" E

N/F BRADY

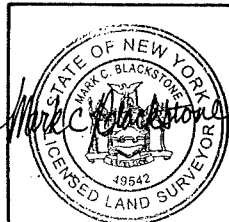
S 01°05'02" E

200.01'

FORT HUNTER ROAD

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE



MAP SHOWING BOUNDARY LINE ADJUSTMENT SUBDIVISION

LANDS OF CAMPAGNANO & LANDS OF VAN VRANKEN

TOWN OF ROTTERDAM
SCHENECTADY COUNTY, N.Y.

SCALE 1" = 50'
JULY 31, 2023

BLACKSTONE LAND SURVEYORS
1152 FORT HUNTER RD. SCH'DY, NY 12303

WAIVER OF SUBDIVISION REVIEW

Date: September 5, 2023

PC2023-SW6

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Section 249 as outlined in Section 249-27(D) entitled "Waiver for Lot Line Amendments."

APPLICANT(S): Richard Stabinski
178 County Line Road
Schenectady, NY 12306

PROJECT ADDRESS: 146, 164, 178, 194, 212, 228, County Line Road

APPLICANT IDENTIFIED AS: X Owner(s) Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Subdivision to eliminate a $\pm 45,010$ square foot parcel (Tax Map No. 70.12-1-16) and Boundary Line Adjust portions of the property into to six (6) adjoining lots. The adjustment are as follows: Add $\pm 5,731$ square feet to 146 County Line Road, add $\pm 1,489$ square feet to 164 County Line Road, add $\pm 10,097$ square feet to 178 County Line Road, add $\pm 9,397$ square feet to 194 County Line Road, add $\pm 9,231$ square feet to 212 County Line Road, and add $\pm 9,065$ square feet to 252 County Line Road. Surveyor: Blackstone Land Surveyors.

Action Taken by Commission:

In accordance with Chapter 249 of the Town of Rotterdam Zoning Ordinance, entitled "Subdivision," Section 249-27(D) the Planning Commission waives the requirements set forth in Chapter 249, conditionally. Conditions imposed, if any, are as follows:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six (6) paper copies shall be returned to the Planning Commission office.
5. Prior to Chairman's signature, pin and cap new lot corners.

The Commission action on the Waiver application took place at the Planning Commission meeting of September 5, 2023 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 Subdivision.

Peter J. Comenzo
Senior Planner

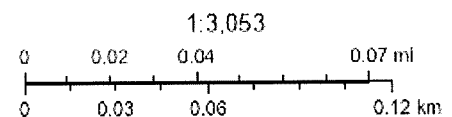
Thomas P. Yuille, Chairman
Planning Commission

County Line Road Boundary Line Adjustment



September 1, 2023

- Parcels
- Building Footprints



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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



RECEIVED

AUG 29 2023

TOWN OF ROTTERDAM
OFFICE OF THE PLANNING COMMISSION

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam Boundary Line Adjustment Application

100.00 Application Fee

The purpose of this application is to allow the property owner to adjust the boundary lines of said parcels:

Tax Map Number(s) #1 70.12-1-16 #2 70.12-1-9, 11, 12, 14 & 15
these numbers will refer to specific questions relating to each parcel

#1 Property Owner's Name: Stabinski, Richard

Mailing Address: 178 County Line Road

Phone Number(s) and e-mail _____

#2 Property Owner's Name: see chart

Mailing Address: _____

Phone Number(s) and e-mail _____

Contractor's/Agent/Representative's Name (if Applicable) Mark Blackstone

Address: 1152 Fort Hunter Rd 12303

Phone Number(s) and e-mail 518 3551791 markblackstone298@gmail.com

9

Parcel Size(s) (acreage or sq. ft): #1: see chart #2: _____

Location of Property(s) (911 address) #1: _____

#2: _____

Zone Classification & Lot Size: #1: Agr #2 _____

If parcel(s) is in multiple zones, indicate all zones.

Are the lots presently conforming lots? YES ☒ NO

IF NO, What lot(s) are not conforming: all

Proposed lot size(s): #1: _____ #2 _____

Will the boundary line adjustment leave all proposed lots conforming? YES ☒ NO

IF NO, What lot(s) will not be conforming: all

Current use of property: (What is present on this parcel today) list all structures:

#1: house garage shed septic

#2: " " " "

Proposed use (what are you proposing to accomplish with this application): (i.e. merge/sell lot(s) build home etc.)

increase area of existing parcels

Are additional documents presented as part of this application? ☒ YES NO

* if yes, then mark all additional documents as Exhibit A, Exhibit B, etc.

Additional data on proposed boundary line adjustment. _____

Notice is hereby given that in the event the Town of Rotterdam determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

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

SIGNATURE OF PROPERTY OWNER PARCEL #1 Robert Stankovic DATE 08.28.23

SIGNATURE OF PROPERTY OWNER PARCEL #2 see forms DATE _____

BLACKSTONE LAND SURVEYORS

1150 Fort Hunter Road
SCHENECTADY, NY 12303
(518) 355-1791

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

70.12 - 1 - 13

Stabinski

11,944

+ 45,010

House #

16

56,954

- 34,913

22,041

total
out
retains

178

9

Brunt

71,044

+ 9,065

80,109

252

11

Beerle

11,944

+ 9,231

21,175

212

12

Warren

11,944

+ 9,397

21,341

194

14

Godlewski

12,000

+ 1,489

13,489

164

15

Wood

12,000

+ 5,731

17,731

146

DPW Comments
September 5, 2023

Agenda (7:30pm):

1. **Peek Property Management LLC (Tim Peek) – Westside Avenue.** Final Site Plan/Special Use Permit Public Hearing review for the construction of a 4,000 square foot pole barn for up to four (4) contractor shops and storage on a ±19,461 square foot parcel. Engineer: ABD Engineers LLP.

1. Final Fees Due:	Application	\$350.00
	Final application	\$350.00
	Special Use Permit	\$500.00
	Advertising	\$42.09
	<u>Less Fees Paid</u>	<u>-\$450.00</u>
	Total Due	\$792.09

2. Amend Final Site Plan to include the installation of a six (6) foot high solid stockade or white vinyl fence on the eastern property line abutting the Lands N/F Edward J. Sutton.
3. Identify ground cover for new driveway (asphalt) and area around the building
4. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
5. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
6. Add note to plan: "Water lines shall not be installed underneath driveway." A water meter shall be installed. Check with DPW for specifications.

DPW Comments from July 18, 2023

1. A very small portion of the northeast corner of the property is in the City of Schenectady.
2. Label ground cover.
3. Fencing and gate should be detailed.
4. Provide spec sheet for BML2 building mounted lighting.
5. If multiple tenants are contemplated/proposed, a special use permit will be required and Page 7 of the application filled out.
6. Unless the Planning Commission determines one is necessary, a Town Designated Engineer should not be needed to review this application.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on July 18, 2023. A draft Negative Declaration has been prepared by the Town Planner and is attached for your consideration.

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 #2

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 7-25-23
Case No. R-12-23
Returned 8-8-23

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) _____

JUL 25 2023

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: August 15, 2023

SUBJECT: Peek Property Management LLC (Tim Peek) – Westside Avenue/Roma Street (Schenectady). Site Plan review for the construction of a 4,000 square foot pole barn for a contractor shop and storage on a ±19,461 square foot parcel. Engineer: ABD Engineers LLP.

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: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Signature

Date: 7 19 23



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-12-23

Applicant Peek Property Management

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a vacant parcel, requesting site plan approval to construct a 4,000 SF pole barn for storage. Located on the north side of Westside Avenue approximately .3 miles east of Helderberg Ave. (CR 75) immediately south of the Schenectady City line.

RECOMMENDATION

Receipt of zoning referral is acknowledged on July 25, 2023. 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.

8/7/23
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: September 5, 2023

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/Developer:	Peek Property Management 2710 Curry Road Schenectady, NY 12303
-------------------------	--

Tax Map Number(s):	#49.17-4-4
---------------------------	------------

Project Location:	Westside Avenue Schenectady, NY 12303
--------------------------	--

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

Action:	The applicants are proposing to construct a 4,000 square foot pole barn for up to four (4) contractor shops and storage on a ±19,461 square foot parcel.
----------------	--

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. These agencies include the following: Schenectady County Economic Development and Planning, Schenectady County Department of Health, New York State Department of Environmental Conservation – Region #4, Rotterdam Highway Department, and Fire District #2. The applicant has supplied an Environmental Assessment Form along with supporting plans and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on July 19, 2023.

The Town of Rotterdam Planning Commission, as lead agency, has reviewed the Short Environmental Assessment Form Part One completed by the Project Sponsor. The plans were reviewed by the Town Department of Public Works. After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

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

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

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

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has 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 September 5, 2023. Adoption of this negative declaration was moved by XXXXXXXXX, seconded by XXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

JUN 28 2023

Instructions for Completing

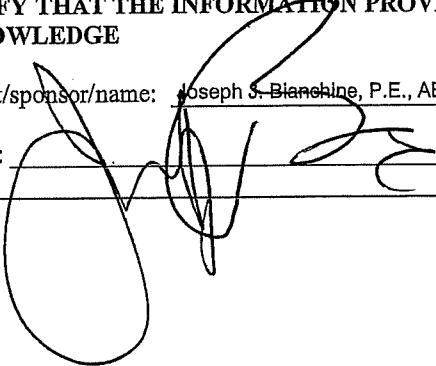
TOWN OF ROTTERDAM
PUBLIC WORKS

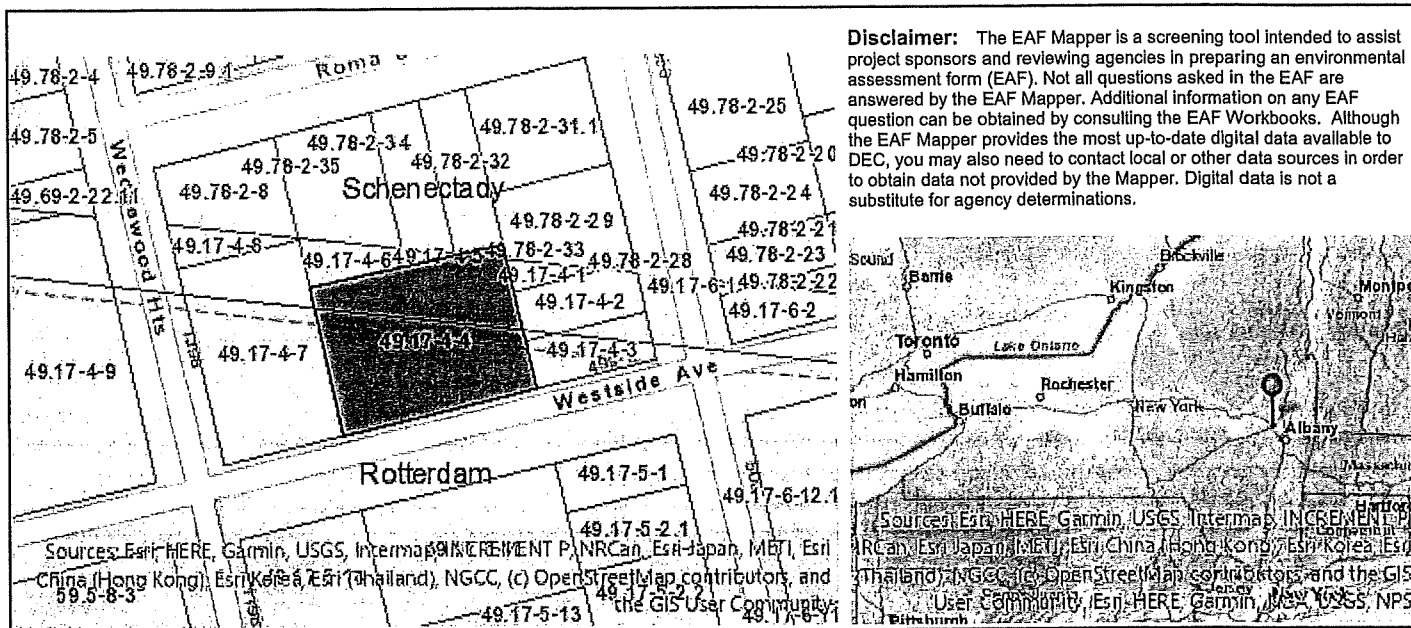
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Westside Avenue			
Project Location (describe, and attach a location map): Westside Avenue			
Brief Description of Proposed Action: To construct a 4,000 SF pole barn for contractor shop and storage.			
Name of Applicant or Sponsor: Tim Peek		Telephone: 518-528-1601	
		E-Mail: timpeekand@yahoo.com	
Address: 2710 Curry Road			
City/PO: Schenectady		State: NY	Zip Code: 12303
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: Schenectady County Department of Health			YES ☒
3. a. Total acreage of the site of the proposed action?		0.44 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.0± 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: _____ Septic System _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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>Joseph S. Blanchine, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>June 27, 2023</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]	Yes

Agency Use Only [If applicable]	
Project:	Peek Westside Ave
Date:	September 5, 2023

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

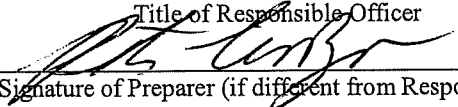
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering 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 Thomas P. Yuille Print or Type Name of Responsible Officer in Lead Agency	September 5, 2023 Date Planning Commission Chairman Title of Responsible Officer  Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

DPW Comments
September 5, 2023

- 2. DAIM Logistics (Contract Vendee) – 681 Mariaville Road.** Preliminary Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.

1. DPW comments from July 18, 2023 have not been fully addressed (see below).
2. See attached review letter from CT Male dated August 31, 2023.
3. See attached minutes from the July 18, 2023 meeting.
4. Traffic Study should be revised to address comments from Town Engineer dated September 1, 2023 (attached).
5. Engineer's Report dated August 10, 2023 indicates that existing water pressures are insufficient to service the project and a 300,000-gallon water tank is being proposed for fire suppression service. Applicant will need to run a water analysis to determine impacts to the system for the proposed use. Existing 8" main located in Mariaville Road may not provide enough volume/pressure to support this project without negatively affecting other existing users. Suppression system has not been designed and no details provided.
6. Add water metering pit and detail.
7. Building Elevations do not match site plan. Doorways and loading docks are inconsistent. Please revise and resubmit.
8. Eastern building elevation is 520' long expanse. Revised elevations should include additional/larger eyebrow windows, color variation, and vertical treatments to visually enhance the building view from Mariaville Road. Northern elevation should also receive additional vertical treatments.
9. Show fall zone for WGY tower clearly on-site plan with cross-hatch patten. Reference clearly in notes.
10. Show proposed easement to WGY tower clearly on plan with cross-hatch patten and add meets and bounds on site plan. Reference clearly in notes.
11. Additional landscaping boulders or bollards should be added to the septic island to prevent trucks from backing into this area.
12. Add wayfinding signage to existing shared driveway and detail. There may be an issue with trucks stopping at the entrance with rear of trailer still in the roadway in order to determine where they are going.
13. Add a sheet to the plan set clearly indicating the proposed sequencing of development. Phasing should indicate what infrastructure is to be installed on each particular phase of development if the applicant wishes to occupy a portion of the building prior to full build-out.

14. End sections of proposed guiderail should be rounded off and reflective material added.
15. Striping for tenant parking needs to be reestablished on latest prints and made darker. Appears to be CAD related.

DPW Comments from July 18, 2023

1. See attached minutes from the March 7, 2023 meeting.
2. Since initial concept meeting the applicant's engineer has worked with the TDE and developed more refined sketch plans which was submitted on June 14, 2023. See comment letter from CT Male dated June 30, 2023 on the June 14, 2023 submittal.
3. Provide phasing plan for construction.
4. Confirm that parking is adequate for the proposed use.
5. Confirm that fire truck access is adequate to accommodate the South Schenectady FD #6 aerial ladder truck.
6. Add spot elevations for pavement and concrete areas.
7. Add stop signs at all new intersections and provide detail.
8. A sprinkler system needs to be added for proposed landscaping around the building and parking areas.
9. Planning Commission may wish to consider fencing for the stormwater management areas.
10. Provide status of the Tower easement relocation.
11. Applicant needs to provide a traffic study and site distance analysis and include full build-out conditions. This traffic study will need to be transmitted to NYSDOT and confirmation received from the agency that access is conceptually approved for the proposed use.
12. Proposed hydrant at entrance should be reviewed by Fire District #6. As the driveway is shared, it should be in a location that can be utilized for both this project and the adjoining warehouse/manufacturing facility.
13. Curbing should be provided for sidewalk and parking areas. Provide detail.
14. A water report should be prepared to confirm that there is adequate water supply and pressure for the proposed full build-out of the project.

DPW Comments March 7, 2023

1. Site Plan was previously approved on June 14, 2022 for Carejon Realty LLC to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility. Carejon Realty has decided it will not be moving forward with this project.
2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to assist in the review of this project.
3. Limits of clearing should be clearly delineated. Applicant should consider preservation of wooded area located at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declare lead agency on March 7, 2023. Site plan has been further developed and can now be circulated to involved/interested agencies for comment.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Metroplex Development Authority
Schenectady County Industrial Development Agency
Fire District #6

Peter Comenzo

From: Fred C. Mastroianni
Sent: Friday, September 1, 2023 1:04 PM
To: Peter Comenzo
Subject: Traffic Assessment of the DAIM Logistics, Inc project on Mariaville Road

Peter,
Below are my comments:

- The traffic data in Appendix A are old and should be updated. One exhibit shows year 2015 average daily traffic, and the speed data is dated year 2011. In general, I don't think this information is useful due to the amount of traffic generated by the site.
- A sight distance diagram referenced in the report is not provided in Appendix A. The analysis should evaluate the available sight distance with the minimum required based upon the 85th percentile speed.
- The analysis should include an evaluation regarding fire truck access on the site. Fire truck turning movements should be provided to confirm that there is adequate access. There is an Appendix D but there is no information.
- Appendix B is not an existing condition traffic analysis. It is only existing condition traffic data.

In summary, the only critical items that should be addressed is available sight distance and fire truck circulation on site.

