

**Town of Rotterdam
Planning Commission
February 4, 2025**

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

1. **TSL Adventures – 2654 (2664) Hamburg Street.** The applicant requests a Waiver of Site Plan review to locate an infant daycare, in existing tenant space, ±1,443 square feet, on existing ±0.64 acres.
2. **AR Contracting & Services 1 Corp – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a roofing office in existing tenant space, former Stunning Beauty, ±725 square feet on a ±0.17 acre parcel.
3. **Munchkin Land LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a café/child play center in tenant space F-122, former Structures, ±4,488 square feet, from March 1, 2025 – May 31, 2027, in Via Port Rotterdam.

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

Approval of the Summary of Minutes January 21, 2025

1. **Stewarts Shops Corp – Highbridge Road.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±3,975 square foot Stewarts with three (3) fueling islands on a consolidated ±1.86-acre parcel. Engineer: Scott Edward Kitchner PE.
2. **Hungry Hill Ventures LLC – 1002 Wedgewood Heights.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±12,000 square foot flex warehouse/office space building for up to two (2) tenants on a ±2.46-acre parcel. Engineer: ABD Engineers LLC.
3. **Hungry Hill Ventures LLC – 651 Consalus Avenue.** Sketch Site Plan/Special Use Permit/Consolidated Subdivision review for the construction of a ±12,000 square foot warehouse building for up to six (6) tenant spaces on a ±28,000 square foot consolidated parcel. Engineer: ABD Engineers LLC.
4. **Hospitality Syracuse, Inc. – 1421 Altamont Avenue.** Concept/Sketch Site Plan/Special Use Permit review to redevelop the existing Taco Bell with a new ±2,600 square foot building and a two (2) lane drive thru on a ±2.05-acre parcel. Engineer: Bohler Engineering & Landscape Architecture NY, PLLC.
5. **Mitchell Road Ventures – 1105 Mitchell Road.** Concept Site Plan/Special Use Permit review for motor vehicle sales and repairs in an existing ±10,000 square foot building on a ±0.81-acre parcel. Surveyor: Christopher J. Meyer.

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

1. **TSL Adventures – 2654 (2664) Hamburg Street.** The applicant requests a Waiver of Site Plan review to locate an infant daycare, in existing tenant space, $\pm 1,443$ square feet, on existing ± 0.64 acres.
2. **AR Contracting & Services 1 Corp – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a roofing office in existing tenant space, former Stunning Beauty, ± 725 square feet on a ± 0.17 -acre parcel.
3. **Munchkin Land LLC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a café/child play center in tenant space F-122, former Structures, $\pm 4,488$ square feet, from March 1, 2025 – May 31, 2027, in Via Port Rotterdam.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: February 4, 2025

PC2025-W006

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: TSL Adventures
Attn: Tom Styles
ADDRESS: 28 Stow Avenue
Troy, NY 12180
PROJECT LOCATION: 2654 (2664) Hamburg Street

APPLICANT IDENTIFIED AS: Owner **XX Lessee** Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to locate an infant daycare, in existing tenant space, $\pm 1,443$ square feet, on existing ± 0.64 acres.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Owner/applicant shall install a water meter prior to the issuance of a Certificate of Occupancy. Prior water meter was removed. Contact DPW for specifications.
6. Property is in Sewer District #7 and is connected to sanitary sewer.
7. Applicant shall obtain NYS Office of Family and Child Services approval prior to operation and a copy provided to the Building Department.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 4, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission

RECEIVED

JAN 21 2025



Town of Rotterdam

Waiver of Site Plan Review Application

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): Bruno & Lucy Sacchetti

APPLICANT(S)/LESSEE: TSL Adventures

MAILING ADDRESS: 28 Stow Ave

CITY: Troy STATE: NY ZIP: 12180

DAYTIME TELEPHONE: 5183682653 EMAIL ADDRESS: tsladventures@gmail.com

PROJECT ADDRESS: 2666 Hamburg Street, Schenectady 12303

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

REQUEST: Need CO / zoning approval for daycare

Infant room so they can transfer to daycare

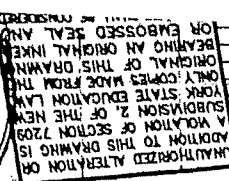
at 2617 Hamburg

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 Thomas Kyle DATE 1/21/25

* 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.



LANDS N/F OF
AREC 8, LLC
L. 1714 P. 383
EXISTING
MASONRY
BUILDING
ST. NO. 2516

Lisa Gallo

From: Kids Crew <tsladventures@gmail.com>
Sent: Thursday, January 23, 2025 8:54 AM
To: Lisa Gallo
Subject: Re: 2666 hamburg

RECEIVED

JAN 23 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

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

TSL Adventures will be hosting in the proposed space an 8 child infant classroom designed to meet OCFS daycare regulations to care for 8 children between the ages of 0-18 months.

We will have two teachers. Traffic will be limited to families dropping off and picking up. We also lease the space across the street, so our employees can park there or we have been designated spots at the plaza for our employees. Our hours of operation will be 7:30-5:30 daily M-F and closed on the weekends.

Thanks,
Tom

Thank you and have a great day!

Kids Crew Support

Disclaimer: If you are having issues paying your invoices, check out your eligibility for government childcare subsidy at the link below. If you apply for a case, let us know.

<https://hs.ocfs.ny.gov/CCAPeligibility>

Like us on Facebook <https://www.facebook.com/pages/TSL-Adventures/156981884333051>

Togetherness, Sharing and Learning

Main Offices

183 Schoolhouse Road

Albany, NY 12203

Located within Redeemer

On Wed, Jan 22, 2025 at 12:29 PM Lisa Gallo <lgallo@rotterdamny.org> wrote:

Tom –

It is your application. It doesn't matter to me.