Fred C. Mastroianni, PE
Town Consultant Engineer
Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306
Email: fmastroianni@rotterdamny.org
Phone: 518-355-7575, ext. 354

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 ctmale@ctmale.com



August 31, 2023

Mr. Peter Comenzo, Senior Planner
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306

RECEIVED
AUG 31 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

Re: *DAIM Logistics - Site Plan Application - Proposed Warehouse / Office*
681 Mariaville Road, Town of Rotterdam
CTMA Project No. 22.2224

Dear Mr. Comenzo:

On behalf of the Town of Rotterdam, acting as Town Designated Engineer (TDE), C.T. Male Associates (CT Male) has conducted a review of the below items submitted by Empire Engineering, PLLC and the applicant Peters Properties Holdings, LLC:

- Response to Comments Letter dated August 10, 2023, prepared by Empire Engineering, PLLC.
- Full Environmental Assessment Form (FEAF) Part 1 dated February 24, 2023 and last revised August 10, 2023, prepared by Empire Engineering, PLLC.
- A Letter of No Effect from OPRHP relating to the proposed activity is enclosed.
- Site Plans dated February 6, 2023, and last revised August 10, 2023 consisting of Nine (9) Plan Sheets, prepared by Empire Engineering, PLLC.
- Grading Plan dated April 19, 2023, and last revised August 22, 2023 consisting of One (1) Plan Sheet, prepared by Empire Engineering, PLLC.
- Building Elevations dated February 6, 2023 and last revised August 10, 2023, consisting of One (1) Plan Sheet, prepared by Empire Engineering, PLLC.
- Stormwater Pollution Prevention Plan dated June 14, 2023 and last revised August 10, 2023 prepared by Empire Engineering, PLLC.
- Traffic Assessment dated August 10, 2023 prepared by Empire Engineering, PLLC.
- Engineer's Report dated August 10, 2023 prepared by Empire Engineering, PLLC.

The applicant is proposing a warehouse/office use on a vacant 11.097-acre property known as tax parcel 47.00-8-6.14 currently owned by Carejon Realty, LLC. The property located at 681 Mariaville Road and is within the I-1 Light Industrial Zoning District. The proposed project consists of a 120,000 square feet warehouse and office building along with associated parking area, loading areas for trucks, and access drives.

C.T. MALE ASSOCIATES

Date: August 31, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

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Based upon the above and acting as Town Designated Engineer (TDE) for the project, CT Male offers the following review comments. Comments from the previous letter are shown with new comments shown in *bold italics*.

1. We offer the following comments regarding the Full Environmental Assessment Form (FEAF), dated February 24, 2023 and revised last August 10, 2023.
 - a. Previous Comment - Item D.b - states total acreage to be physically disturbed is 11.00 acres. The NOI in the SWPPP also states 11.0 acres. If the disturbance area exceeds 5.0 acres at any one time a waiver will be required. *New Comment - The applicant has indicated that the site will be constructed to stay under the maximum 5-acre disturbance at one time and has added notes pertaining to this on the plan. At a minimum, a phasing plan and construction sequencing notes should be added to the plans.*
2. Future Site Plan submissions should include the following items from the Town's Site Plan Checklist, Section B:
 - a. Previous Comment - Show location, type, and size of existing and proposed fencing and buffer screening. Additional fencing and/or screening may be necessary to provide an effective buffer/screen to the adjacent residential properties. If none exist, then please note. *New Comment - The latest plans show light pole locations, and limits of illumination on plan sheet C-105. The applicants engineer should clarify what illumination levels are shown as the plans did not appear to note this. I note that the employees parking and loading dock areas appear to be well luminated without any off-site illumination. There appears to be some areas of the site access drives and truck maneuvering areas that will have limited illumination and the applicant should clarify why additional lighting is not necessary.*
3. We offer the comments regarding Sheet C101 - Site Layout Plan:
 - a. Previous Comment - The design shows a proposed three-legged intersection with the existing TFP driveway that may need reconfiguration to minimize conflicts and maximize safety of the intersection. *New Comment - Stops signs have been added to the plans and the applicants engineer has indicated that traffic volumes and vehicles speeds will be low. The Planning Commission should determine if anything additional is needed for this condition.*
4. We offer the comments regarding Sheet C102 - Grading Plan:
 - a. Previous Comment - The south tenant parking area shows spot grades at 3.5'± below the first-floor elevation without any stairs or ramps shown from the building to the sidewalk. Please clarify how the access to the building will work in this area. *New Comment - A ramp has been added in this area but appears to not be long enough to provide an accessible path to the building. The applicant shall document that the proposed design will provide an accessible path to the building.*

C.T. MALE ASSOCIATES

Date: August 31, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

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- b. Previous Comment - Consideration should be given to providing an oil/water separator between the drain at the north loading dock area Infiltration Basin 1 as this area would have trucks sitting for periods of time. *New Comment - the response indicated that this is not a hotspot and does not require an oil water separator, but it does require pretreatment per the NYS Stormwater Management Design Manual. The stormwater from this area will drain directly into the infiltration practice without any pretreatment. See comment 7.a. below on pretreatment requirements.*
 - c. Previous Comment - The grading at the south end of Infiltration Basin 1 at Dry Swale 2 does not show a berm or elevation and contours of the basin bottom. Please review the grading in this area. *The plans do not appear to clarify the grading in this area.*
5. We offer the following comments regarding Sheet C104 - Erosion & Sediment Control Plan:
- a. Previous Comment - Construction phasing, sequencing, notes should be identified and listed on the plan. *New Comment - At a minimum a phasing plan and construction sequencing notes should be added to the plans.*
 - b. Previous Comment - Section 6.3.6 Maintenance Required Elements portion of the NYS Stormwater Management Design Manual states "Infiltration practices shall never serve as a sediment control device during site construction phase. In addition, the Erosion and Sediment Control plan for the site shall clearly indicate how sediment will be prevented from entering an infiltration facility. Normally, the use of diversion berms around the perimeter of the infiltration practice, along with immediate vegetative stabilization and/or mulching can achieve this goal." The design engineer shall document that sediment will not be directed to the infiltration basin during construction and will not impact the infiltration practices. *New Comment - Sediment traps have been added to the plans with callouts to for temporary diversions to the sediment traps. Applicant should consider showing the diversion berms on the plans.*
6. We offer the following comments regarding Sheet C105 - Lighting & Landscape Plan:
- a. Previous Comment - A previous project proposed at the site was required to keep the existing buffer along Mariaville Road and this project proposes to remove more of the existing buffer. Consideration should be given to installing additional planting along Mariaville Road if the existing trees are not viable to remain or do not provide sufficient landscaping screening. *New Comment - The applicant has added additional planting in this area. The Planning Commission should determine if anything additional is needed for this condition.*
 - b. Previous Comment - The plan shows location and type of the lighting but does not show photometrics that would help evaluate the proposed site lighting and if it is sufficient for the use or if there will be any off-site illumination. *New Comment - See comment 3.a. above.*
7. We offer the following review comments regarding the Stormwater Pollution Prevention Plan (SWPPP) dated June 14, 2023:

C.T. MALE ASSOCIATES

Date: August 31, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

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- a. Previous Comment - SWPPP, Stormwater Infiltration: Section 6.3.3 Pretreatment portion of the NYS Stormwater Management Design Manual states *"If the fc for the underlying soils is greater than 5.00 inches per hour, 100% of the WQv shall be pretreated prior to entry into an infiltration facility"*. The plans or reports do not show a pretreatment for the infiltration basins. The GI worksheets for the infiltration basin shows that 100% pretreatment is provided. The design engineer shall document that the stormwater practice meets the pretreatment requirement in Section 6.3.3. ***New Comment - Please provide calculations showing the amount of pretreatment for each practice. Note: the swales are treatment practices and therefore do not provide any pretreatment for the infiltration basins.***
 - b. Previous Comment - SWPPP, Open Channel: Section 6.5.3 Pretreatment portion of the NYS Stormwater Management Design Manual states *"Provide 10% of the WQv in pretreatment. This storage is usually obtained by providing checkdams at pipe inlets and/or driveway crossings."* The plans or reports do not show a pretreatment for the dry swales. The design engineer shall document that the stormwater practice meets the pretreatment requirement in Section 6.5.3. ***New Comment - Please provide calculations showing the amount of pretreatment for each practice.***
 - c. Previous Comment - The plans and report show two infiltration basins. The GI worksheets provided only reference one infiltration basin. Please clarify. ***New Comment - The grading plan appears to show a portion of the southern truck loading area draining directly to infiltration basin 2. In the response letter indicated that Infiltration basin 2 is not utilized treatment. Please clarify.***
 - d. Previous Comment - The SWPPP Report shall include hydrologic design calculations to document the sized for the proposed stormwater conveyance pipes. ***New Comment - The pipe sizing included with the latest submission does not appear to match the plans. Please clarify or revise.***
8. The Traffic Assessment provided indicates that the site will no mitigation measures will be needed at the Burdeck Street and Mariaville Road intersection.
 9. An engineer's report was provided for the water and sewer systems. We have no comments on the report.
 10. Previous Comment - The site relocates the existing access easement for the radio tower on the adjacent parcel. The applicant should provide documentation that the relocated easement is acceptable to the adjacent parcel owner. ***New Comment - The applicant has indicated that the easement relocation is ongoing.***
 11. A NYSDOT Utility Permit will be required for the water service and associated directional drilling within the Mariaville Road NYS road right-of-way.

C.T. MALE ASSOCIATES

Date: August 31, 2023

To: Peter Comenzo, Senior Planner

Re: 681 Mariaville Road, Town of Rotterdam

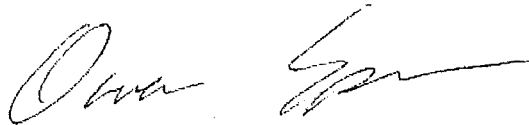
Page - 5

12. Schenectady County DOH approval will be required for the proposed onsite wastewater treatment system.

Please feel free to call me at 518.786.7400 or o.speulstra@ctmale.com should you have any questions in this matter.

Sincerely,

C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read 'Owen Speulstra', followed by a horizontal line.

Owen Speulstra, P.E.
Senior Site Civil Engineer

cc: Thomas Yuille, Planning Commission Chairman
Lisa Gallo, Town of Rotterdam
Chris Longo, P.E., Empire Engineering, PLLC.

1. **DAIM Logistics (Contract Vendee) – 681 Mariaville Road. Sketch Site Plan review to construction a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.**

Chairman Yuille: Please identify yourself and give us an update on the project.

Mr. Longo: Christopher Longo, Empire Engineering, here with the applicant as it was mentioned, Contract Vendee, Pat Orr from DAIM Logistics.

So, we were last in front of your Board here in March for a sketch plan. Since then, there was a TDE assigned and we have worked with that outfit and we submitted a detailed plan set for the proposed project which is along Mariaville Road, just west of Burdeck Street. For a little update here, it's a 120,000 square foot warehouse. Essentially a dry storage warehouse structure. In terms of trucking and whatnot, it's a little bit of a lighter load than you would expect to see based on the number of loading docks that is shown but it is essentially a dry storage so large areas of concrete floor space that could be configured, kind of like how you have a big box store have racking inside and they can change floor layouts and whatnot. That is kind of the idea for the interior of the building. It is separated into a larger rectangle and then 80,000 square feet of the larger rectangle, 40,000 kinds of on the southeast side loading docks in each of those three (3) thirds if you will. Access doors and small areas for available office space at those entrance ways.

Since we were in front of the Board, we have done a full stormwater plan. There is good, infiltrated soils here, sandy soils that will have a large capacity for stormwater so if designed in the southern portion of the site it is pretty much, it actually does not have a runoff, it is a dead spot and it would infiltrate a 100% of the runoff even in the 100-year storm event. Pretty similar to what you see next door to the east and they have a large grass area which we would function similar to that for full infiltration. Some swales and storm conveyance as you get there but ultimately a low spot in the site.

So, there are some comments that I could go through as far as the DPW comments. If you want me to touch on those or if you want to ask questions and then we can address anything specifically.

Chairman Yuille: Is there anything on there that jumps out at you?

Mr. Longo: A couple that were maybe were some bigger points or some noteworthy items was kind of a combination of item number 9. Number 9 was the Planning Commission may wish to consider fencing for the stormwater management and then the TDE's review there was some commentary about a guiderail to delineate the edge of the pavement. This being an infiltration, pretty much it would appear as grass, mow-able, drivable similar to the neighbors, we would not want to propose like a chain linked fence but we will certainly incorporate and can incorporate a guiderail at the edge of the pavement that would both prevent any truck traffic, there isn't going to be a sloped kind of side to that driveway. We can certainly incorporate a guiderail that would prevent access to the sloped and ultimate stormwater area and provide a delineation for any trucks.

Chairman Yuille: Do you know off hand how deep is the stormwater?

Mr. Longo: It drops about six (6) to eight (8) feet off of what the pavement elevation would be.

Chairman Yuille: That is a gentle slope going down in.

Mr. Longo: Yeah, and it will be a mow-able slope which would be three (3) on one (1), four (4) on one (1) in there. You could do the mower on it but you certainly would not want to drive forward down it. We can implement a guiderail delineator system at the edge but we didn't see a major need for an enclosure of that area with like chain link fence.

There is a proposed water service here to the property and to the building and as part of that water service there would be a proposed hydrant at the entrance way. That is also comment number 12, the proposed hydrant at the entrance should be reviewed by the fire district and certainly, I believe, we are asking here tonight for the Board to begin SEQR coordination and pass around for review by all the involved agencies and the fire department would be on that list.

So, if they are happy with our location of a proposed hydrant right at the entrance that could be shared by the other property to the east as well, that would be a town owned hydrant then private main beyond that.

Comment 14 talks about a water report. We did do a hydrant flow tests with the water department here. There is water flow as it may be known, in the area, it's not an exorbitant amount of flow but we have already initiated that and have some data. As part of the building construction, there will need to be a reservoir tank and we have gotten that started with some of the sprinkler designers because this will incorporate a sprinkler system so, we can certainly include some of those preliminary findings in an engineer's report as well.

Back up to comment 11, also with traffic, we can certainly provide a traffic assessment for the entrance. The proposed entrance is already functioning and we would just utilize that. There is no activity other than the water service connection within the DOT right-of-way, but with the addition to some trips here we could certainly share that with DOT as part of a coordinated review as part of the Town's SEQR. As I mentioned at the beginning, this is more of a warehousing and storage type of use here so, right now the trips that we are expecting to generate are not what you would think in a large terminal or something like that. I think right now we have about 40 or so, well below any study thresholds but we can talk about that in a traffic assessment.

Chairman Yuille: Anything else?

Mr. Longo: I tried to touch on a bunch. I'm sure there is plenty more here but basically, we are in front of the Board to show our full plan sets, show you the work we have done with the TDE and we have their comment letter that we are prepared to address but if we could also, involve the rest of the SEQR agencies and if the Board is willing to begin that process, we would look forward to that.

Chairman Yuille: Peter, do you have all the documents to send out?

Mr. Comenzo: I do. We should have enough. I just want to let you know the TDE is here from CT Male.

Chairman Yuille: Anything else, Chris?

Mr. Longo: No.

Chairman Yuille: Owen, is there anything that you would like to add or comment on?

Mr. Speulstra: We issued a letter that is in the package today and there are some comments that we need to address and look at further and I am sure the applicant's engineer will handle that with us. There is nothing on that list that is any major concern. We just have to dot those I's and cross those T's.

Chairman Yuille: You two are in contact, I assume?

Mr. Speulstra: Yes.

Chairman Yuille: Let me direct it to the Planning Commission members. Mr. Calder any questions?

Mr. Calder: No questions. I think our TDE is up to par and Mr. Longo seemed to explain it pretty well. I'm comfortable with it, Mr. Chairman. Thank you.

Chairman Yuille: Mr. D'Alessandro?

Mr. D'Alessandro: I think it's a good fit for the area. There are not any residential properties around which is nice so it will not bother them with the trucks coming in and out. You have access to 890, 88 and the Thruway. I think it's a good fit and project for that area.

Chairman Yuille: Mr. Collins?

Mr. Collins: I think it's a good project. I think it's a good area and good usage. I don't have a problem with it.

Chairman Yuille: Mrs. Flansburg?

Mrs. Flansburg: Just a couple of things. When you were originally here in March, it was a sketch and it's still be referred to as a sketch. Lighting, parking, landscaping notes that are normally on the plans, are these things forthcoming as you move along in the next phase of the process?

Mr. Longo: We do have a full set now with landscaping details, lighting details and a couple of those sheets did get some technical comments from the TDE which we will work through those as far as the specs we select, but yes, we did try to advance to a little bit more detailed design. I know there was some commentary about entrance ways, sidewalk versus a curb and whatnot and we will certainly detail that on the next set but we have thought through some of that, hedge rows in the front, tried to kind of try to get a nice dressed up entrance coming off of that shared driveway. You know, a nice row of trees, a place for, there will be some site signage and I know another comment was about a stop sign so to kind of get a nice internal flow for vehicles and trucks coming in and entering the docks or entering the front entrances.

Mrs. Flansburg: Just to go back on something that you had said, if you don't mind pointing out, where exactly were you looking for the hydrant to be up at the roadway above where you have the green space or in the green space?

Mr. Longo: Right in the green space, in the front, if you are driving in the entrance on the right-hand side or the west side of the entrance.

Mrs. Flansburg: While I have you there, so, you were talking about the stormwater management areas and we had seen the comments asking for fencing, so you are saying that none of the three or is there one that is more of a concern, the top or the bottom, I would assume.

Mr. Longo: The stormwater design is such that it would drain into swales and then ultimately the final drainage ends at the southside. Also, another swale over here and then the final drainage. What we would propose is a guiderail along the edge of pavement and that will also help for snow plowing and stuff so that there is not a fence to block the snow. That could be pushed right passed the guiderail. It starts at about a four foot (4') drop and by the time you get to the bottom it's six foot (6') and almost eight foot (8') drop-off. So, a guiderail system would be good and then, this area where you would have the retention, similar to the neighbor's retention over here. This would be grassed area that could be mowed.

Mrs. Flansburg: It has the highest risk but the lowest chance of still seeing visible water from the retention?

Mr. Longo: Correct.

Mrs. Flansburg: Guiderails only in the areas that you need them so that you still have snow storage access in the other locations, probably the top part where you were.

Mr. Longo: You could push past here, you could push past here as well and then this is a lot of grass area. There was also talk about parking stalls through the TDE's letter and I think maybe in the DPW comments, but yeah, these parking areas, there is some green space around them as well. If that needed adjustment down the road, a change of tenant someday or anything like that, the Board would see that change in tenant and we could certainly accommodate any other

parking spaces that were necessary and at that time, if we added parking spaces, we could certainly show that snow storage is still being attenuated there.

Mrs. Flansburg: Thank you very much. Thank you, Mr. Chairman.

Chairman Yuille: Mr. Signore?

Mr. Signore: I'm all set.

Chairman Yuille: Mr. Miglucci?

Mr. Miglucci: It's a good project. No comments.

Chairman Yuille: A couple of comments that I have. Did you get that bypass worked out for the tower? You said you were going to work on it. There was a road that went around the back and you were going to relocate it. It's on the drawing. Did you get that finalized is what I am asking?

Mr. Longo: We have the attorneys working on that so I don't know firsthand but I know the attorneys did already ask for a description of that and we have provided that description so I believe that meant that they were well along into the process of talking about what area was. I will point that out, right now the access to this tower comes through the center of the site and we would propose to still provide an easement and then an access drive.

Chairman Yuille: That will all be paved because right now they are going across grass to get there, correct?

Mr. Longo: Yes, kind of an old road or what used to be a road.

Chairman Yuille: An old gravel road that hasn't been maintained.

Mr. Longo: The attorneys, the sellers are in good contact there.

Chairman Yuille: That's to get back to the WGY tower, right?

Mr. Longo: Yes.

Chairman Yuille: The other question that I had was there was talk from one of the fireman, something we were looking at this plan they were talking about wanting another fire hydrant in the back of the building so you may see that comment come in where they don't have to drag the hose from the front all the way to the back of the building if it was on the far side where that access area is they were talking about, a possibility of a fire hydrant there.

Mr. Comenzo: Or possibly a standpipe?

Mr. Longo: That was where I was kind of going with this was, certainly we can talk through any of the comments that the fire department will have or have a discussion with them, but what we certainly would propose is that is going to be an 8" line coming into the building and maybe we could provide an additional, Siamese Y connection at another corner or something rather than running additional main exterior because it will still be coming from the same place. That will all be incorporated into final building plans, as I mentioned, there is going to be a reservoir tank for water storage as they get closer to an actual structural plan set for building permit, those can all be discussed. I would guess we would probably start with an additional connection on the building rather than more exterior.

Chairman Yuille: As far as those stormwater management areas, you said there were swales, is that retention pond or an infiltration basin?

Mr. Longo: Their infiltration, so it's a dry swale to start and then there is culvert pipes under the access of the WGY or I Heart Radio property and then that would go into a larger area for retention but that has infiltration capacity there. So, it would be an infiltration basin that would also have another spillway to the south just for overflow and a larger volume storm but as I mentioned by the time you get to the southern most retention area/infiltration area there is no runoff in that 100-year storm.

Chairman Yuille: I think it's a good project for the area also. We already had approved the other project there and this one is just larger and it is already zoned for it and don't see any problems.

Anything else, Owen, that you wanted to mention?

Mr. Speulstra: I just wanted to comment that I drove there this afternoon and with all the rain, we have gotten seven (7) or eight inches (8") of rain in July and the neighbors infiltration basin was dry so, I expected to see some water in there and I did not which bodes well for this.

Chairman Yuille: Ms. Heinel, do you have anything to add?

Ms. Heinel: You stole my question about the tower access easement. I will just remind you guys that I do need to see, whenever that's finalized between the parties for any easement access for that, I will need to see that just so that I can approve it for how that looks.

If I remember, there was a question about the fall zone for that tower, as well, as whether that access road was going to fall within the fall zone for that tower. Did that ever get, I might be misremembering it, this was March, correct me if I am wrong, but I believe there was a question as to whether that back access road next to the grassy area would be within the fall zone for that tower.

Mr. Longo: So, the depressed infiltration area, slope and guiderail and then driveway are within the fall zone. The building is obviously, that was designed to be outside. Through our discussions, we didn't find any restriction to doing what is proposed as far as the seller admitting to what might be already there, basically they were not going to have any responsibility for what is already there but from what I found and from our discussion with the applicant's attorney, there was no restriction for what is being proposed here.

Ms. Heinel: Okay.

Chairman Yuille: Anything else?

Ms. Heinel: That was it.

Chairman Yuille: Mr. Comenzo?

Mr. Comenzo: Leaving this meeting, the stormwater retention basins or infiltration basins, if the Board is comfortable with going with the guiderail and not the fencing. I think DPW was comfortable with that just based on the existing conditions that are out there and the fact that it's an industrial site and there is really not a whole lot of the public that would be in there. The existing one next door looks really good and maintained and mowed and I expect this one will be the same way. Instead of having the fencing with the weeds and all, as the fencing makes it difficult to maintain. So, no fence.

Chairman Yuille: We already declared lead agency in March on this. We just haven't sent the paperwork out yet but that was done on March 7th.

Mr. Longo: No action necessary. We will just give Peter the necessary plan sets for all the agencies.

Chairman Yuille: Yes, and that is what he needs and then we will send it out for their comments and we will see you in 30 days.

Mr. Longo: Thank you.

Chairman Yuille: Thank you.

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 7-25-23
Case No. 13-11-23
Returned 8-8-23

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.) 386-7228
(fax) 382-5539
Received
Schenectady County

JUL 25 2023

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: August 15, 2023

SUBJECT: DAIM Logistics (Contract Vendee) – 681 Mariaville Road. Site Plan review to construct a ±120,000 square foot warehouse building on an existing ±11.1-acre parcel. Engineer: Empire Engineering, PLLC.

REQUIRED 1. Public hearing notice & copy of the application.
ENCLOSURES: 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:

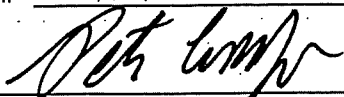
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Signature

Date: 7 19 23



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-11-23

Applicant DAIM Logistics

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a vacant 11.1 acre parcel, requesting site plan approval to construct a 120,000 SF warehouse building with 1,800 SF of office space. Municipal water is provided. Individual septic is proposed. Located on the south side of Mariaville Road (SR 159) approximately 1,000' west of Burdeck Street.

RECOMMENDATION

Receipt of zoning referral is acknowledged on July 25, 2023. 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:**

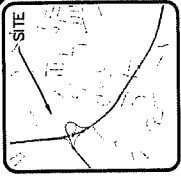
☐ **Disapprove. Reason:**

*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.

8/7/23
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning



PROJECT INFORMATION:

APPLICANT: PROPERTIES HOLDINGS, LLC
150 PARK DRIVE
FELLSVILLE, NY 13752

OWNER: CARMON REALTY, LLC
5000 FIVE STAR
ROTTERDAM, NY 12027

PROPERTY TAX MAP LBL:
67--8--4.14

PROJECT AREA:
48.51 AC ± / 11.1 AC

MUNICIPALITY: ROTTERDAM
SCHOENHART COUNTY

ZONING: L-1 LIGHT INDUSTRIAL

HEIGHTS: 75 FT MAX
PROPOSED: 35 FT

FRONTAGE: 150 FT MIN
EXISTING: 75 FT

LOT AREA:
REQUIRED: 21,000 ± SQ. FT.
EXISTING: 8,000 ± SQ. FT.

LOT COVERAGE: 60% MAX
REQUIRED: 25 %

YARD REQUIREMENTS:
PROPOSED: 25 FT MIN.
EXISTING: 15 FT

PROPOSED: 15 FT
EXISTING: 15 FT

REAR: 125 FT

PARKING:
REQUIRED: 2 SPACES PER 3 EMPLOYEES
SPACES REQUIRED

4 SPACES PER 1,000 SQ. FT. OFFICE
TOTAL SPACES REQUIRED: 48

18 TOTAL SPACES

PROPOSED: 25 SPACES

PROPOSED USE: WAREHOUSE WITH ASSOCIATED LOADING
DOCKS, OFFICE, AND PARKING. WAREHOUSE TO BE BUILT IN THREE (3)
SECTIONS, 3 x 4,000 SQ. FT. EACH, TWO (2) OFFICE
SPACES ARE PROPOSED ON AN ADJACENT BLOCK.

MAP REFERENCES:
1) MAP DATED "PROPOSED WAREHOUSE BUILDING"
DATED APRIL 24, 2022. AND SURVEYING P.L.C.
2) SURVEYING P.L.C. WAS COMPLETED FROM AN ACTUAL
FIELD SURVEY CONDUCTED BY ADVANCE
SURVEYING, INC. ON MARCH 2022 AND REFLECTS THE
MARCH 2022 AND REFLECTS THE
CONTINUING EXISTING ON THESE COORDINATES.

DESIGNED BY: WATV LLC TO CARMON REALTY LLC
DATED AUGUST 18, 2022 AS RECORDED IN THE
CLERK'S OFFICE ON AUGUST
18, 2022 UNDER 2024, P. 202.

NOTES:
1) SURVEYED PARCEL: TOWN OF ROTTERDAM - TAX
MAP 47, BLOCK 8, PARCEL 41
2) PLANS WERE REFERENCED TO NEW YORK STATE
3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR
RESTRICTIONS RECORDED IN SCHOENHART COUNTY
4) BASED ON VERBAL PHYSICAL EVIDENCE, THERE
SHOULD BE NO PHYSICAL EVIDENCE OF ANY
5) NO WETLANDS LOCATED ON THE SITE PER MAP
REFERENCE
6) SUBJECT SITE IS NOT LOCATED WITHIN A MAPED
7) NO FLOOD ACCUMULATIONS IN EXCESS OF FOUR
INCHES SHALL BE REQUIRED FOR ALL FLOODING
8) AN IRRIGATION SYSTEM SHOULD BE INSTALLED
THE PARKING LOTS SHOULD BE ADJACENT TO
THE BUILDING. THE PARKING LOTS SHOULD BE ADJACENT TO
THE CORNER.

No.	Revision Description	Date
1	REVISED FOR TOWN COMMENTS	8/18/23
2	REVISED FOR TOWN COMMENTS	8/18/23

SEAL TO ANY EARTH
DISTURBED THE CONTIGUOUS
AND THE SITE AND OTHER A
SEAL TO THE

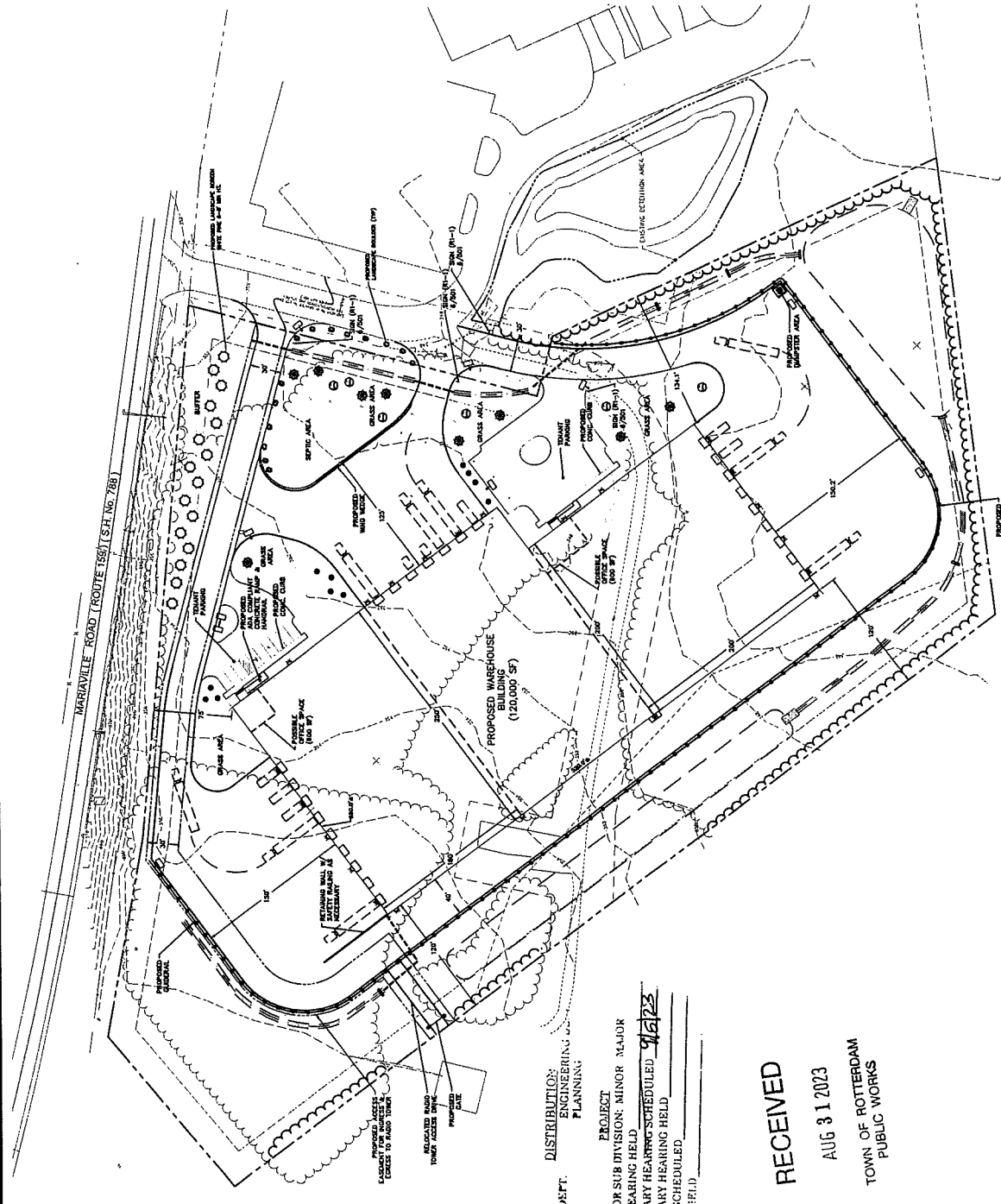
IT IS A VALIDATION OF SECTOR
LIFE FOR AN APPROVED ALDER
MAY BE USED FOR THE PURPOSE
OF THE SECTOR, SHOWN
ON THE SECTOR, SHOWN

EMPIRE ENGINEERING, PLLC
1680 DIANEERBURG ROAD
ROTTERDAM, NY 12027
PH: (518) 454-4117
EMAIL: CLONCH@EMPIREENG.NET

DAIM LOGISTICS, INC.
881 MARIARVILLE ROAD
ROTTERDAM, NY

SITE LAYOUT PLAN
NO. 20240223
Scale: 1"=50'
23006
Sheet 1/19

Chairman, Rotterdam Planning Commission
Date: _____



ENGINEERING
PLANNING

PROJECT

AN OR SUB DIVISION: MINOR MAJOR

INARY HEARING HELD

INARY HEARING HELD

SCHEDULED

RECEIVED

AUG 31 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

No.	Revision Description	Date
1	REVISION PER TOWN COMMENTS	8/10/23
2	REVISION PER TOWN COMMENTS	8/10/23

PROVIDE TO ANY EARTH
DEVELOPER THE CONTRACTOR
DESIGN AND CONSTRUCTION
DESIGN AND CONSTRUCTION
DESIGN AND CONSTRUCTION

IT IS A VIOLATION OF SECTION
1600 OF THE EARTH
DEVELOPMENT AND CONSTRUCTION
ACT FOR ANY PERSON TO ALTER
OR REMOVE ANY EARTH
DEVELOPMENT OR CONSTRUCTION
DESIGN OR CONSTRUCTION
DESIGN OR CONSTRUCTION

CONSTRUCTION D. CONDO, PC
N.Y.S. LIC. # 008840

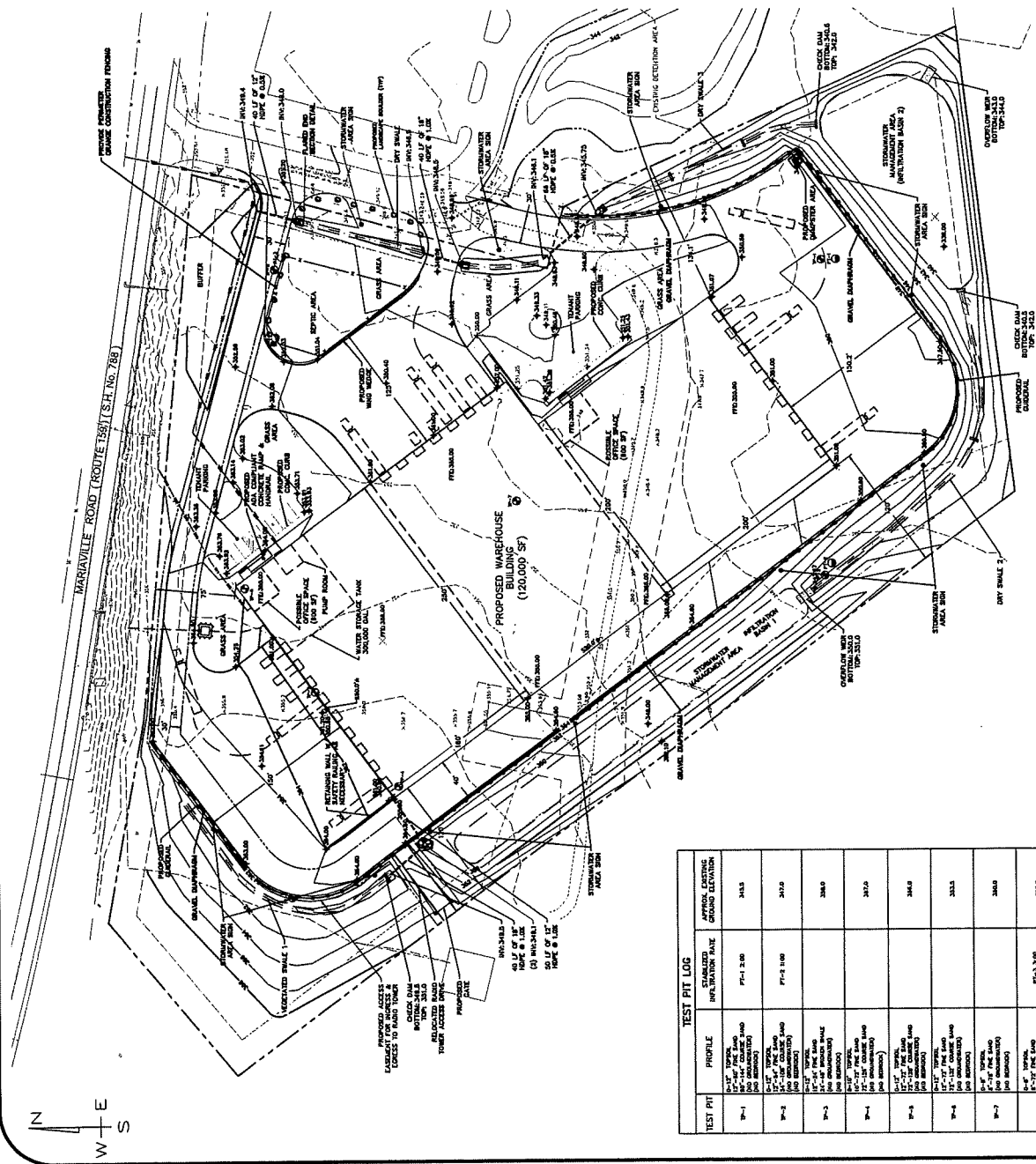
EMPIRE ENGINEERING, PLLC
1800 JAMESON ROAD
DUMFRIES, NY 12526
PH: 518-384-1117
EMAIL: CLON@EMPIREENG.NET