RECEIVED

JAN 28 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

TSL Adventures LLC
2664 Hamburg Street
2617 Hamburg Street
Schenectady, NY 12303
518-355-5578

Re: Policy regarding drop off and pick up between nearby spaces leased and occupied by TSL Adventures

"Families attending a TSL program with more than one child, and whose children attend two different centers operated by TSL at the locations 2664 Hamburg Street and 2617 Hamburg Street must adhere strictly to the following protocol for drop off and pick up.

Families must assure that their child or children are first dropped off at location #1 followed by a drop off of additional children to location #2. Responsible parties must physically be accountable for their children at all times, ensuring that they enter the respective facility only after exiting transportation in the center's respective parking lot. Children,, at no time, may independently walk between one center or the other, despite the closeness in proximity of the locations.

Per regulation, children must be signed in and signed out after being safely brought into the respective facility by a parent, guardian, or responsible party.

Sincerely,
Thomas Styles
CEO

518-368-2653

tsladventures@gmail.com

www.tsladventures.net

21 1st Street, Troy 12180



WAIVER OF SITE PLAN REVIEW

Date Reviewed: February 4, 2025

PC2025-W07

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: AR Contracting & Services 1 Corp

Attn: Jacinto Caguana

ADDRESS: 2282 Deborah Drive
Niskayuna, NY 12309

PROJECT LOCATION: 2557 Hamburg Street

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a roofing office in existing tenant space, former Stunning Beauty, ± 725 square feet on a ± 0.17 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. Tenant space and property shall be used for a showroom and office space only. There shall be no commercial vehicles or equipment parked or stored on-site.
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 #3 for specifications.
5. Property is in Sewer District #7 and has been connected to sewer.
6. Outdoor display of materials are prohibited.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 4, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker Scannell, Chairman
Planning Commission



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

RECEIVED
JAN 27 2025
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): David Douck

APPLICANT(S)/LESSEE: Jacinto Caguana

MAILING ADDRESS: 2282 Deborah Dr

CITY: Niskayuna STATE: NY ZIP: 12309

DAYTIME TELEPHONE: (845) 821-1073 EMAIL ADDRESS: Jancit2007@icloud.com

PROJECT ADDRESS: 2557 Hamburg St, Schenectady, NY 12303

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

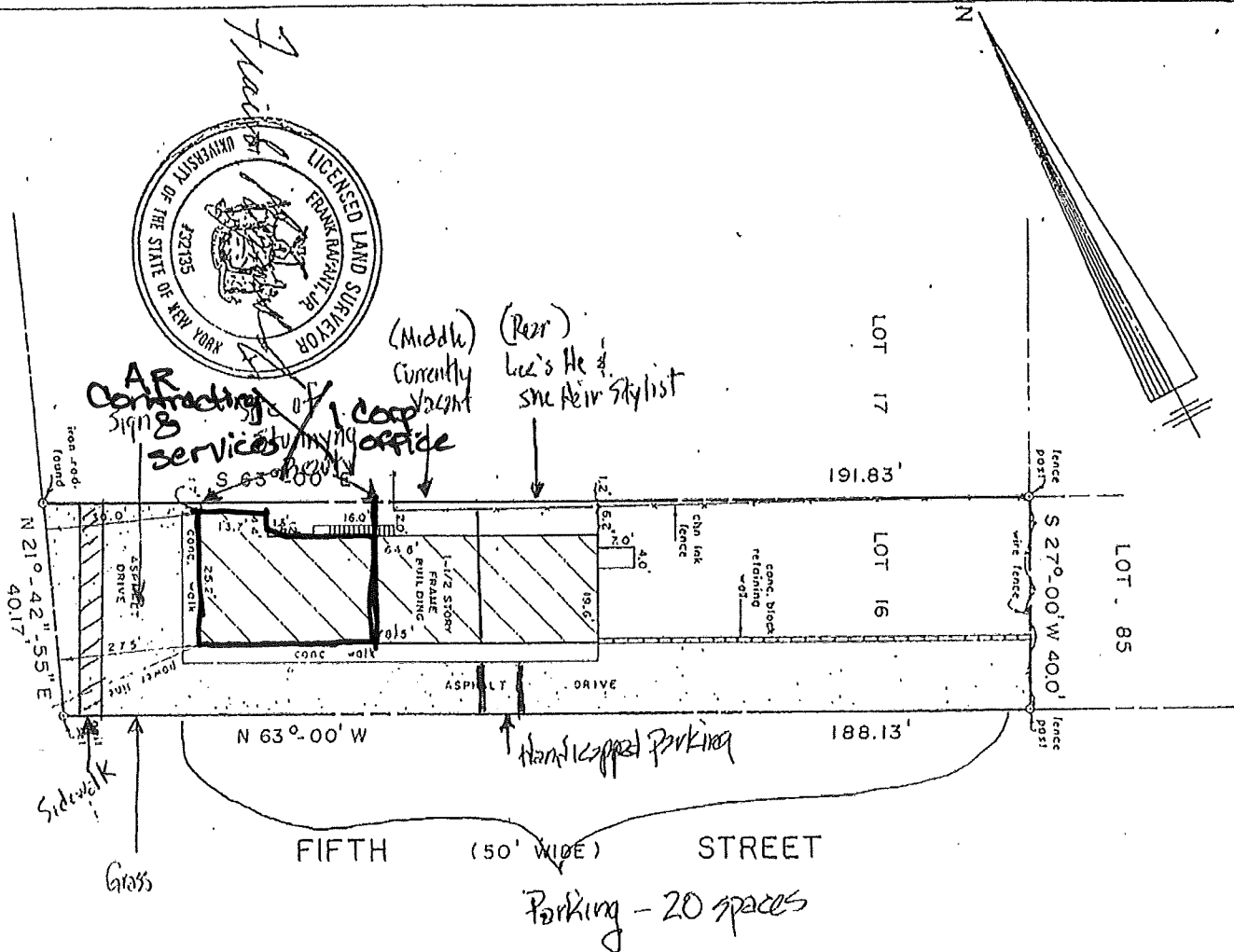
REQUEST: Roofing company office. We will have displays of asphalt shingles, siding, gutters & downspouts, etc.