DAW LOGISTICS, INC.
891 MARIAVILLE ROAD
ROTTERDAM, NY

PROJECT
NO. 192023
DATE 11/19/2023
SCALE 1"=50'
SHEET 23/29

GRADING PLAN
NO. 192023
DATE 11/19/2023
SCALE 1"=50'
SHEET 23/29

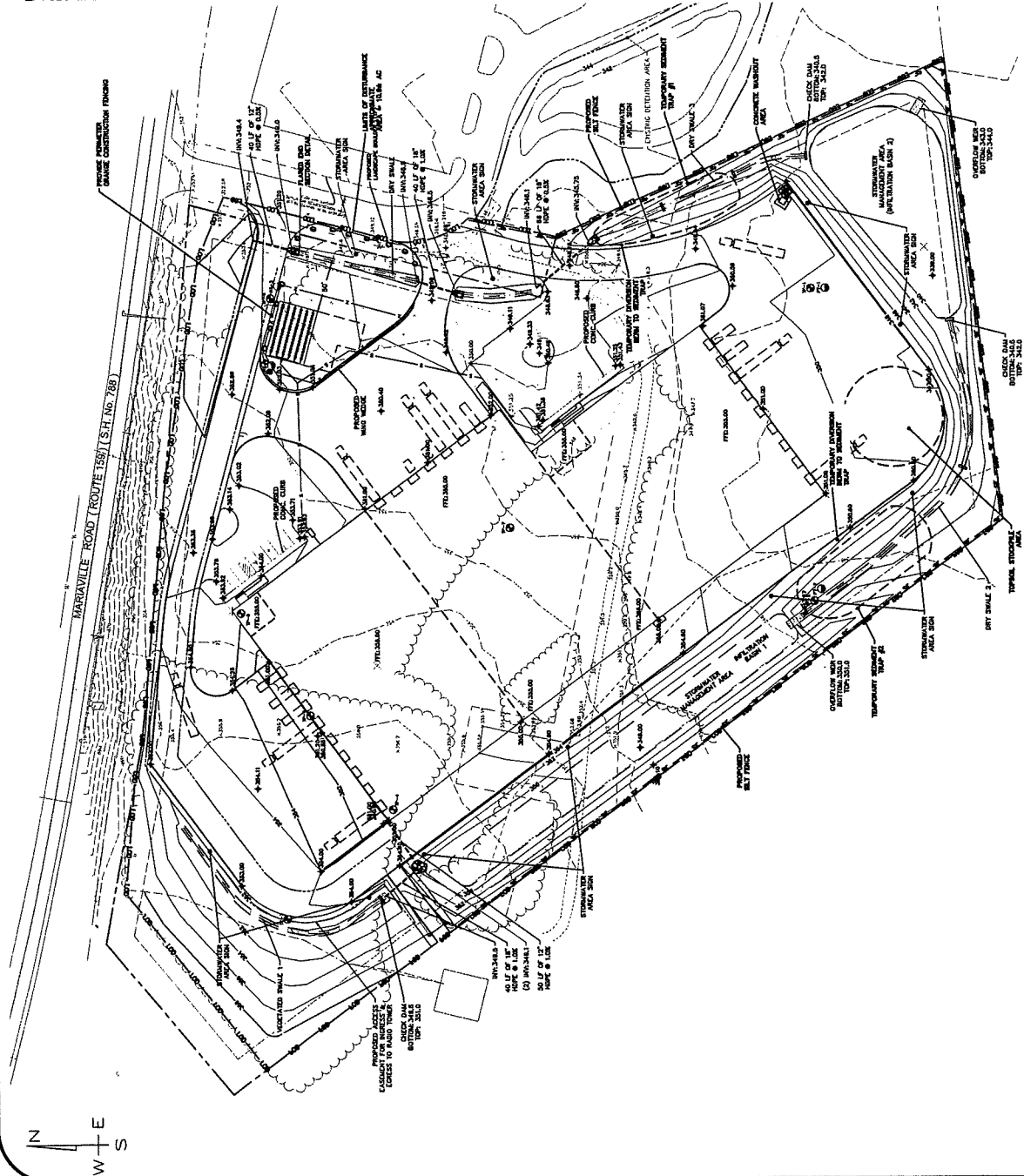
- GRADING NOTES:**
1. ALL VERTICALLY, THREE STAMP FOUNDATIONS, BRIDGE, EALS, AND CREEKS SHALL BE REMOVED FROM AREAS TO BE CONSTRUCTED.
 2. THE EXISTING GRADE SHALL BE MAINTAINED AS MUCH AS POSSIBLE FOR EXISTING FOUNDATIONS, THE REMAINING GRADES SHALL BE DETERMINED BY THE ENGINEER AND DETERMINED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 3. IN PLACE PRIOR TO CONSTRUCTION OF EARTH DISTURBANCE SHALL BE IN PLACE PRIOR TO CONSTRUCTION OF EARTH DISTURBANCE.
 4. LOCATE AND IDENTIFY ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO ANY EARTH DISTURBANCE.
 5. THE EXISTING GRADE SHALL BE MAINTAINED AS MUCH AS POSSIBLE FOR EXISTING FOUNDATIONS, THE REMAINING GRADES SHALL BE DETERMINED BY THE ENGINEER AND DETERMINED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 6. ELEVATION DATUM IS REFERRED TO NGVD 1988.
 7. PAVEMENT AND CONCRETE SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS. THE PAVEMENT SHALL BE MAINTAINED AS MUCH AS POSSIBLE FOR EXISTING FOUNDATIONS, THE REMAINING GRADES SHALL BE DETERMINED BY THE ENGINEER AND DETERMINED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

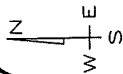


TEST PIT	PROFILE	STABILIZED IMPLANTATION RATE	APPROX. EXISTING GROUND ELEVATION
TP-1	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-1: 2.00	243.5
TP-2	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-2: 1.00	243.0
TP-3	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-3: 1.00	243.0
TP-4	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-4: 1.00	243.0
TP-5	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-5: 1.00	243.0
TP-6	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-6: 1.00	243.0
TP-7	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-7: 1.00	243.0
TP-8	12" x 12" x 12" (3' x 3' x 3') (3' x 3' x 3') (3' x 3' x 3')	PT-8: 1.00	243.0

Scale	1"=60'	C104	Sheet 4 / 9
Job	23006		

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:





PLANTING SCHEDULE									
SYMBOL	COMMON NAME	HEIGHT	SPACING	QUANTITY	UNIT	SYMBOL	COMMON NAME	HEIGHT	SPACING
1	RED BUD	10'	10' x 10'	10	0	2	RED BUD	10'	10' x 10'
3	RED BUD	10'	10' x 10'	10	0	4	RED BUD	10'	10' x 10'
5	RED BUD	10'	10' x 10'	10	0	6	RED BUD	10'	10' x 10'
7	RED BUD	10'	10' x 10'	10	0	8	RED BUD	10'	10' x 10'
9	RED BUD	10'	10' x 10'	10	0	10	RED BUD	10'	10' x 10'
11	RED BUD	10'	10' x 10'	10	0	12	RED BUD	10'	10' x 10'
13	RED BUD	10'	10' x 10'	10	0	14	RED BUD	10'	10' x 10'
15	RED BUD	10'	10' x 10'	10	0	16	RED BUD	10'	10' x 10'
17	RED BUD	10'	10' x 10'	10	0	18	RED BUD	10'	10' x 10'
19	RED BUD	10'	10' x 10'	10	0	20	RED BUD	10'	10' x 10'
21	RED BUD	10'	10' x 10'	10	0	22	RED BUD	10'	10' x 10'
23	RED BUD	10'	10' x 10'	10	0	24	RED BUD	10'	10' x 10'
25	RED BUD	10'	10' x 10'	10	0	26	RED BUD	10'	10' x 10'
27	RED BUD	10'	10' x 10'	10	0	28	RED BUD	10'	10' x 10'
29	RED BUD	10'	10' x 10'	10	0	30	RED BUD	10'	10' x 10'
31	RED BUD	10'	10' x 10'	10	0	32	RED BUD	10'	10' x 10'
33	RED BUD	10'	10' x 10'	10	0	34	RED BUD	10'	10' x 10'
35	RED BUD	10'	10' x 10'	10	0	36	RED BUD	10'	10' x 10'
37	RED BUD	10'	10' x 10'	10	0	38	RED BUD	10'	10' x 10'
39	RED BUD	10'	10' x 10'	10	0	40	RED BUD	10'	10' x 10'
41	RED BUD	10'	10' x 10'	10	0	42	RED BUD	10'	10' x 10'
43	RED BUD	10'	10' x 10'	10	0	44	RED BUD	10'	10' x 10'
45	RED BUD	10'	10' x 10'	10	0	46	RED BUD	10'	10' x 10'
47	RED BUD	10'	10' x 10'	10	0	48	RED BUD	10'	10' x 10'
49	RED BUD	10'	10' x 10'	10	0	50	RED BUD	10'	10' x 10'
51	RED BUD	10'	10' x 10'	10	0	52	RED BUD	10'	10' x 10'
53	RED BUD	10'	10' x 10'	10	0	54	RED BUD	10'	10' x 10'
55	RED BUD	10'	10' x 10'	10	0	56	RED BUD	10'	10' x 10'
57	RED BUD	10'	10' x 10'	10	0	58	RED BUD	10'	10' x 10'
59	RED BUD	10'	10' x 10'	10	0	60	RED BUD	10'	10' x 10'
61	RED BUD	10'	10' x 10'	10	0	62	RED BUD	10'	10' x 10'
63	RED BUD	10'	10' x 10'	10	0	64	RED BUD	10'	10' x 10'
65	RED BUD	10'	10' x 10'	10	0	66	RED BUD	10'	10' x 10'
67	RED BUD	10'	10' x 10'	10	0	68	RED BUD	10'	10' x 10'
69	RED BUD	10'	10' x 10'	10	0	70	RED BUD	10'	10' x 10'
71	RED BUD	10'	10' x 10'	10	0	72	RED BUD	10'	10' x 10'
73	RED BUD	10'	10' x 10'	10	0	74	RED BUD	10'	10' x 10'
75	RED BUD	10'	10' x 10'	10	0	76	RED BUD	10'	10' x 10'
77	RED BUD	10'	10' x 10'	10	0	78	RED BUD	10'	10' x 10'
79	RED BUD	10'	10' x 10'	10	0	80	RED BUD	10'	10' x 10'
81	RED BUD	10'	10' x 10'	10	0	82	RED BUD	10'	10' x 10'
83	RED BUD	10'	10' x 10'	10	0	84	RED BUD	10'	10' x 10'
85	RED BUD	10'	10' x 10'	10	0	86	RED BUD	10'	10' x 10'
87	RED BUD	10'	10' x 10'	10	0	88	RED BUD	10'	10' x 10'
89	RED BUD	10'	10' x 10'	10	0	90	RED BUD	10'	10' x 10'
91	RED BUD	10'	10' x 10'	10	0	92	RED BUD	10'	10' x 10'
93	RED BUD	10'	10' x 10'	10	0	94	RED BUD	10'	10' x 10'
95	RED BUD	10'	10' x 10'	10	0	96	RED BUD	10'	10' x 10'
97	RED BUD	10'	10' x 10'	10	0	98	RED BUD	10'	10' x 10'
99	RED BUD	10'	10' x 10'	10	0	100	RED BUD	10'	10' x 10'

- NOTES:
1. LANDSCAPE PLANTING WITH AUGMENTED TROPICAL IN 1" LAYERS.
 2. SEE LAYOUT SHEET FOR PLANTING DETAILS.

1. PLANTING SCHEDULE

PLANTING SCHEDULE									
TYPE	SYMBOL	COMMON NAME	HEIGHT	SPACING	QUANTITY	UNIT	TYPE	SYMBOL	COMMON NAME
1	1	RED BUD	10'	10' x 10'	10	0	2	2	RED BUD
3	3	RED BUD	10'	10' x 10'	10	0	4	4	RED BUD
5	5	RED BUD	10'	10' x 10'	10	0	6	6	RED BUD
7	7	RED BUD	10'	10' x 10'	10	0	8	8	RED BUD
9	9	RED BUD	10'	10' x 10'	10	0	10	10	RED BUD
11	11	RED BUD	10'	10' x 10'	10	0	12	12	RED BUD
13	13	RED BUD	10'	10' x 10'	10	0	14	14	RED BUD
15	15	RED BUD	10'	10' x 10'	10	0	16	16	RED BUD
17	17	RED BUD	10'	10' x 10'	10	0	18	18	RED BUD
19	19	RED BUD	10'	10' x 10'	10	0	20	20	RED BUD
21	21	RED BUD	10'	10' x 10'	10	0	22	22	RED BUD
23	23	RED BUD	10'	10' x 10'	10	0	24	24	RED BUD
25	25	RED BUD	10'	10' x 10'	10	0	26	26	RED BUD
27	27	RED BUD	10'	10' x 10'	10	0	28	28	RED BUD
29	29	RED BUD	10'	10' x 10'	10	0	30	30	RED BUD
31	31	RED BUD	10'	10' x 10'	10	0	32	32	RED BUD
33	33	RED BUD	10'	10' x 10'	10	0	34	34	RED BUD
35	35	RED BUD	10'	10' x 10'	10	0	36	36	RED BUD
37	37	RED BUD	10'	10' x 10'	10	0	38	38	RED BUD
39	39	RED BUD	10'	10' x 10'	10	0	40	40	RED BUD
41	41	RED BUD	10'	10' x 10'	10	0	42	42	RED BUD
43	43	RED BUD	10'	10' x 10'	10	0	44	44	RED BUD
45	45	RED BUD	10'	10' x 10'	10	0	46	46	RED BUD
47	47	RED BUD	10'	10' x 10'	10	0	48	48	RED BUD
49	49	RED BUD	10'	10' x 10'	10	0	50	50	RED BUD
51	51	RED BUD	10'	10' x 10'	10	0	52	52	RED BUD
53	53	RED BUD	10'	10' x 10'	10	0	54	54	RED BUD
55	55	RED BUD	10'	10' x 10'	10	0	56	56	RED BUD
57	57	RED BUD	10'	10' x 10'	10	0	58	58	RED BUD
59	59	RED BUD	10'	10' x 10'	10	0	60	60	RED BUD
61	61	RED BUD	10'	10' x 10'	10	0	62	62	RED BUD
63	63	RED BUD	10'	10' x 10'	10	0	64	64	RED BUD
65	65	RED BUD	10'	10' x 10'	10	0	66	66	RED BUD
67	67	RED BUD	10'	10' x 10'	10	0	68	68	RED BUD
69	69	RED BUD	10'	10' x 10'	10	0	70	70	RED BUD
71	71	RED BUD	10'	10' x 10'	10	0	72	72	RED BUD
73	73	RED BUD	10'	10' x 10'	10	0	74	74	RED BUD
75	75	RED BUD	10'	10' x 10'	10	0	76	76	RED BUD
77	77	RED BUD	10'	10' x 10'	10	0	78	78	RED BUD
79	79	RED BUD	10'	10' x 10'	10	0	80	80	RED BUD
81	81	RED BUD	10'	10' x 10'	10	0	82	82	RED BUD
83	83	RED BUD	10'	10' x 10'	10	0	84	84	RED BUD
85	85	RED BUD	10'	10' x 10'	10	0	86	86	RED BUD
87	87	RED BUD	10'	10' x 10'	10	0	88	88	RED BUD
89	89	RED BUD	10'	10' x 10'	10	0	90	90	RED BUD
91	91	RED BUD	10'	10' x 10'	10	0	92	92	RED BUD
93	93	RED BUD	10'	10' x 10'	10	0	94	94	RED BUD
95	95	RED BUD	10'	10' x 10'	10	0	96	96	RED BUD
97	97	RED BUD	10'	10' x 10'	10	0	98	98	RED BUD
99	99	RED BUD	10'	10' x 10'	10	0	100	100	RED BUD

- NOTES:
1. LANDSCAPE PLANTING WITH AUGMENTED TROPICAL IN 1" LAYERS.
 2. SEE LAYOUT SHEET FOR PLANTING DETAILS.

2. LIGHTING SCHEDULE

- LANDSCAPING NOTES:
1. PROVIDE NECESSARY TROPICAL PLANTING WITH AUGMENTED TROPICAL IN 1" LAYERS.
 2. ALL PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 3. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 4. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 5. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 6. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 7. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 8. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 9. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.
 10. LANDSCAPING SHALL BE COMPLETED BY THE LANDSCAPER AND SHALL BE DELIVERED TO THE SITE IN A CONDITION TO BE PLANTED.

LANDSCAPING PLAN

DATE: 06/14/2023

SCALE: 1"=50'

SHEET: 23006

C105

Sheet 5/9

EMPIRE ENGINEERING, PLLC

1805 DUANE ROAD

ROCHESTER, NY 14620

PH: (516) 451-1117

EMAIL: CLOUGH@EMPIREENG.COM

PROJECT:

DAIM LOGISTICS, INC.

851 MARIVILLE ROAD

ROTERDAM, NY

EMPIRE ENGINEERING, PLLC

1805 DUANE ROAD

ROCHESTER, NY 14620

PH: (516) 451-1117

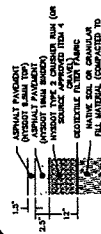
EMAIL: CLOUGH@EMPIREENG.COM

PROJECT:

DAIM LOGISTICS, INC.

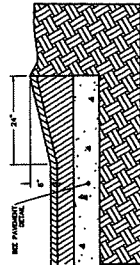
851 MARIVILLE ROAD

ROTERDAM, NY

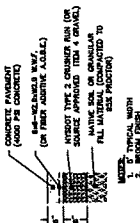


1. ASPHALT PAVEMENT DETAIL
2. ASPHALT PAVEMENT DETAIL
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10. ASPHALT PAVEMENT DETAIL

1 ASPHALT PAVEMENT DETAIL



2 ASPHALT WING WEDGE DETAIL



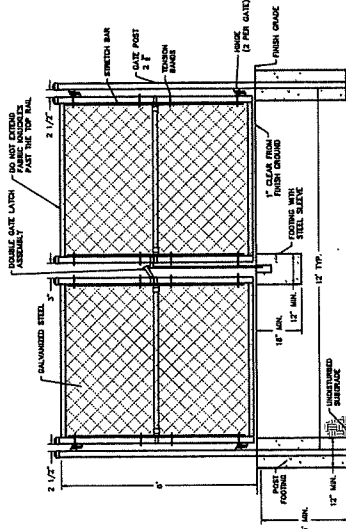
3 CONCRETE DETAIL



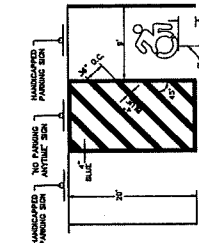
4 INTEGRAL CONCRETE CURB DETAIL



5 GRAVEL DETAIL



6 DOUBLE SWING GATE DETAIL

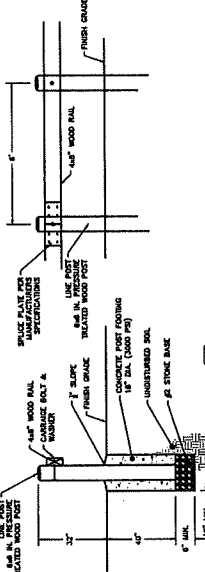


7 IDEAL HANDICAPPED SPACE DETAIL

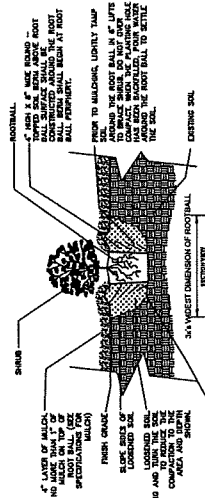
TYPE	WIDE	STANDARD	NARROW	MIN. CLEARANCE	MIN. TURNING RADIUS
1	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
2	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
3	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
4	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
5	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
6	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
7	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
8	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
9	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"
10	10'-0"	8'-0"	6'-0"	5'-0"	10'-0"

1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA.
2. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA.
3. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA.
4. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA.
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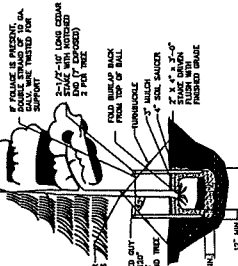
8 SIGN TABLE



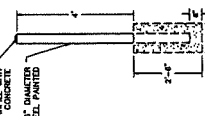
9 INVERTED GATE DETAIL



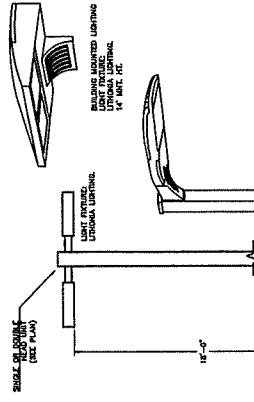
10 TYPICAL SHRUB PLANTING DETAIL



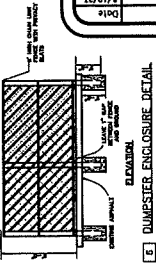
11 TYPICAL TREE PLANTING DETAIL



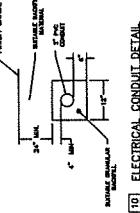
12 BOLLARD DETAIL



13 LIGHT FIXTURE & POLE BASE DETAIL



14 DUMPESTER ENCLOSURE DETAIL



15 ELECTRICAL CONDUIT DETAIL

CHESBROUGH & SONS, INC.
1000 CHESBROUGH ROAD
DALLAS, TEXAS 75243
PH (214) 343-1111
FAX (214) 343-1112

DAIM LOGISTICS, INC.
681 MARIANVILLE ROAD
ROTTERDAM, NY

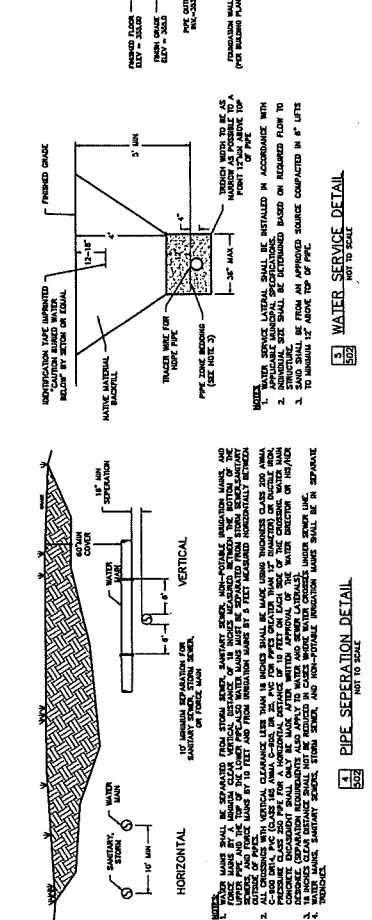
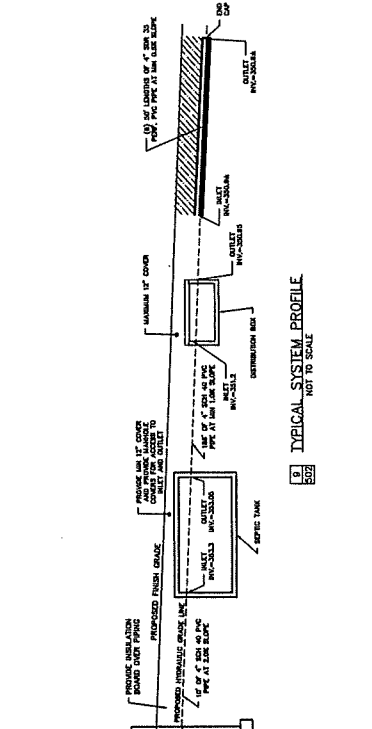
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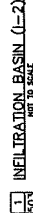
UTILITY DETAILS		Sheet	C502	Sheet 7 / 9
Date	06/14/2023			
Name	N.T.S.			
Job #	23008			





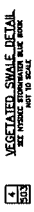
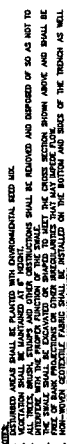
NOTES:

1. SEE SIGN DETAIL FOR MARGOR TEXT
2. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENTATION BASIN WHEN IT IS 50% FULL (AT THE 2-FOOT MARK)

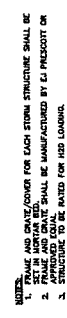
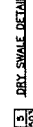


NOTES:

1. THE ENTIRE INFILTRATION BASIN AREA SHALL BE DEEP RIPPED TO LOOSE SUBSOIL. THE ENTIRE BASIN AREA SHALL BE RECOMPACTED TO 95% OF THE SUBSOIL MATERIAL IS ENCOUNTERED. THE MATERIAL SHOULD BE REMOVED FROM THE BASIN AREA AND REPLACED WITH SUITABLE GRANULAR FILL.
2. OVERFLOW HUR SHALL BE CONSTRUCTED WITH A LANE OF 12" D50-60" RIP RAP LAY OVER GEOTEXTILE FABRIC.
3. SEDIMENT MARKER SHALL BE A MINIMUM 2" SCHEDULE 40 PVC PIPE BURIED 18" MIN. INTO THE FILL. THE MARKER SHALL BE PLACED AT A POINT 27' ABOVE THE FOREBAY BOTTOM.



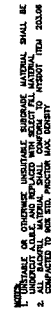
1. ALL TRUCK BRUSH, STUMPS AND OTHER OBSTRUCTIONS SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTION OF THE STALL.



PRECAST CONCRETE STORM CATCH BASIN

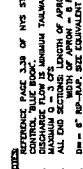
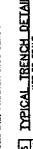


GRAVEL DIAPHRAGM DETAIL

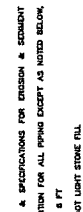


NOTES

1. UNSTABLE OR OTHERWISE UNSUITABLE SUBGRADE MATERIAL SHALL BE UNDERCUT ABOVE AND REPLACED WITH SELECT FILL MATERIAL.
2. ALL BACKFILL MATERIAL SHALL CONFORM TO MTD007 ITEM 203.06 COMPACTED TO 90% STD. PROCTOR MAX. DENSITY.



REFERENCE PAGE 3.38 OF NYS ST
CONTROL "BLUE BOOK".
DISCHARGE FLOW IS MINIMUM TAILWA
MAXIMUM Q = 3 CFS
ALL END SECTIONS: LENGTH OF APRON = 8 F
D₅₀ = 6" R₉₀-RAP. SIZE EQUIVALENT



& SPECIFICATIONS FOR EROSION & SEDIMENT
PROTECTION FOR ALL PIPING EXCEPT AS NOTED BELOW,
6 FT
NOT LIGHT STONE FILL



7
503

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

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL SUPERVISOR.

OF A PROFESSIONAL ENGINEER

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. 0835840



EMPIRE ENGINEERING, PLLC
1900 DUANE SBURG ROAD
DUANE SBURG, NY 12056
PH: (518) 858-4117

PROJECT

DAIM LOGISTICS, INC.
681 MARIAVILLE ROAD
ROTTERDAM, NY

Title STORMWATER DETAILS	Sheet		C503	Sheet 8 / 9
	Date	06/14/2023		
	Notes	N.T.S.		
	Job #	23006		

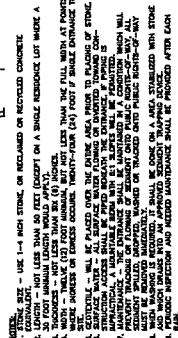
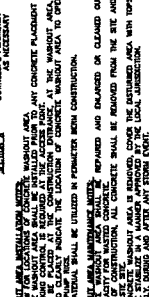
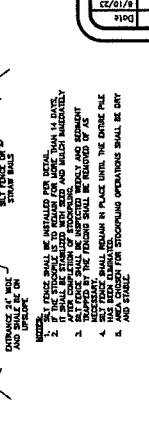
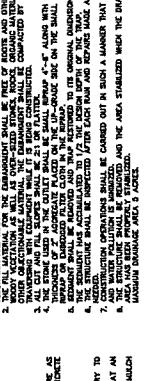


Diagram illustrating a channel cross-section with a cutoff trench. The trench is labeled "CUTOFF TRENCH" and has dimensions "B' WIDE" and "D' DEEP". The channel slope is labeled "SLOPE" and "TOE". The spacing between the trench and the channel is labeled "X". The diagram is labeled "PROFILE NOT TO SCALE".



1. WHICH WERE FORCE TO BE FASTENED SECURELY TO FORCE POSTS WITH NAILS TWO INCHES LONG. THE FORCE POSTS SHALL BE SET IN SUCH A MANNER AS TO HOLD THE FORCE LINES SPACED EVERY 24" AT TOP AND BOTTOM SECTION. FORCE SHALL BE WOUND WIRE, 3. MAXIMUM BUSH SPACING SHALL BE 12 INCHES. FORCE CLOTH SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FOLDED CLOTH SHALL BE UNDER FORCE L. ABOUT TWO INCHES THICK OR APPROVED EQUIVALENT. APPROVED EQUIVALENT. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REQUIRED WHEN "BULGES" DEVELOP IN THE BUSH FORCE.



No.	Revision	Revised Date
1	AS/ISO PER	10/01/2010



SECTION CONTROL IN ANCHOR

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

IT IS A VIOLATION OF SECTION 7209 OF THE NY'S EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE AUTHORITY OF A PERSONNEL

UNDER THE DIRECT SUPERVISION
OF A PROFESSIONAL ENGINEER.

CHRISTOPHER D. LONGO, PE
N.Y.C.
L.I.C.
DORMER

RITE-LITE, INC.

EMPIRE ENGINEERING, PLLC
1800 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 858-4117
EMAIL: CLONGO@EMPIREENG.NET

PROJECT
DAIM LOGISTICS, INC.
681 MARIAVILLE ROAD
ROTTERDAM NY

EROSION & SEDIMENT CONTROL DETAILS

DATE	06/14/2023	C504	SHEET 9 / 9
SCALE	1"=50'		
PROJECT	23006		

Traffic Assessment

For
DAIM Logistics, Inc

At
681 Mariaville Road
Town of Rotterdam, NY 12306

RECEIVED

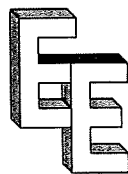
AUG 11 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Prepared For:

DAIM Logistics, Inc
128 Park Drive
Fultonville, NY 12072

Prepared By:



Empire Engineering, PLLC

1900 Duanesburg Road
Duanesburg, NY 12056

August 10, 2023



Table of Contents

Project Information.....	3
Purpose	3
Existing Site Description.....	3
Existing Traffic Data	3
Travel Speeds	3
Speed Data	3
Proposed Conditions.....	3
Proposed Project Description	3
Summary of Traffic Impacts	4
Projected Trip Generation	4
Internal Circulation	4
Mitigation Measures.....	4

Appendices

Appendix A

Existing Traffic Data

Appendix B

Existing Condition Intersection Analysis

Appendix C

Trip Generation & Distribution

Appendix D

Truck Turning Plan

Project Information

Purpose

The subject project is the proposed construction of a warehouse distribution center with associated access drives, parking, septic system, and connection to the municipal water supply. The subject site is located at 681 Mariaville Road (**NYS Route 159**) in the Town of Rotterdam and approximately 11.1 acres. The property is identified by Tax Map # 47.-8-6.14.

Existing Site Description

The subject property is currently vacant. The property is predominantly forested with some brush. Access to the property is from Mariaville road utilizing an existing shared drive. There is a gated access road into the subject property leading along the east bounds heading westerly to a small clearing and an existing building which lies on the neighboring property.

The subject property is one parcel comprising of 11.1± total acres with 710± feet of frontage along Mariaville Road along with 60.68 feet of Ingress/Egress and Utility Easement. The property is located approximately 980 feet westerly from the intersection with Burdeck Street.

Existing Traffic Data

The nearest intersection to be impacted by the subject project is the intersection at Mariaville Road with Burdeck Street. The intersection was recently reviewed in person March 12th and 13th, 2019 for both AM and PM peak hours. Included within Appendix A are the resulting hard counts for the subject intersection.

Travel Speeds

Speed Data

The posted speed limit on Mariaville Road is 45 MPH. A 2020 speed study conducted by NYSDOT revealed an 85th percentile speed of 54 MPH along Burdeck St (Rt 337). The NYSDOT data is included within Appendix A.

Proposed Conditions

Proposed Project Description

The subject project consists of the development of a Warehouse building on the lot, zoned Light Industrial. There is one structure proposed for the property, a 120,000 sf warehouse, capable of being divided into three (3) spaces of 40,000 sf each for use as dry storage.

The project has been designed utilizing one access point, onto Mariaville Road. The access point is an existing NYSDOT approved driveway to service both the subject property to the west and an existing manufacturing facility to the East. The interconnected drive provides common access to service both the front and rear of the building to allow circulation through the site.

The internal driveway locations and layout have been designed considering cross access, intersection distance and driveway sight distance. A sight distance diagram for the existing driveway is included in Appendix A. All site triangle legs meet the AASHTO recommended minimum distances.

Summary of Traffic Impacts

The proposed development will maintain an existing driveway at an acceptable Level of Service along the existing State Highway. The nearest intersection with Burdeck Street (NYS Route 338) has significant remaining capacity as indicated in recent capacity analyses. Proposed internal driveways have been kept a maximum practicable distance away from the commercial driveway entrance while allowing for shared access to multiple parcels. The trips anticipated to be generated from the parcel do not significantly alter the existing conditions of the intersection.

Projected Trip Generation

The ITE Trip Generation Manual 10th Edition was utilized to determine the trips to be generated for the proposed use. The proposed uses are characterized as LUC 150 Warehouse. The anticipated trip generation data and site distribution diagram are included within Appendix D. The number of one-way trip ends generated for the site driveway is approximately 23 trips in the PM peak hour.

Internal Circulation

The proposed layout of the site was designed considering the need for internal circulation but also the segregation of individual parcels and parking lots. An internal circulation route has been provided however it was also designed to minimize the potential for cut-through traffic which may attempt to avoid the intersection. A truck turning route has been mapped and a plan is enclosed as Appendix F.

Mitigation Measures

There are no mitigation measures necessary for the subject intersection from the proposed project.