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 1/27/2025

* 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.



Rental/Lease Agreement

The property 2557 Hamburg St, Schenectady, NY 12303 will be used as a roofing company office. There will be a minimum of 2 employees in the property from the hours 8am-5pm Monday through Friday. Saturday will be opened from hours 8-2pm with only 1 employee. The office will be a spot with possible clients can come in and take a look at our displays such as Asphalt Shingle, Metal Roof, Flat Roof, Vinyl Siding, Shake Siding, Aluminum Gutters, Copper Gutter, and Downspouts. It will also be a place where contracts are signed between the company AR Contracting & Services 1 Corp and clients. The exact amount of customers coming in is unknown as this is our FIRST opening.

WAIVER OF SITE PLAN REVIEW

Date: February 4, 2025

PC2025-W08

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: Stefanie Dinovo & Alora Paddan
Munchkin Land LLC

ADDRESS: 2981 Hamburg Street
Schenectady, NY 12303

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

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a retail café/child play center in tenant space F-122, former Structures, ±4,488 square feet, from March 1, 2025 – May 31, 2027, in Via Port Rotterdam

Action Taken by Commission:

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 4, 2025 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application
93 W. Campbell Road

RECEIVED
JAN 28 2025
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 Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Stefanie Dinovo / Alora Padden

ADDRESS: 2981 Hamburg St Schenectady NY 12303

DAYTIME TELEPHONE: 518-370-6619 (FAX) Stefanie

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: _____

LICENSE AGREEMENT DATE: _____ AREA: 4488

TERM: FROM 3/1/25 TO 5/31/28 KIOSK OR TENANT SPACE #: F122

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 1/29/25

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee 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.
6-16-23

To Whom It May Concern,

Munchkinz Land LLC is located at 93 W Campbell Rd, Rotterdam NY 12306. Munchkinz Land's purpose is to create a safe, fun, and affordable environment for families, and individuals. Our Cafe area will include a variety of coffees, refreshers, and bottled beverages as well as local insured bakeries. Our baked goods will be packaged individually prior to entering our cafe. Munchkinz Land will also have an indoor space that includes a variety of gross motor equipment such as a ball pit and climber. This will include small children's houses for pretend play this way children can engage with their imagination. This will all be child led. Our facility will also include a shop which includes up to 15 local small businesses that are able to display their items and build their small business.

Munchkinz Land will also be used as a small venue to host birthday parties for young children as well as other small events. We will also be hosting storytimes at Munchkinz Land and toddler time on Tuesdays.

Munchkinz Land will operate with the owners to begin with. (2). Our hours will be 8am-7pm Monday-Saturday and 10am-6pm Sundays.

Stefanie Dinovo
(518)-370-6619

Alora Paddon
(518)-269-1392
(Owners of Munchkinz Land)

VIA|PORT
ROTTERDAM



DPW Comments
February 4, 2025

1. **Stewarts Shops Corp – Highbridge Road.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±3,975 square foot Stewarts with three (3) fueling islands on a consolidated ±1.86-acre parcel. Engineer: Scott Edward Kitchner PE.

1. Final Fees Due:	Final Site Plan	\$350.00
	<u>Advertising</u>	<u>41.25</u>
	Total	\$391.25

2. See attached letter from James Gillespie of Stewarts dated January 30, 2025 in response to the GPI review letter of January 15, 2024.
3. Additional comments from 1/30/25 should be addressed as follows:
 - a. Consider continuing the proposed Mercer Avenue sidewalk south to connect to Highbridge Road and incorporate a pad for the existing mailbox. Town maintenance of proposed short section is an issue as it is not connected to the Highbridge sidewalk network.
 - b. There is still zero landscaping proposed around the building/sidewalk. Landscaped end islands with curbing should be incorporated where proposed parking is at 90-degree angles similar to other Stewart's Shops in the region.
 - c. A planting strip and curbing should be added between the outdoor seating area and the parking lot. Bumpers and bollards are extremely close to seating area and an aesthetic and safety buffer is warranted.
4. Landscaping Plan should be updated with additional street trees such as Red Maple and Northern Red Oak.
5. Prior to Chairman's Signature, the final site plan shall be modified to the satisfaction of DPW and the TDE and shall meet the requested modifications as outlined and discussed in the February 4, 2025 meeting.
6. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
7. The applicant must receive updated Highway Work Permits that match the final approved site plan from Schenectady County DPW for grading, utility, sidewalk, and entryway work onto Highbridge Road. Copies of all correspondence with Schenectady County should be provided to the Town.
8. Add note to plan: "Any use of recorded music/advertising shall not be streamed on speakers before 8:00am or after 7:00pm."
9. Prior to the issuance of a certificate of occupancy, all work within the County right of way must be completed.

10. A consolidation subdivision shall be filed with Schenectady County prior to signature on the final site plan.
11. Add note to plan: "No outdoor display of merchandise shall be permitted."
12. Add note to plan: "One water meter shall be installed on the service connection. Final type and location to be approved by DPW."
13. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #3 for specifications.
14. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
15. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations dated January 30, 2025 and shown on the title sheet as presented to the Planning Commission on February 4, 2025."
16. Add note to Landscaping Plan: "Landscaped areas shall contain a sprinkler system." All water used shall pass through water meter.
17. Add note to Landscaping Plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
18. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
19. Add note to plan: "Prior to issuance of site development permits, the applicant shall meet with the Town Stormwater Management Officer who must review and approve the proposed work plan."
20. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
21. Final approval is contingent upon Town DPW and Schenectady County Health review and approval of the proposed water supply and on-site sanitary sewer service for the project.
22. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
23. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments January 21, 2025

1. **Comment from July 16th should be addressed:** Sidewalks should be added along Sherman Street and Highbridge Road. Additional fencing along Sherman, Highbridge, and Mercer should match the Stewarts recently constructed on Guilderland Avenue with decorative fence and pilasters matching the building. Switch stockade fencing along Mercer and match material with white vinyl proposed for 107 Mercer. A pedestrian opening in the fence and sidewalk should connect to Mercer to serve the residents in the neighborhood.
2. See attached verbatim minutes from the July 16, 2024 Planning Commission meeting.
3. See TDE review letter from GPI dated January 15, 2025.
4. At the request of both the Town and Schenectady County, the applicants have updated the site plan to include a crosswalk equipped with a Rapid Flashing Beacons on Highbridge Road.