Appendix A

Existing Traffic Data



New York State Department of Transportation

Please enter the title

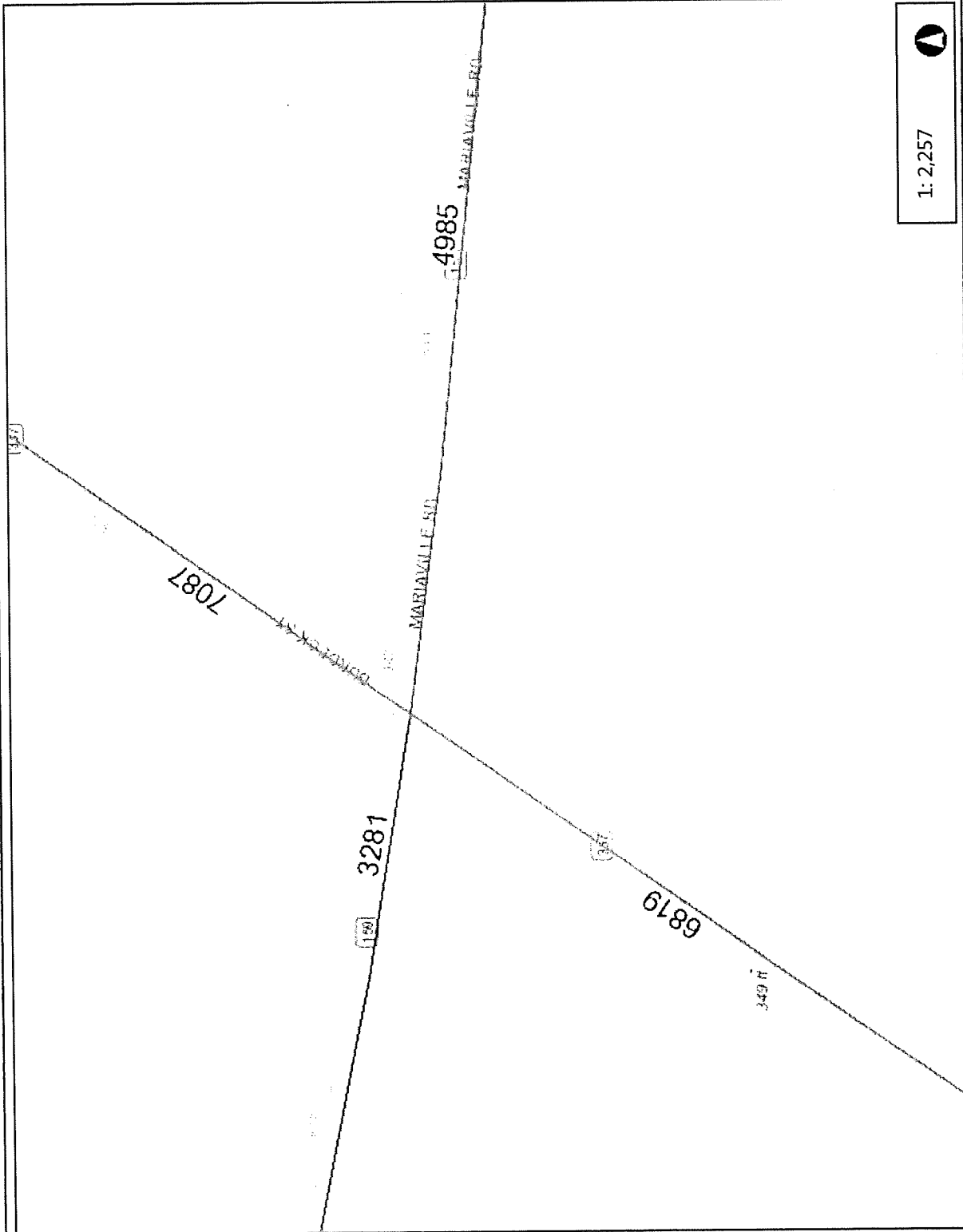
Legend

Average Daily Traffic, 2015

- 1 - 1500
- 1501 - 4000
- 4001 - 10000
- 10001 - 25000
- 25001 - 75000
- 75001 - 300000
- No Data

Notes

Please enter the notes



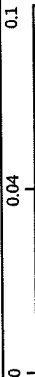
1: 2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

New York State Department of Transportation
Speed Count Average Weekday Report

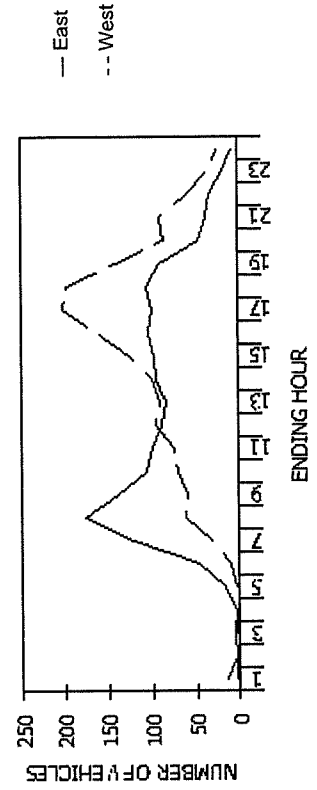
Station: 160033
Route #: NY 159 Road name: sr159
From: CR 54
To: RT 337 JCT
Direction: East

Start date: Tue 11/08/2011 14:00
End date: Mon 11/14/2011 13:45
County: Schenectady
Town: ROTTERDAM
Speed limit: 55
LION#:
Count duration: 144 hours
Functional class: 16
Factor group: 30
Batch ID: DOT-R01WW46A
Count taken by: Org: TST Init: BJJ
Processed by: Org: DOT Init: MLA

Counts have been summarized into NYSDOT EI standard bins

		Speeds, mph																				
Hour	0.0-30.0	30.1-35.0	35.1-40.0	40.1-45.0	45.1-50.0	50.1-55.0	55.1-60.0	60.1-65.0	65.1-70.0	70.1-75.0	75.1-80.0	80.1-85.0	85.1-115.0	% Exc 55.0	% Exc 60.0	% Exc 65.0	% Exc 70.0	% Exc 75.0	Avg	50th%	85th%	Total
1:00	0	1	0	1	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	39.8	42.6	47.8	3
2:00	1	0	0	1	0	0	1	0	0	0	0	0	0	33.3	0.0	0.0	0.0	0.0	33.0	42.6	57.8	3
3:00	0	2	1	1	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	37.7	37.6	46.3	5
4:00	0	1	0	0	0	1	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	40.1	35.0	53.6	2
5:00	1	2	1	2	3	5	2	1	0	0	0	0	0	17.6	5.9	0.0	0.0	0.0	43.1	49.2	56.2	17
6:00	4	7	3	4	10	11	7	1	0	0	0	0	0	17.0	2.1	0.0	0.0	0.0	41.0	47.8	55.7	47
7:00	11	16	8	10	32	24	16	3	2	0	0	0	0	17.2	4.1	1.6	0.0	0.0	41.0	47.6	55.9	122
8:00	10	18	14	19	36	52	24	4	0	0	0	0	0	15.8	2.3	0.0	0.0	0.0	43.1	48.9	55.4	177
9:00	8	18	20	16	30	31	14	2	1	0	0	0	0	12.1	2.1	0.7	0.0	0.0	41.5	46.4	54.4	140
10:00	5	16	9	10	28	23	12	2	1	0	0	0	0	14.2	2.8	0.9	0.0	0.0	42.4	47.4	54.9	106
11:00	8	16	14	7	21	22	10	2	0	0	0	0	0	11.4	2.3	0.0	0.0	0.0	40.3	45.3	54.2	88
12:00	6	14	12	11	17	18	8	2	0	0	0	0	0	10.7	3.6	0.0	0.0	0.0	40.0	45.4	54.0	84
13:00	7	11	12	11	16	18	6	3	0	0	0	0	0	10.5	2.1	0.0	0.0	0.0	40.5	46.4	53.9	95
14:00	8	12	8	13	25	19	8	2	0	0	0	0	0	9.3	1.0	0.0	0.0	0.0	40.5	45.6	53.6	97
15:00	7	12	12	15	23	19	8	1	0	0	0	0	0	6.7	1.0	0.0	0.0	0.0	42.1	45.8	52.9	105
16:00	4	11	14	19	30	20	6	1	0	0	0	0	0	7.1	2.0	1.0	0.0	0.0	40.1	45.3	52.9	99
17:00	7	13	19	18	26	18	5	1	1	0	0	0	0	4.7	0.9	0.0	0.0	0.0	39.9	43.9	51.8	106
18:00	7	13	19	18	27	17	4	1	0	0	0	0	0	8.8	1.1	1.1	0.0	0.0	41.6	46.3	53.3	91
19:00	5	10	12	11	29	16	7	0	1	0	0	0	0	6.3	0.0	0.0	0.0	0.0	39.5	45.5	53.1	48
20:00	4	8	5	6	11	11	3	0	0	0	0	0	0	5.3	0.0	0.0	0.0	0.0	41.6	46.0	53.0	38
21:00	2	4	5	6	10	9	2	0	0	0	0	0	0	6.1	0.0	0.0	0.0	0.0	39.1	45.3	52.6	33
22:00	3	5	4	4	9	6	2	0	0	0	0	0	0	10.5	5.3	0.0	0.0	0.0	42.0	46.9	54.2	19
23:00	1	3	1	3	4	5	1	1	0	0	0	0	0	25.0	12.5	0.0	0.0	0.0	40.2	47.6	59.0	8
24:00	1	1	0	1	2	1	1	1	0	0	0	0	0	11.1	2.1	0.4	0.0	0.0	41.0	46.3	54.1	1633
Avg. Daily Total	110	216	186	203	391	346	147	28	6	0	0	0	0	11.1	2.1	0.4	0.0	0.0	41.0	46.3	54.1	1633
Percent	6.7%	13.2%	11.4%	12.4%	23.9%	21.2%	9.0%	1.7%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Cum. Percent	6.7%	20.0%	31.4%	43.8%	67.7%	88.9%	97.9%	99.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				68

TRAFFIC FLOW BY DIRECTION



		Avg. Speed		50th% Speed		85th% Speed	
East		41.0	46.3	54.1			
West		41.9	44.9	53.3			

		Peak Hour Data		2-way	
Direction	Hour	Count	Hour	Count	Count
East	8	177	8 A.M.	239	239
West	17	202	18 P.M.	304	304

New York State Department of Transportation
Speed Count Average Weekday Report

Station: 160033
Route #: NY 159
From: CR 54
To: RT 337 JCT
Direction: West

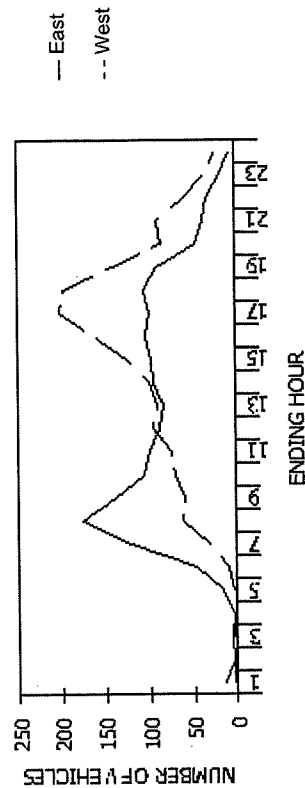
Start date: Tue 11/08/2011 14:00
End date: Mon 11/14/2011 13:45
County: Schenectady
Town: ROTTERDAM
Speed limit: 55
LION#:
Count taken by: BJJ
Processed by: ML

Count duration: 144 hours
Functional class: 16
Factor group: 30
Batch ID: DOT-R01WW46A
Org: TST Init: BJJ
Org: DOT Init: ML

Counts have been summarized into NYSDOT EI standard bins

		Speeds, mph																				
Hour	0.0-30.0	30.1-35.0	35.1-40.0	40.1-45.0	45.1-50.0	50.1-55.0	55.1-60.0	60.1-65.0	65.1-70.0	70.1-75.0	75.1-80.0	80.1-85.0	85.1-115.0	% Exc 55.0	% Exc 60.0	% Exc 65.0	% Exc 70.0	% Exc 75.0	Avg	50th%	85th%	Total
1:00	0	1	2	2	6	3	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	44.5	46.7	51.6	14
2:00	0	0	0	0	1	1	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	49.9	50.0	53.6	2
3:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	43.8	40.0	53.6	2
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
5:00	0	0	1	0	1	2	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	46.6	50.0	53.6	4
6:00	1	1	1	3	7	5	3	0	0	0	0	0	0	11.1	11.1	0.0	0.0	0.0	39.3	45.9	53.3	9
7:00	3	2	3	8	7	5	3	0	0	0	0	0	0	9.7	0.0	0.0	0.0	0.0	40.0	44.7	53.4	31
8:00	2	7	11	14	13	9	5	1	0	0	0	0	0	9.7	1.6	0.0	0.0	0.0	41.7	44.0	53.2	62
9:00	4	6	7	13	16	9	5	1	0	0	0	0	0	9.8	1.6	0.0	0.0	0.0	41.0	45.2	53.3	61
10:00	4	4	12	16	16	15	4	0	1	0	0	0	0	6.9	1.4	1.4	0.0	0.0	41.7	45.0	53.1	72
11:00	4	8	17	14	15	12	4	1	0	0	0	0	0	6.7	1.3	0.0	0.0	0.0	40.3	43.1	52.4	75
12:00	4	9	18	24	21	14	5	1	0	0	0	0	0	6.3	1.0	0.0	0.0	0.0	41.1	43.6	52.0	96
13:00	4	8	16	20	20	16	6	1	0	0	0	0	0	7.7	1.1	0.0	0.0	0.0	41.6	44.4	53.0	91
14:00	2	9	12	22	20	25	8	2	0	0	0	0	0	10.0	2.0	0.0	0.0	0.0	43.8	46.3	54.0	100
15:00	4	11	25	22	26	24	9	3	1	0	0	0	0	10.4	3.2	0.8	0.0	0.0	42.4	45.1	53.9	125
16:00	6	14	31	29	32	32	16	3	0	0	0	0	0	11.7	1.8	0.0	0.0	0.0	42.3	45.3	54.2	163
17:00	9	20	30	44	47	35	13	3	1	0	0	0	0	8.4	2.0	0.5	0.0	0.0	41.7	44.8	53.2	202
18:00	4	27	41	39	45	29	11	2	0	0	0	0	0	6.6	1.0	0.0	0.0	0.0	41.6	43.5	52.2	198
19:00	7	15	19	24	37	28	8	2	1	0	0	0	0	7.8	2.1	0.7	0.0	0.0	41.7	45.8	53.2	141
20:00	4	8	16	19	19	15	6	0	0	0	0	0	0	6.9	0.0	0.0	0.0	0.0	41.2	44.1	52.7	87
21:00	3	10	13	16	25	16	7	0	0	0	0	0	0	7.8	0.0	0.0	0.0	0.0	42.2	45.6	53.0	90
22:00	2	7	8	11	14	10	8	0	0	0	0	0	0	13.3	0.0	0.0	0.0	0.0	42.5	45.8	54.6	60
23:00	0	4	6	7	8	6	3	1	0	0	0	0	0	11.4	2.9	0.0	0.0	0.0	43.8	45.4	54.0	35
24:00	0	1	2	6	5	6	2	1	0	0	0	0	0	13.0	4.3	0.0	0.0	0.0	46.4	47.6	54.7	23
Avg. Daily Total	67	172	292	351	397	314	123	23	4	0	0	0	0	8.6	1.5	0.2	0.0	0.0	41.9	44.9	53.3	1743
Percent	3.8%	9.9%	16.8%	20.1%	22.8%	18.0%	7.1%	1.3%	0.2%	0.0%	0.0%	0.0%	0.0%									
Cum. Percent	3.8%	13.7%	30.5%	50.6%	73.4%	91.4%	98.5%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%									
Average hour	3	7	12	15	17	13	5	1	0	0	0	0	0									73

TRAFFIC FLOW BY DIRECTION



		Avg. Speed		50th% Speed		85th% Speed	
Direction	East	Hour	Count	Hour	Count	Hour	Count
	West	Hour	Count	Hour	Count	Hour	Count
Peak Hour Data		Hour	Count	2-way A.M.	Count	Hour	Count
		17	202	8	239	18	304
		8	177	5	304		

Station 160258

NY 159

from NY 337 BURDECK ST to RT 7
SCHENECTADY END RT 159**Direction:** Combined Total

Calculation Year:	2019
AADT Type:	Estimate
AADT:	5088

Truck AADT Type:	Actual
Truck AADT:	293
Truck Percentage:	6

NHS:	
Functional Class:	17
Route_ID	100096011

Average Speed (mph):	32
DHV:	443
DDHV:	247
Morning Peak:	343
Afternoon Peak:	364
Evening Peak:	494

Station 160033

NY 159

from CR 54 to NY 337 BURDECK ST

Direction:**Combined Total**

Calculation Year:	2019
AADT Type:	Estimate
AADT:	3003

Truck AADT Type:	Actual
Truck AADT:	259
Truck Percentage:	9

NHS:	
Functional Class:	16
Route_ID	100096011

Average Speed (mph):	44
DHV:	270
DDHV:	172
Morning Peak:	166
Afternoon Peak:	188
Evening Peak:	292

Retired:

Retired Year:

Retired Notes:

Traffic Data Viewer

+

Station Number Ref Marker

0

←

Station: 160033, 2020, Combined Total

Station: 160033, 2020, Combined Total

COUNT_ID	160033_06092020
REGION	01
REGION_CODE	1
COUNTY_CODE	6
STATION	0033
RCSTA	160033
FUNCTIONAL_CLASS	16
FACTOR_GROUP	30.00
LATITUDE	42.79663
LONGITUDE	-74.01761
SPECIFIC_RECORDER_PLACEMENT	210' E of Old Mariaville Rd
CHANNEL_NOTES	
DATA_TYPE	Speed Statistics
SPEED_LIMIT	45
YEAR_	2020
MONTH_	6
DAY_OF_FIRST_DATA	9
FEDERAL_DIRECTION	Combined Total
FULL_COUNT	Y
AVG_WKDAY_BIN_1	1
AVG_WKDAY_BIN_2	6
AVG_WKDAY_BIN_3	19
AVG WKDAY BIN 4	129

165115
 160233 QUANESBURG RD
 160033 Esri, HERE, Garmin, GeoTechnologies, Inc., I...

600ft

74 004 42 793 Degree

--	--	--	--

1992

160233 DUANE SBURG RD

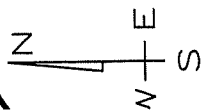
160025

Esri, HERE, Garmin, GeoTechnologies, Inc., I...

74105 42 704 Degrees

Appendix B

Existing Condition Intersection Analysis



MIXED
COMMERCIAL
USE

MIXED
COMMERCIAL
USE

MULTI-FAMILY
RESIDENTIAL

7 / MARIVILLE ROAD (STATE ROUTE 159)
7 / DRIVEWAY

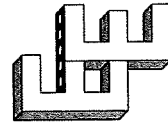
5am 164am 29am
39pm 343pm 45pm
33am 35pm
33am 110pm
59am 29pm

21am 18pm
85am 84pm
122am 43pm
44am 304am 18am
58pm 161pm 37pm

MIXED
COMMERCIAL
USE

PROJECT SITE

CONVENIENCE
STORE



EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 858-4117
EMAIL: CLONGO@EMPIREENG.NET

Project
DAIM LOGISTICS, INC.
681 MARIVILLE ROAD
ROTTERDAM, NY

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

IT IS A VIOLATION OF SECTION 7209 OF
THE NYS EDUCATION LAW FOR ANY
PERSON TO ALTER ANY ITEM ON THIS
PLAN IN ANY WAY UNLESS HE/SHE IS
ACTING UNDER THE DIRECT SUPERVISION
OF A PROFESSIONAL ENGINEER.

No.	Revision/Issue	Date

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095840

TRAFFIC DATA SCHEMATIC		
Date	05/12/2023	Sheet
Scale	N.T.S.	C101
Job	23006	

EXISTING CONDITION - 2019

Appendix C

Trip Generation & Distribution

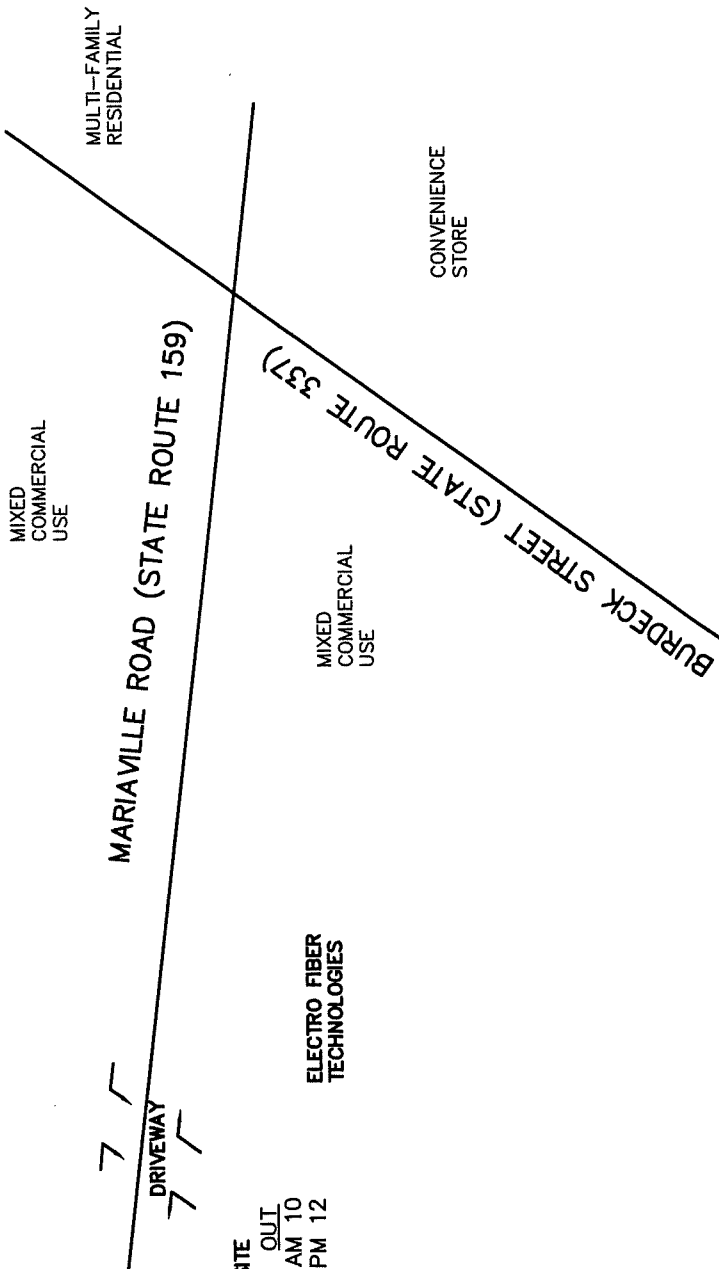
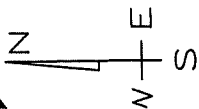
INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code Description	Unit of Measure	Trips Per Unit	Setting/Location	
			General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL				
30 Intermodal Truck Terminal	1,000 SF GFA	1.72		
90 Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL				
110 General Light Industrial	1,000 SF GFA	0.63		
130 Industrial Park	1,000 SF GFA	0.40		
140 Manufacturing	1,000 SF GFA	0.67		
150 Warehouse	1,000 SF GFA	0.13		
151 Mini-Warehouse	1,000 SF GFA	0.17		
154 High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155 High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156 High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157 High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160 Data Center	1,000 SF GFA	0.09		
170 Utilities	1,000 SF GFA	2.27		
180 Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL				
210 Single-Family Detached Housing	Dwelling Units	0.99		
220 Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221 Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222 Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231 Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232 High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240 Mobile Home Park	Dwelling Units	0.46		
251 Senior Adult Housing - Detached	Dwelling Units	0.30		
252 Senior Adult Housing - Attached	Dwelling Units	0.26		
253 Congregate Care Facility	Dwelling Units	0.18		
254 Assisted Living	1,000 SF GFA	0.48		
255 Continuing Care Retirement Community	Units	0.16		
260 Recreation Homes	Dwelling Units	0.28		
265 Timeshare	Dwelling Units	0.63		
270 Residential Planned Unit Development	Dwelling Units	0.69		
LODGING				
310 Hotel	Rooms	0.60		
311 All Suites Hotel	Rooms	→	0.36	0.17
312 Business Hotel	Rooms	0.32		
320 Motel	Rooms	0.38		
330 Resort Hotel	Rooms	0.41		
RECREATIONAL				
411 Public Park	Acres	0.11		
416 Campground / Recreation Vehicle Park	Acres	0.98		
420 Marina	Berths	0.21		
430 Golf Course	Acres	0.28		
431 Miniature Golf Course	Holes	0.33		

Code Description	Unit of Measure	Trips Per Unit	Setting/Location	
			General Urban/ Suburban	Dense Multi- Use Urban
432 Golf Driving Range	Tees/Driving Positions	1.25		
433 Bowling Cages	Cages	2.22		
434 Rock Climbing Gym	1,000 SF GFA	1.64		
435 Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436 Trampoline Park	1,000 SF GFA	1.50		
437 Bowling Alley	1,000 SF GFA	1.16		
440 Adult Cabaret	1,000 SF GFA	2.93		
444 Movie Theater	1,000 SF GFA	6.17		
445 Multiplex Movie Theater	1,000 SF GFA	4.91		
452 Horse Racetrack	Seats	0.06		
454 Dog Racetrack	Attendees	0.15		
460 Arena	1,000 SF GFA	0.47		
462 Professional Baseball Stadium	Attendees	0.15		
465 Ice Skating Rink	1,000 SF GFA	1.33		
466 Snow Ski Area	Slopes	26.00		
473 Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480 Amusement Park	Acres	3.95		
482 Water Slide Park	Parking Spaces	0.28		
488 Soccer Complex	Fields	16.43		
490 Tennis Courts	Courts	4.21		
491 Racquet/Tennis Club	Courts	3.82		
492 Health/Fitness Club	1,000 SF GFA	3.45		
493 Athletic Club	1,000 SF GFA	6.29		
495 Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL				
520 Elementary School	1,000 SF GFA	1.37		
522 Middle School / Junior High School	1,000 SF GFA	1.19		
530 High School	1,000 SF GFA	0.97		
534 Private School (K-8)	Students	0.26		
536 Private School (K-12)	Students	0.17		
537 Charter Elementary School	Students	0.14		
538 School District Office	1,000 SF GFA	2.04		
540 Junior / Community College	1,000 SF GFA	1.86		
550 University/College	1,000 SF GFA	1.17		
560 Church	1,000 SF GFA	0.49		
561 Synagogue	1,000 SF GFA	2.92		
562 Mosque	1,000 SF GFA	4.22		
565 Daycare Center	1,000 SF GFA	11.12		
566 Cemetery	Acres	0.46		
571 Prison	1,000 SF GFA	2.81		
575 Fire and Rescue Station	1,000 SF GFA	0.48		
580 Museum	1,000 SF GFA	0.18		
590 Library	1,000 SF GFA	8.16		



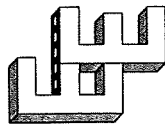
PROJECT SITE
IN AM 10 PM 12
OUT AM 10 PM 12
ELECTRO FIBER TECHNOLOGIES

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

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER.

No.	Revision/Issue	Date

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095840



EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 858-4117
EMAIL: CLONGO@EMPIREENG.NET

Project
DAIM LOGISTICS, INC.
681 MARIAVILLE ROAD
ROTTERDAM, NY

TRAFFIC DATA PROPOSED		
Date	08/10/2023	Sheet
Scale	N.T.S.	C101
Job	230006	

Appendix D
Truck Turning Plan

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(See Site Plan Set)

Engineer's Report

RECEIVED

For

AUG 11 2023

DAIM Logistics, Inc.

TOWN OF ROTTERDAM
PUBLIC WORKS

At

681 Mariaville Road

Town of Rotterdam, NY 12306

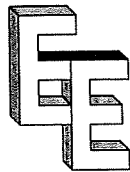
Prepared For:

DAIM Logistics, Inc.

128 Park Drive

Fultonville, NY 12072

Prepared By:



Empire Engineering, PLLC

1900 Duaneburg Road

Duaneburg, NY 12056

August 10, 2023



Table of Contents

Project Information.....	3
Purpose	3
Existing Site Description.....	3
Proposed Project Description	3
Existing Water and Sewer Infrastructure.....	3
Proposed Water System	3
Summary	3
Design Flow	3
Individual Sewage Disposal System	4
Water Distribution System.....	4
Summary	4

Appendices

Appendix A

Existing Sewer & Water Routing Map

Appendix B

Calculations

Appendix C

Opinion of Cost

Appendix D

Utility Plans

Project Information

Purpose

The subject project is the proposed construction of a warehouse distribution center with associated access drives, parking, sanitary septic system, and connection to the municipal water supply. The subject site is located at 681 Mariaville Road in the Town of Rotterdam and approximately 11.1 acres. The property is identified by Tax Map # 47.-8-6.14.

Existing Site Description

The subject project is the construction of a 120,000 sf warehouse facility. The center point of the project is Lat: N 42.794394 Long: W 74.00954

The subject property is proposed as light industrial warehouse use. The general surrounding area is a mixture of commercial, railroad and residential use. The topography of the site is generally flat.

The site is not located within an area mapped as 100-year floodplain according to available FEMA mapping.

Proposed Project Description

The subject project consists of water infrastructure for a service connection to a the proposed structure and an individual sewage disposal system. The water lateral will connect to infrastructure along the project frontage.

Existing Water and Sewer Infrastructure

Water Distribution System – The Town of Rotterdam currently has an 8" ductile iron watermain to the North of the site along Mariaville Road. This main runs east-west with connection to a larger 18" main along Burdeck Street. Included in Appendix A is a routing diagram of the existing water network in the immediate vicinity of the project.

A hydrant flow test was performed on the nearest hydrants East of the site. The flow data is included within Appendix B. The available flow at 20 psi was approximately 585 GPM.

Proposed Water System

Summary

Water infrastructure is available in the immediate vicinity of the project site along the frontage of Mariaville Road. An 8" ductile iron main lateral will be constructed from the connection point to the proposed structure.

Design Flow

The subject project includes 120,000 sf of warehouse of which approximately ,800 sf would be office space. Considering a design flow rate of 15 gallons per day per employee, the total design flow is as follows:

$$15 \text{ GPD} * 40 \text{ Total Employees} = 600 \text{ GPD (Gallons Per Day Total Daily Flow)}$$

Considering a maximum day peak factor of 2 times, the maximum daily flow is:

$$600 \text{ GPD} * 2 = 1,200 \text{ GPD (Maximum Daily Flow)}$$

Considering a maximum hour peak factor of 4 times, the maximum hour flow is:

$$600 \text{ GPD} * 4 / 24 \text{ hr/day} / 60 \text{ min/hr} = 1.67 \text{ GPM (Gallons Per Minute Maximum Hour Flow)}$$

Individual Sewage Disposal System

The proposed use will require an individual sewage disposal system for an anticipated maximum design flow of 600 Gallons per day.

The proposed system will be located in the front yard within a grass island. A 100% expansion area has also been identified for system replacement in accordance with the New York State Design Manual for Intermediate Sized Wastewater Treatment Systems. The project is anticipated to discharge less than 1,000 GPD and therefore a permit from NYS DEC is not required.

Water Distribution System

The project will connect to an eight-inch water main along Mariaville Road. An 8" Ductile Iron water lateral connection will be installed from the end of the main to service the proposed structure. A hydrant will also be installed along the existing driveway.

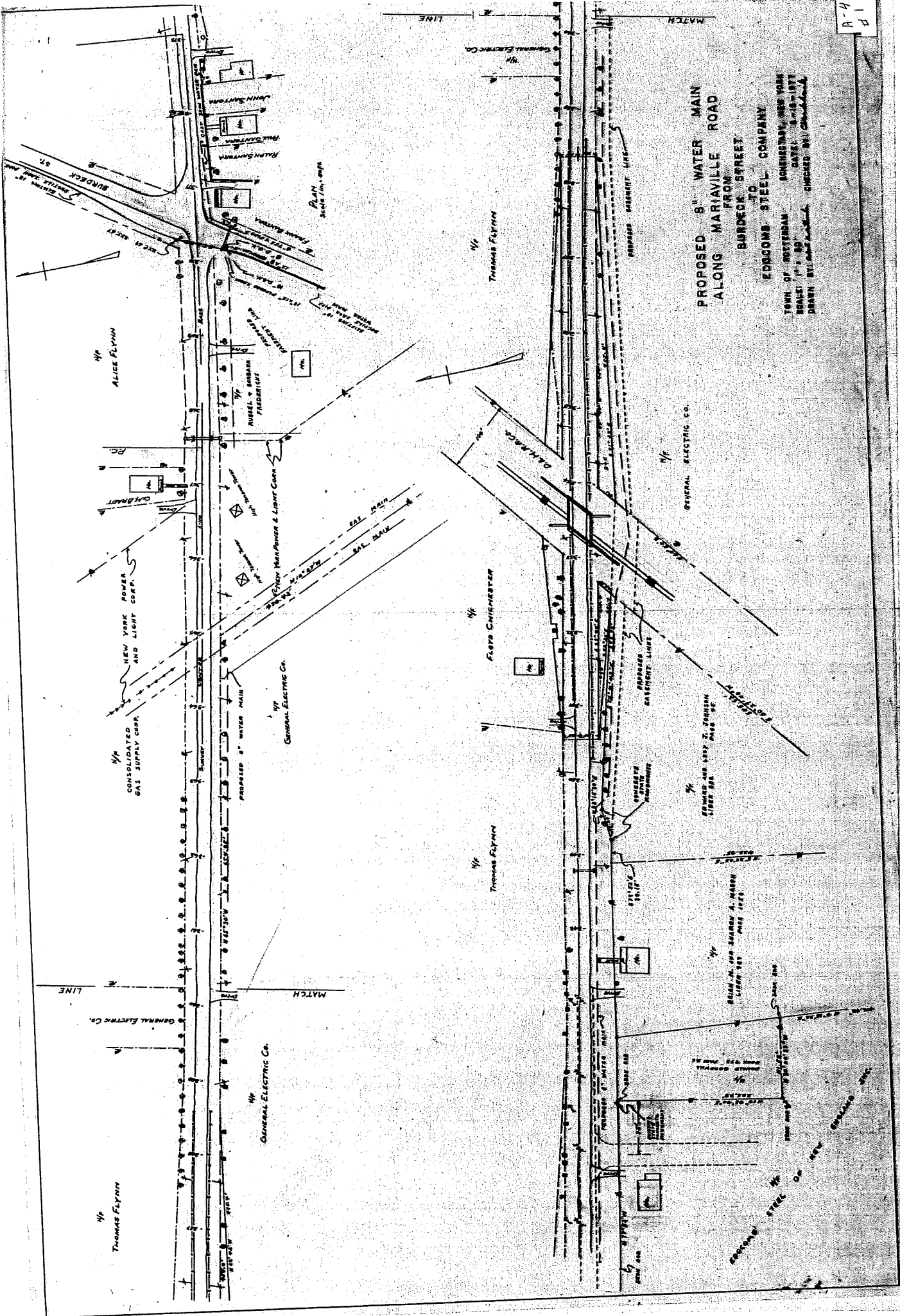
The proposed use and structure will require an automatic sprinkler system. The applicant has retained Albany Fire Protection, Inc. to develop a storage system for adequate fire suppression. The preliminary design for a proposed water reservoir system is included within Appendix C. The system includes a turbine pump and a 300,000 gallon water tank.

Summary

The Utility Plans for the proposed project are included within Appendix D. This Engineer's report summarizes the proposed water and sewer facilities associated with this project and the anticipated water demand and flow rates. All proposed facilities have been designed and sized in accordance with applicable regulations.

Appendix A

Existing Water Routing Map



PROPOSED 8" WATER MAIN
ALONG MARIVILLE ROAD
FROM BURDOCK STREET
TO

EDGCOMB STEEL COMPANY

TOWN OF PORTLAND, ME
DATE: 8-18-1917
DRAWN BY: [illegible]
CHECKED BY: [illegible]

Appendix B

Hydrant Flow Test Data

Empire Engineering, PLLC

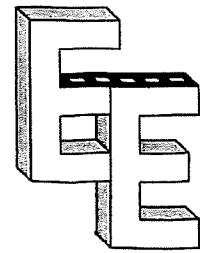
Project Name DAIM

Project # 23006

Date 5/2/23

Performed By CL

Page 1 of



Hydrant Flow Test

Pressure drop to 20 psi residual pressure

$h_r =$ Static - 20 psi

$h_r =$ ~~20~~ psi 30

Coefficient of discharge, $c = 0.9$

Diameter of the outlet, $d = 2.5$ in.

Pitot pressure, $p = 26$ psi

Total residual flow (test), $Q_f = 530$ gpm

Pressure drop measured during the test

$h_f =$ Static - Residual

$h_f =$ 0 psi 25

Static pressure = 50 psi

Residual pressure = 25 psi

Residual pressure @ downhill = psi

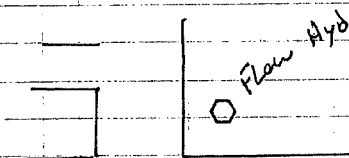
Fire Hydrant Flow

$$Q_R = Q_f \times (h_r / h_f)^{0.54}$$

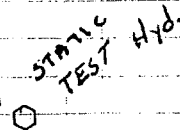
$Q_R =$ #DIV/0! gpm @ 20 psi

584.836

STATION - N-510



CLIMAXLAND



MARIAVILLE RD

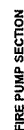
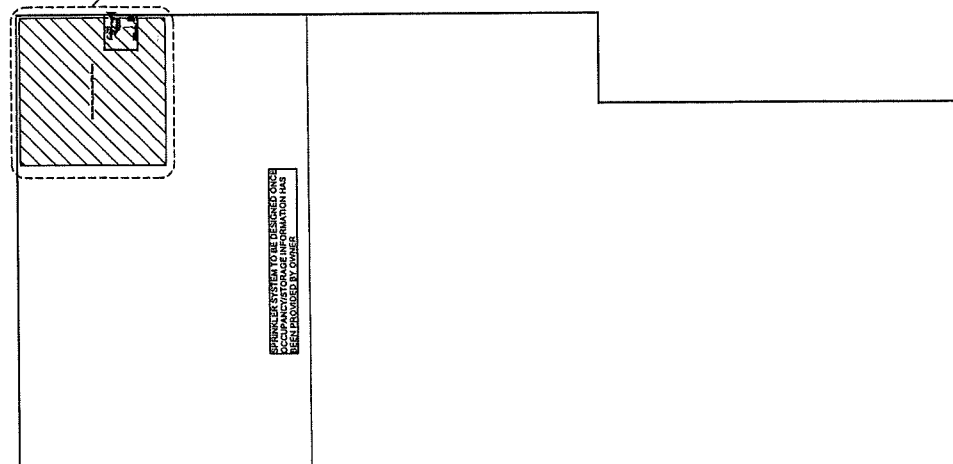
400' ±

1200' ±

SITE

Appendix C

Water System Schematics



ENLARGED PUMP ROOM

OVERALL FLOOR PLAN

[illegible]

Sprinkler Legend												
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Orifice	Finish	Temperature	Note

Important

TO PREVENT FREEZING OF WATER IN WET PIPE SPRINKLER PIPING, OWNERS TO PROVIDE SUFFICIENT HEAT THROUGHOUT AREAS WHERE SPRINKLER PIPES ARE INSTALLED, UNLESS AN ANTI-FREEZE SYSTEM.