DPW Comments July 16, 2024

1. Applicant has made changes to the site plan based upon discussions with the Planning Commission at the June 18, 2024 meeting.
2. Project will need review by Schenectady County DPW and a meeting has been scheduled to discuss pedestrian and roadway access. Once access is finalized, applicant should move forward with the engineering (drainage, septic design, etc.) and provide to TDE to begin technical review.
3. Applicant should revisit DPW comments from June 18th regarding fencing.
4. Applicant should memorialize agreement on vegetation removal and maintenance of remaining wooded area on Sherman Street and add note to map.
5. Planning Board may want to consider adding a note to plan that prohibits recorded music and ads being streamed on speakers before 8:00am or after 7:00pm to limit disturbance to neighboring properties during the quieter hours.
6. Sidewalks should be added along Sherman Street and Highbridge Road. Additional fencing along Sherman, Highbridge, and Mercer should match the Stewarts recently constructed on Guilderland Avenue with decorative fence and pilasters matching the building. Switch stockade fencing along Mercer and match material with white vinyl proposed for 107 Mercer. A pedestrian opening in the fence and sidewalk should connect to Mercer to serve the residents in the neighborhood.

DPW Comments from June 18, 2024

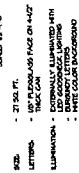
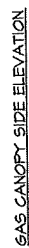
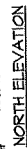
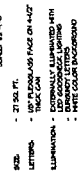
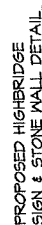
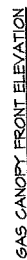
1. Change of Zone to General Business (B-2) was granted by the Town Board on May 22, 2024.
2. The Town has been utilizing GPI as the TDE to assist with the review of this project.
3. Explain the elimination of the 4th fueling island from the original sketch plan. DPW has concerns for the elimination of these spaces and potential back-up at the pumps if customers choose to go into the store.
4. DPW has previously recommended relocating the store to the corner of Sherman and Highbridge to eliminate the pumps, canopy, and parking being the dominant feature of the site (See attached).
5. Canopy and pump islands should be detailed and suggest that they match the stone veneer on the building.
6. Fencing along Sherman and Highbridge should match the Stewarts recently constructed on Guilderland Avenue with decorative fence and pilasters matching the building.
7. Fencing along Mercer should be changed from stockade to white vinyl.
8. Planning Commission should discuss the proposed undeveloped area on Sherman Street. Lot is very overgrown with some less than desirable species of trees, some that are very large.
9. Need to coordinate the curb cut location and pedestrian improvements onto Highbridge Road with Schenectady County.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on May 22, 2024.

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
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #3
Mohonasen Central School District

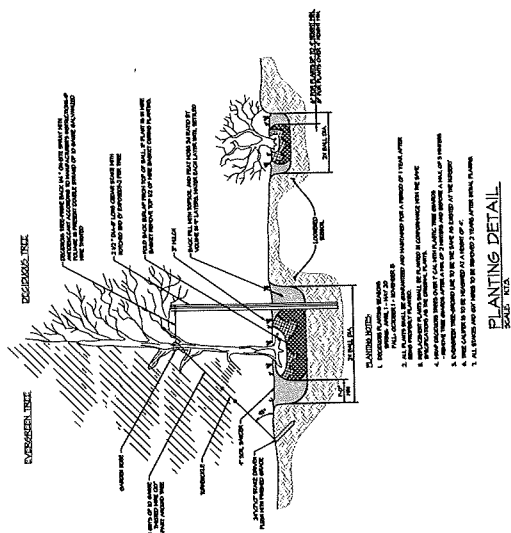
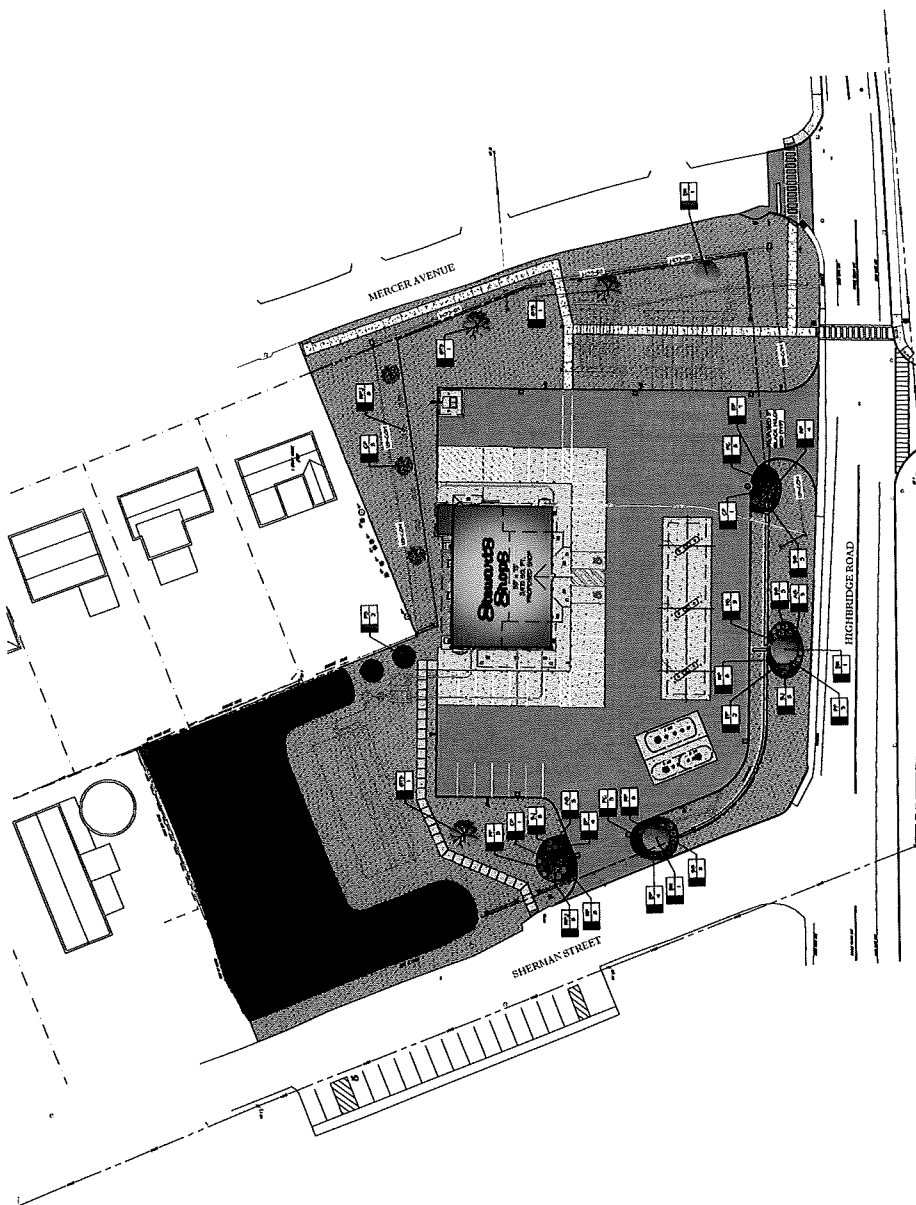
1100 HIGHBRIDGE ROAD - SCHENECTADY (T/ ROTTERDAM), NY 12303



NO.	DRAWING NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	EXISTING SITE/PAVIMENT PLAN
3	S-2	PROPOSED SITE PLAN
4	S-3	UTILITY PLAN
5	S-4	DRAINAGE PLAN
6	S-5	GRADING PLAN
7	S-6	EROSION CONTROL (SHIPP) PLAN
8	S-7	EROSION CONTROL (SHIPP) DETAILS
9	S-8	WASTEWATER TREATMENT PLAN
10	S-9	LANDSCAPING PLAN
11	S-10	PHOTOMETRIC PLAN
12	S-11	TRUCK CIRCULATION PLAN
13	S-12	MISCELLANEOUS DETAILS
14	S-13	MISCELLANEOUS DETAILS
15	S-14	TRAFFIC MAINTENANCE DETAILS

[illegible]

CHAIRMAN, ROTTERDAM PLANNING COMMISSION
DATE: _____



NUMBER	GENUS	SPECIES	COMMON NAME	QTY	SIZE	SPACING
PERENNIALS	ADIRON	ADIRONDIACK NILE				
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
SHRUBS	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
TREES	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET
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	AD	ADIRONDIACK NILE	ADIRONDIACK NILE	7	2 GAL.	10 FEET

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



January 30, 2025

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

Re: Stewart's Shops
1100 Highbridge Road
Rotterdam, NY 12303

Dear Mr. Comenzo,

Pursuant to the above referenced project, please find the enclosed ten (10) copies of the updated Site Development Plans and two (2) copies of the updated Stormwater Pollution Prevention Plan (SWPPP).

In response to the January 15, 2025 letter from Ryan Trunko, PE of Greenman-Pedersen, Inc., we offer the responses below in *red*:

Previous Comments:

- A. P#4: Ensure that all signage meets the requirement of section 270-151. The sign face area should be calculated based on the code requirements. The free-standing sign must be at least 5' from the property line.

The required and proposed sign calculations have been added to the Zoning Chart on the Site Plan, Sheet S-2. The Town is acceptable of the free-standing sign location.

- B. P#5: The underground petroleum tanks are required to be at least 25' from the property line per Town Zoning Law section 270-145.1.

The tanks have been relocated to a 25' minimum offset from the property line.

- C. P#6: The northwest corner of the parking lot does not provide adequate turning movement for the end spaces, consider revising.

The northwest parking area has a drive aisle width of 30' with end spaces at an 11' width vs. the typical 9' width. This geometry has historically proven to provide sufficient space for turning movements at many of our locations. We have added some addition dimensions to the plan for clarity.

- D. P#7: An off-street loading space is required per Section 270-150 of the Town code. The minimum dimensions are 15' by 40'. **The unloading area shown near the dumpster is 18.5' by 30'.**

The 15'x40' off-street loading space has been illustrated on the Site Plan and Truck Circulation Plan.



NEW COMMENTS:

PLANS

1. The applicant has provided a "Welcome to Highbridge" signage and wall detail for consideration. The Planning Board should review the signage for aesthetics.

Comment noted.

2. Scales should be provided on the cover sheet for each of the elevations and signs that are detailed.

Scales have been provided as requested.

3. The address of the proposed Stewart's on the cover sheet is shown as 1098, while the site address of 1100 has been established in other submitted documents. Please update the coversheet to reflect the 1100 address.

The address on the Title Sheet has been updated.

4. Existing onsite drainage structures do not appear to include inverts or pipes. Please clarify if any existing pipes connect offsite. There is a 24" pipe on the opposite side of Highbridge Rd near the corner the with Peter Rd that appears to be coming from the proposed project site and should be investigated.

There is one on-site catch basin on the Existing Site / Demolition Plan that does not have inverts or pipes labeled. This structure is a drywell with no pipe outlet. This drywell receives little runoff, if any, as the existing parking lot is graded such that stormwater mainly sheet flows past the structure to the catch basin located in the greenspace at the southeast corner of the parcel which connects to the County drainage system via a manhole at the northwest corner of the Highbridge Road and Mercer Avenue intersection. The drywell will be removed during construction of the new shop. If any pipes are discovered on site during construction, they will be investigated and coordinated with the Town and County. We have added a note to the Existing Site / Demolition Plan regarding this.

5. The existing 3 structures that will be removed are anticipated to each have their own sanitary leach field, however the existing conditions or demo plan do not identify the locations. The locations of these beds should be shown on the plans and how they will be removed.

The exact locations of any existing septic fields are unknown at this time. This will be further investigated during construction and any wastewater disposal pipes and/or structures will be pumped/cleaned and disposed of in an approved NYSDEC landfill. We have added a note to the Existing Site / Demolition Plan regarding this.

6. Clearing the wooded area over the proposed sanitary field is likely to result in heavy equipment compacting the soils, which could limit infiltration capacity. The limits of the proposed field should be shown on the demo and E&SC plans and identified as an area



where heavy machinery is not allowed. NYSDEC Deep Ripping and Decompaction guide can mitigate accidental soil compaction.

The wastewater absorption field location and requested notation has been added to the Existing Site / Demolition Plan.

7. All existing water services to be removed shall have the service taps, tees, corporate stops, and piping removed to the main. Water main shall be restored. Add to plans and notes.

The former NAPA service line will be reused. The former pizza/deli service has been previously removed to the main. Notes have been added to the Existing Site / Demolition Plan regarding the service for 101 Mercer Avenue.

8. All work within the Highbridge Road ROW will require coordination and permitting from Schenectady County.

Comment noted. We have received a Highway Work Permit from Schenectady County.

9. On the Proposed Site Plan, RRFB Detail note number 1 should include the timing for when the call should be placed to UDigNY. Additionally, DigSafe has been updated to UDigNY.

The note has been updated as requested.

10. The sidewalk on the west side of the project site appears to lead pedestrians into the Sherman Street drive lanes and doesn't lead directly to a specific destination. The Applicant should consider aligning the sidewalk on the west side of the site with the striped parking space across the street.

The sidewalk path has been revised as suggested.

11. The Site Plan shows callouts for the proposed water service, however the linework for the water service does not appear on this plan. Please review and update.

The proposed water service is shown on the Utility Plan. The notation on the Site Plan has been removed.

12. The petroleum storage tanks shown have a pad that does not cover the full length of the tanks. The concrete pad needs to extend at least 12" beyond the outline of the tank per NFPA 30. 23.5.2.3.

The fuel tank pad has been revised.

13. The parking stalls along the front of the building have inconsistent width dimensions, specifically stall #17. Please review and provide dimensions. All spaces should be a minimum of 9'x18'.

The parking stalls have been adjusted.

14. Snow storage areas need to be shown on the plans per the Town's Site Plan Application requirements.

Snow storage areas have been noted on the Site Plan.



15. The Applicant should add a stop bar for the new crosswalk shown on Mercer Ave.
A stop bar has been added as requested.

16. Utility pole relocations and removals need to be coordinated with National Grid to confirm that the proposed changes are acceptable. Please send confirmation documentation to the Town.
We have coordinated all proposed utility work with National Grid, Spectrum and Verizon. The plans reflect all their comments and the work orders are in process. The latest email correspondence has been forwarded to the Town.

17. There is a line type on the Utility Plan with the letter "C" that is not included in the legend and should be added.
The line type indicates an underground communication / telephone line and has been added to the legend.

18. The proposed UG-COM lines on the northeast corner of the site appears to potentially conflict with the proposed trees/plantings. Additionally, there are 2 trees in close proximity to the septic tanks that could conflict. There is not a plan sheet in the set that shows the utilities and vegetation at the same time to confirm.
The utilities lines and structures have been added to the Landscape Plan to confirm there are no conflicts.

19. Please include a label for the 100% expansion area shown adjacent to the proposed septic field for clarification.
The 100% Expansion Area has been labeled on the Wastewater Treatment Plan.

20. The current location of the proposed relocated fire hydrant on Sherman Street is approximately 450' from an existing hydrant on the north side of Highbridge Road east of Mercer Avenue. The proposed relocation of the fire hydrant $\pm 30'$ to the north would make the distance between the hydrants $\pm 480'$ which may be more than the acceptable spacing between hydrants. Town Fire Chief should review hydrant location in compliance with the 2020 Fire Code of New York State.
We will coordinate the hydrant relocation with the Fire Chief as requested.

21. The grading shown around the Sherman St driveway includes a 352 contour that does not appear to tie into the existing 352 contour. Please review the grading in this area to ensure that there are no abrupt grade changes along this driveway.
The existing 352 contour has been corrected based on review of the surveyed point elevations. The proposed contour now correctly ties into the existing contour.

22. Please include a label with invert information where the dispenser canopy drain connects to the pipe between DMH-8 and DMH-9. Additionally, a cleanout should be provided at this blind connection for maintenance.
The invert and cleanout have been added to the Drainage Plan.



23. Please provide spot elevations where the sidewalk connects to Mercer Avenue (the northern sidewalk).

Spot elevations at the Mercer Avenue sidewalk connection have been added to the plan.

24. The curb detail indicates that the curbs around the site are 6" in height, however the contours/grading provided appears to indicate that the curbs are less than 6" in height. Please include TC/BC labels along the curbing to clarify the height of the curbing.

Top and bottom of curb elevations (TC/BC) have been added to the Grading Plan.

25. The proposed contours should be reviewed along the curb edges as they don't seem to reflect a 6" grade change. See curb line along the eastern side of the parking lot as an example.

Contours have been adjusted to reflect the curb height thought the site.

26. The limits of grading/clearing/disturbance needs to be shown on the plans to verify the stormwater calculations.

The limits of disturbance has been shown on the Existing Site / Demolition Plan.

27. Construction site access should be limited to the single entrance on Sherman St. Construction access from Highbridge is undesirable due to the higher traffic volumes.

The construction entrance has been revised as suggested.

28. The E&SC plan shows the concrete washout within 100' of proposed drainage inlets which conflicts with the notes on the concrete washout detail and NYSDEC guidelines. The Applicant should relocate the washout or consider including additional protection around the washout area if not feasible to move.

The concrete washout location shown on the plan is the initial location for the placement of the building footing, foundation, sidewalks and parking pads. The catch basins and drainage system components will not be installed at this time. As the site development progresses, the GC shall coordinate with the Stewart's SWPPP inspector to insure there is no runoff from the washout area off-site or to any of the proposed stormwater management catch basins or structures. The washout area shall be relocated if it cannot be maintained in this location.

29. Inlet protection should be shown around the existing catch basin on the northwest corner of the intersection of Highbridge Rd and Mercer Ave.

Additional inlet protection has been added as suggested.



30. The E&SC plan shows text for an "easement to NY Telephone Company as per map reference No.1" which should be shown on the existing conditions/demolition plan. Additionally, please provide clarification on how this easement will be changed based on the relocated poles and lot consolidation.

This notation has been removed from the E&SC Plan. The notation is shown on the Existing Site / Demolition Plan along with the Map References. This easement will be removed/terminated as part of the proposed utility relocation for the project.

31. The E&SC Details sheet includes "Erosion & Sediment Pollution Control Guidelines" notes that references the "New York State Guidelines for Urban Erosion and Sediment Control, March 1998" which is outdated and no longer in use. Please revise the referenced standards to the current version of the manual "New York State Standards and Specifications for Erosion and Sediment Control (2016)" and verify that the details and E&SC practices used follow the current standards.

The practices are compliant with the latest standards and the notation has been updated.

32. Please provide the calculations for how the internal landscaping requirements per Town code section 270-149, D are being met.

We will review the internal landscaping requirement with the Planning Board at the next meeting.

33. The lighting plan provided shows photometric values along the north side of the building that appear to abruptly stop, unlike most of the lighting shown around the rest of the site. Please provide clarification on why the lighting patterns along the north side of the building change from 7.8 to 0.0 where in most cases the light would slowly dissipate over a longer distance.

The illumination plan has been modeled with an 8' vinyl fence in the area in questions which has resulted in the abrupt change in illumination levels.

34. There are existing street lights along the southern side of Highbridge Road, however none are provided at the intersection with Mercer Ave. The Applicant should consider including a light pole or bollard lights along the sidewalk connections to Mercer Ave for pedestrian safety.

The sidewalk alignment has been changed. We have added additional bollard lighting along the site sidewalk to Mercer Avenue.

35. The Typical Parking Space detail should include a dimension that identifies 18' clear length from the bollard to the front of the parking space.

The dimension has been added to the detail as suggested.



SWPPP

36. There is a new version of the NYSDEC General Permit for Stormwater Discharge from Construction Activity (GP-0-25-001) that will take effect on January 29, 2025. The SWPPP needs to be updated to identify the new permit reference and the project will need to meet any new permit requirements.

Comment noted. We have updated the permit reference and will meet all new permit requirements.

37. The underground infiltration chambers that are proposed to handle some of the stormwater runoff from the site are discussed as if they are "infiltration trenches (I-1)" in the report. This practice is classified as an Underground Infiltration (I-4), the report should be updated, and design requirements reviewed.

The report has been updated and design requirements have been reviewed.

38. There are references to the Town of Glenville in section IX of the SWPPP that should be revised to the proper municipality.

The Town references have been corrected.

39. The SWPPP and NOI indicate that the site discharges to the Mohawk River which is more than 3 miles away from the site. The receiving waters should be revised to indicate that the site discharges to Town and County drainage systems in the ROW.

Question 9 of the NOI identifies the nearest surface "waterbody" the site runoff will discharge. We have revised the answer to the Lisha Kill which ultimately discharges to the Mohawk River. Receiving Waters Section X of the SWPPP has also been expanded.

40. Section XII of the SWPPP, subpart 5 indicates that there is a maintenance schedule on the E&SC plan however, a maintenance schedule could not be found on the plans.

Section XII has been revised to refer the maintenance schedule on the Operations and Maintenance Plan included in the SWPPP.

41. The soil restoration criteria mentioned in Section XIII, 6 should include a reference to the 2008 Deep Ripping and Decompaction requirements.

Section XIII, 6 has been expanded to include the requested reference.

42. Documentation from SHPO of No Adverse Impacts needs to be obtained prior to approval of the site plan application. This is of particular concern for the existing "old foundation" and "hearth" shown on the plans to verify that they are not of historical significance.

The requested SHPO documentation has been sent to the Town under separate cover.

43. The SWPPP does not discuss Stormwater Hotspots as outlined in the 2024 SWDM, Section 4.14. The Applicant needs to review the SWDM requirements for stormwater hotspots, include a discussion in the SWPPP that outlines the requirements and how they are being met, and make any necessary modifications to the proposed stormwater management practices as needed to meet the requirements.



The design plans and SWPPP were developed in conformance with the 2015 NYS Stormwater Design Manual (SWDM) as we meet the criteria under Part III.B.2.b of GP-0-25-001. Regardless, we have added Section "XXI STORMWATER HOTSPOTS" to the SWPPP with additional content regarding how the site has been designed in conformance with the SWDM and the portions of the site designated as a hotspot.

44. Please submit a draft version of the eNOI through the DEC's online portal to verify that it is properly filled out. The following comments apply to the information provided on the outdated paper NOI included on the SWPPP.

A draft version of the eNOI has been included in the SWPPP.

- a. The project site information indicates that the project is located on the south side of the street, which does not appear to be correct.

The site information has been corrected.

- b. The project site information indicates that the project is west of the crossroad indicated, while the site is on the east side of Sherman Street.

The site information has been corrected.

- c. Prompt 9b does not need to be filled out as there is not a receiving wetland according to prompt 9a.

Comment noted.

- d. Prompt 29 should be revised to show the infiltration practice to be Underground Infiltration System instead of Infiltration Trench. Also, the contributing impervious area for the practice appears to be larger than 0.031 acres, please review and update.

Question 29 has been corrected as noted.

- e. Storing the CPv will be required for the portion of the site that is new impervious cover. Please provide calculations and a narrative in the SWPPP report on how the proposed practices meet the CPv requirement.

100% of tributary stormwater from all subject storm events from the "new development" portion of the site will infiltrate in the proposed Underground Infiltration System with no off-site discharge. The provided extended detention is infinite and has therefore not been calculated. We have noted this in Question 39 of the NOI and in the Conclusion Section of the Stormwater Management Report.

45. The subcatchments shown on the drainage maps do not appear to account for the crowned roads that surround the site. The areas included in the modeling should be revised to account for the portions of the road that drain towards the site.

The crowned roads surrounding the site do not drain into the site. They are directed to the design points and existing drainage systems via curbs and gutters along the roadway frontages. Any flows from the crowned roads to the design points / existing drainage system will remain a constant in the pre-



development and post- development condition and have no consequence to the design of the on-site proposed stormwater management system and have therefore not been included in the subcatchments or Hydro-CAD models.

46. A scale should be provided for the impervious cover comparison plan to verify areas.
A scale has been provided as requested.

47. A standalone Operations and Maintenance Plan (report) needs to be developed that outlines the entity responsible for long term operations and maintenance and includes all necessary information about post-construction inspections, schedules, things to look for, when to contact an engineer, and ongoing maintenance needs. The plan should include the O&M figure currently in the SWPPP along with the First Defense O&M manual. Detailed maintenance and inspection information for the infiltration chambers needs to be provided. It is highly recommended the NYSDEC Maintenance Guidance of Stormwater Management Practices be followed and can be found on NYSDEC's website in the Construction Stormwater Toolbox.

Stewart's Shops is responsible for the ongoing Operation and Maintenance of the facility as outlined in Section IX of this report. The information included in Appendix C is essentially the Operations and Maintenance Manual and will be pulled out and utilized for continued SWPPP inspections and the Operations and Maintenance of this facility. It contains an Operation and Maintenance Plan, First Defense O&M manual and all necessary information regarding inspections and schedules. These inspections will be conducted by a qualified inspector under the guidance of our in-house engineer. Stewart's, as owners and operators, will rectify any deficiencies and/or coordinate any action items needed, which is typical at all our facilities with the same requirements.

MISCELLANEOUS:

48. Section B of the Site Plan Special Use Permit Application requires:
- a. A note needs to be added to the plans per that reads "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours." Additionally, the Applicant should coordinate with the Town who will be responsible for maintaining the proposed sidewalks.

The requested note has been added to the Site Plan (SNOWFALL NOTE) and we will coordinate snow removal responsibilities with the Town.

- b. Signature space needs to be provided for the Chairman of the Rotterdam Planning Commission.

A signature space has been added to the Title Sheet of the Site Development Plans.

- c. Documentation needs to be provided from the Town of Rotterdam Water Department that the proposed demand and hydrant locations are acceptable. Additionally, the Town's Fire Chief will need to review the plans for circulation



and hydrant relocation.

We will coordinate the hydrant relocation with the Fire Chief and the proposed water service with the Town Water Department as requested.

- d. A note needs to be added to the plans that reads "All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."

The requested note has been added to the Lighting Plan.

- e. A note needs to be added to the plans that reads "Development must meet all NYS Building and Fire Codes."

The note has been added to the Site Plan directly above the title block.

Thank you for your assistance with this project. We look forward to the next available Planning Board meeting to review and discuss the project. Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Gillespie', written in a cursive style.

James Gillespie
Stewarts Shops, Corp.
P.O. Box 435
Saratoga Springs, NY 12866
jgillespie@stewartsshops.com
Cell: (518) 573-4246
Office: (518) 581-1201 ext. 4252

DPW Comments
February 4, 2025

2. **Hungry Hill Ventures LLC – 1002 Wedgewood Heights.** Final Site Plan/Special Use Permit Public Hearing for the construction of a ±12,000 square foot flex warehouse/office space building for up to two (2) tenants on a ±2.46-acre parcel. Engineer: ABD Engineers LLC.

1. Final Fees Due:	Final Site Plan	\$200.00
	Advertising	39.60
	Total	\$239.60

2. Add note to plan: “A variance to the rear yard setback was approved by the Zoning Board of Appeals on January 15, 2025.”
3. Add note to plan: “Soil disturbance and fill material has been placed on portions of this lot in the past. Prior to the issuance of building permits, the applicant’s engineer shall provide soil data and percolation tests to the Rotterdam Building Inspector and confirm suitability prior to the issuance of septic and building permits.”
4. Prior to signature on the site plan maps, the proposed drainage, turnaround, and snow storage easement to the Town for the terminus of Wedgewood Heights shall be reviewed as to form by the attorney for the town, filed with Schenectady County, and a copy provided to DPW.

DPW Comments December 3, 2024

1. Property was recently subdivided in July 2024 and designated as an equipment storage lot. Applicant is now requesting to locate a warehouse/office structure on the parcel.
2. Proposed building and septic areas contain fill material. Applicant should conduct soil sampling and perc tests.
3. Applicant to discuss with DPW and the Highway Superintendent the granting of easements to the Town for a turnaround and snow storage area for Wedgewood Heights.
4. A variance will be required for the setback at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on December 3, 2024. 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
Rotterdam Police Department
Metroplex Development Authority
Fire District #2

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



ENGINEERS



SURVEYORS

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

DEDICATED
RESPONSIVE
PROFESSIONAL

January 17, 2025

Re: Warehouse/Office Building
1002 Wedgewood Heights
Town of Rotterdam
ABD Project #5375W

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

Dear Peter:

In response to the comments (*in italics*) of DPW of December 3, 2024, we respond as follows (**in bold**):

1. *Property was recently subdivided in July 2024 and designated as an equipment storage lot. The applicant is now requesting to locate a warehouse / office structure on the parcel.*
Correct, the applicant is requesting to construct the warehouse / office building due to increased demand.
2. *Proposed building and septic areas contain fill material. Applicants should conduct soil sampling and perc test