REVIEWS		REVISIONS	
REV.	DATE	DESCRIPTION	BY
1	10/1/84	ADD	---
COLOR CODE		COLOR TEST DATA	DATE
---	---	---	---
STATS - P-11		STATS - P-11	
RESIDUAL - P-11		RESIDUAL - P-11	
P.O. BOX 327 1RD AVENUE # WATERVILLE, ME 02149 Phone 542/747-1495 Fax 542/747-6294		P.O. BOX 327 1RD AVENUE # WATERVILLE, ME 02149 Phone 542/747-1495 Fax 542/747-6294	
RECEIVED BY HEAD OF THE BUILDING 10/1/84 RECEIVED BY HEAD OF THE BUILDING 10/1/84 SCALE 1" = 1'-0" DRAWN BY 10/1/84 PRINT DATE 10/1/84 DATE DRAWN 10/1/84 CONTRACT NUMBER --- DRAWING NUMBER ---		681 MARAVILLE ROAD ROTTERDAM, NY NFPA 13	

ALBANY FIRE PROTECTION, INC.



P.O. BOX 479 / 1853 AVENUE B
WATERVILLE, NY 13189
Phone 518.274.1405 Fax 518.274.0294

Appendix D

Utility Plans

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(See Site Plan Set)

DPW Comments
September 5, 2023

- 3. My Three Sons Home Building LLC – 102 Old Mill Lane.** Preliminary Site Plan review to construct a two story, $\pm 2,800$ square foot building addition with offices and storage units onto an existing $\pm 3,840$ square foot 6 bay storage building (former car wash) on a ± 0.879 -acre parcel. Engineer: ABD Engineers, LLP.
1. Septic and drywell utilization and configuration is very difficult to understand. Explain what is new and what is proposed to be reused, repurposed, and abandoned.
 2. Use of the existing drywells for septic system will need to be reviewed and approved by Schenectady County Health. Provide documentation that proposed system is acceptable prior to scheduling for final site plan approval.
 3. Site plan was modified and floor drains and associated plumbing in the garage bays are no longer shown. Existing oil/water separators on plans are no longer shown. Please explain.
 4. Provide lighting plan and detail proposed fixtures.
 5. Building elevations have not been provided. Eastern and southern elevations facing Burdeck Street and Old Mill Lane should have windows and/or receive architectural treatments to enhance curb appeal.
 6. Provide proposed signage.
 7. Add standard notes regarding lighting, snow removal, etc. as listed in Part 2 of the Site Plan Application.
 8. Identify ground cover.
 9. The addition of a 4th curb cut for this property is excessive. If an additional curb cut is necessary for access to the addition, the easternmost curb cut should be eliminated.
 10. Existing outdoor storage of vehicles and material is currently not secured or permitted. If the applicant wishes to utilize the property for outdoor storage, fencing should be proposed to screen the area and area designated on the site plan.

DPW Comments - My Three Sons
September 5, 2023

DPW Comments from July 18, 2023

1. Outdoor storage is still occurring on-site and is currently not permitted.
2. Side yard setback variance was approved by the Zoning Board of appeals on June 21, 2023.
3. See attached minutes from the December 6, 2022 meeting.

DPW Comments December 6, 2023

1. Existing oil/water separator needs to be decommissioned, removed, and backfilled.
2. Provide building elevations and floor plan. Parking may be an issue.
3. Existing outdoor storage of vehicles and material is not secured or permitted. If the applicant wishes to utilize the property for outdoor storage, fencing should be proposed to screen the area.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on December 6, 2022.

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 Highway Department
Fire District #6

ZONING COORDINATION REFERRAL

For Use By SCDEDP

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

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

Received 12-14-22
Case No. R-26-22
Returned 12-28-22

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) 386-2539
Received
Schenectady County

DEC 14 2022

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: January 10, 2023

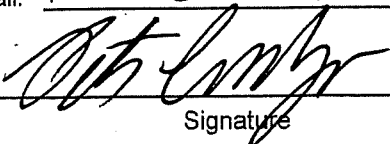
SUBJECT: My Three Sons Home Building LLC – 102 Old Mill Lane. Sketch Site Plan review to construct a two story ±4,900 square foot building addition with offices and storage units onto an existing ±3,840 square foot 6 bay storage building (former car wash) on a ±0.879 acre parcel. Engineer: ABD Engineers, LLP.

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: Sr. Planner
Address: 1100 Sunrise Boulevard Schenectady, NY 12306
E-mail: pcomenzo@rotterdamny.org Phone: 518-355-7575 Ext 338


Signature

Date: 12 7 22

RECEIVED

DEC 30 2022

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-26-22

Applicant My 3 Sons Building, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an existing 3,840 SF storage building (former car wash) requesting site plan approval and a special use permit to construct a 4,900 SF office/storage building addition. Municipal water is provided. Individual septic is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on December 14, 2022. 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 Environmental Health approval of proposed wastewater treatment system.

☐ **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.

12/27/22
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

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DEC 30 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

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) 357-2460
www.dec.ny.gov

Transmitted electronically to: pcomenzo@rotterdamny.org

December 22, 2022

Peter Comenzo
Senior Planner
Town of Rotterdam Planning Commission
1100 Sunrise Blvd, Rotterdam, NY 12306

RECEIVED
JAN 03 2023
TOWN OF ROTTERDAM
PUBLIC WORKS
TOWN OF ROTTERDAM
PUBLIC WORKS

Re: Lead Agency Coordination Response
My Three Sons Home Building LLC
102 Old Mill Lane
Town of Rotterdam, Schenectady County

Dear Peter Comenzo,

This letter responds to your correspondence dated December 7, 2022, received December 13, 2022, 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 (DEC) has the following interest in this project:

Name of Action: Redevelopment of existing building and expansion for office/storage space.

DEC Contact Person: Kate Kornak, Regional Permit Administrator

SEQR Classification: ☒ Type II

DEC Position: Based on the information provided:

☒ DEC 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.***



Department of
Environmental
Conservation

Possible DEC Permit Requirements:

A review of NYS protected resources near or within the project site was performed using existing GIS data (see enclosed 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.

State Pollutant Discharge Elimination System (SPDES) Wastewater Permit – A SPDES permit is required for any facility which has a surface water discharge or discharges more than 1,000 gallons per day of sewage-wastewater into ground waters of the state.

Additional Comments:

The project appears to be located within an area of potential historical or archeological significance. If approvals/permits are ultimately needed from the DEC, we may need to consult with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in order to better evaluate this project's impact on these resources. You may wish to inform the applicant/project sponsor of this potential requirement.

To initiate consultation with OPRHP, please visit their project submission website known as CRIS at <https://cris.parks.ny.gov/>. Please add Kate Kornak at Kate.kornak@dec.ny.gov to the list of contacts for your project.

While no specific habitat was identified on the subject parcel, the northern long-eared bat may be found in virtually any county in New York State. Although this project site falls outside of the currently-recognized occupied habitat for this federally-threatened species, the DEC recommends that removal of any trees greater than 3 inches in diameter at breast height (dbh) take place between November 1st and March 31st each year, if possible, in order to avoid a potential threat to bats.

Please feel free to contact me by telephone at (518) 357-2459 or by e-mail at kate.kornak@dec.ny.gov if you have any questions.

Sincerely,

Kate Kornak

Kate Kornak
Regional Permit Administrator

Encl: NYS Resources Map

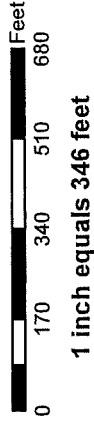


Department of
Environmental
Conservation

PROJECT LOCATION & NYS RESOURCES MAP

My Three Sons Home Building
LLC
Redevelopment and building
addition
102 Old Mill Lane

December 15, 2022



Legend

Regulated Freshwater Wetlands

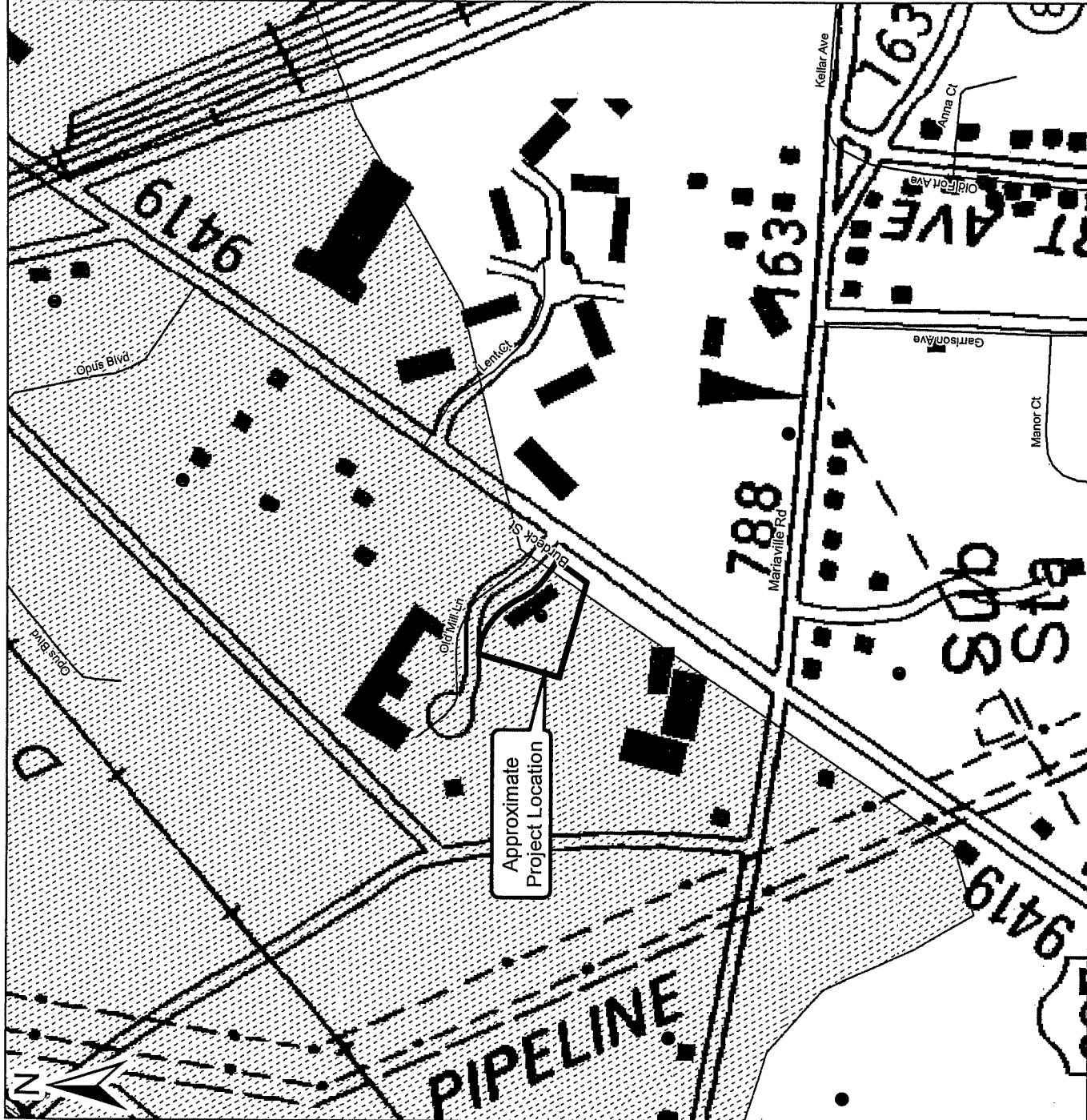
- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4

Water Quality Classifications

- Unprotected Streams
- Protected Streams

NWI Wetlands

- Emergent & Forested/Shrub Wetland
- Riverine, Lake & Pond
- EPA Sole Source Aquifers
- Archeological Sensitivity
- National/State Historic Register Site
- DART Facilities



Disclaimer: This map was prepared by Region 4 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. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited. Additional resources may be present but not depicted on this map.

Department of
Environmental
Conservation

NEW YORK
STATE OF
OPPORTUNITY



DPW Comments
September 5, 2023

- 4. GDP Lville Rotterdam, LLC (Contract Vendee) – 880 & 900 Duaneburg Road.** Discussion on Report and Recommendation to the Town Board on a Change of Zone on ±17.30 acres from Agricultural (A-1) to General Business (B-2). Applicant is proposing construction of a ±102,500 square foot BJ's Wholesale Club with associated eight (8) island fueling station and a ±2,000 square foot retail building with drive thru. Engineer: ABD Engineers, LLP.
1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.
 2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.
 3. A Town Designated Engineer (TDE) will be necessary to assist in SEQR review. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to begin the process.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board to declare lead agency.

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
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District



TOWN OF ROTTERDAM CHANGE OF ZONE APPLICATION

Application Fee \$1,000

Existing Zone Classification: A-1 Agricultural

Proposed Zone Classification: B-2 General Business

PART II GENERAL INFORMATION

Legal Owner's Name: Flying J, Inc. (AKA FJ Management, Inc.)
Mailing Address: 185 S State Street, Suite 1300
City: Salt Lake City State: Utah Zip: 84111
Daytime Phone: _____ E-mail: _____

If applicant is not the owner, include written owner authorization for the below-designated contact to serve as representative.

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com
Project/Proposal Site Area: (Acres or sq. ft.) 17.3± Acres
Assessor Tax Parcel No.(s) of Site: 57-3-7.112 & 57.7-1-1.2
Adjacent Parcels Owned or Controlled and Tax Map Parcel No: (Acres or sq. ft.) N/A

Street Address of Proposed Site (if any): 900 and 880 Duanesburg Road (NYS Route 7)

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JUL 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Describe Existing Use(s) on Proposed Site: (commercial vacant, residential, buildings, well, sewer drainfield, etc.)

The land previously contained a barn structure. The remainder of the land (two parcels) is vacant.

School District: Schalmont

Fire District: 6

Water Supply: Rotterdam

LEGAL INFORMATION

Location of Proposal Site: (General description by which direction and how far from roads and intersections and other community features)

On NYS Route 7 just east of I-88 on ramp.

Name of Public Road(s) Providing Access: NYS Route 7

Width of Property Fronting on the Existing Public Road in Linear Feet: 700±

Does the Proposal Have Access to an Arterial or Planned Arterial?

☒ Yes () No

Name(s) of Arterial Road(s): NYS Route 7 - Duanesburg Road

A legal description of the proposed site must be attached:

(X) Yes () No

A copy of the assessor's map of the proposed site must be attached:

(X) Yes ☒ No

A copy of the most current deed(s) of the proposed site must be attached:

(X) Yes () No

(All applications must contain a legal description that describes the exterior boundaries of the entire area to be rezoned. Please include the legal description for the entire area to be rezoned and also a copy of the assessor's map. A simple copy of the deed is not sufficient to process the change of zone request).

If you do not hold title to property, what is your interest in it? Contract Vendee

What factors support this rezone? (This may be provided on a separate sheet of paper if necessary)

The site fronts on NYS Route 7, which is a commercial corridor and is not suitable for agricultural use or those residential uses that are allowed. The site has access to water, gas, and other utilities. No public sewer available at this time so onsite septic system will be needed.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES ____ NO X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

UTILITIES

Proposed Source of Water:

() Individual Wells (X) Public System () Private Community System
() Other, please describe _____

Proposed Means of Sewage Disposal:

() Public Sewer () Dry Sewer () Community System (X)
Septic Tank & Leachfield () Other, please describe _____

PART III

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: [Signature]
Address: 411 Union Street, Schenectady, NY

Date: July 25, 2023
Phone: 518-377-0315
Zip: 12305

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE



LEGAL OWNER SIGNATURE

(Signature of legal owner or representative as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Name: Flying J, Inc.
Address: 185 S State Street, Suite 1300
Salt Lake City, UT

Date: _____
Phone: _____
Zip: 84111

Sherrill W. Jones, CEO
Signature of applicant or representative

July 25, 2023
Date

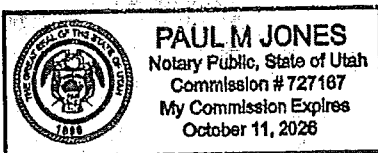
NOTARY

STATE OF NEW YORK) ss:
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this 26 day of July, 2023

NOTARY SEAL

[Signature]
Notary Signature



Notary Public in and for the State of Utah
Residing at: Cottonwood Heights, UT
My appointment expires: 10/11/2026

PLEASE AFFIX NOTARY SEAL HERE

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Flying J, Inc., being duly sworn declare that I am the

(PROPERTY OWNER)

owner of the property involved in a proposed change of zone application request before the
Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 57-3-7.112 & 57.7-1-1.2

I hereby grant Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLC and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects true and
correct to the best of my knowledge and belief.

Signature (Authorized Representative): Cherill K. Jones, CEO

Date: July 26, 2023

NOTARY

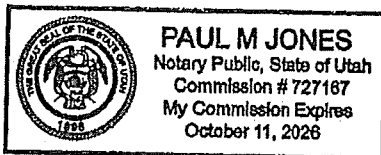
STATE OF NEW YORK) ss:

COUNTY OF _____

SUBSCRIBED AND SWORN to before me this 26th day of July, 2023

NOTARY SEAL

[Signature]
Notary Signature



Notary Public in and for the State of ~~New York~~ Utah
Residing at: Cottonwood Heights, UT
My appointment expires: 10/11/2026

DESCRIPTION OF LAND
PROPOSED ZONE CHANGE

BEGINNING at a point in the northerly highway boundary of the Schenectady/Duanesburg state highway at its intersection with the division line between Lands Now or Formerly of Collier as described in Liber 1068 of Deeds at Page 832 on the east and Lands herein described on the west; thence running westerly along said northerly highway boundary of the Schenectady/Duanesburg state highway 716 Feet more or less to a point in the southeasterly highway boundary of Route 7 to Route 7 connector; thence northerly, easterly, southerly and easterly 2,527 Feet more or less to a point in the division line between the Lands Now or Formerly of Avery as described in Liber 1506 of Deeds at Page 256 on the east and the herein described parcel on the west; thence along said division line 113 Feet more or less to a point at the northeasterly corner of Lands Now or Formerly of Mastrianni as described in Liber 608 of Deeds at Page 478; thence westerly and southwesterly 1,022 Feet more or less to a point; thence southerly 349 Feet more or less to a point in the aforementioned northerly highway boundary of the Schenectady/Duanesburg state highway; thence along said northerly highway boundary of the Schenectady/Duanesburg state highway 124 Feet more or less to the point and place of beginning and containing 17.3 acres of land more or less.

RECEIVED

JUL 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS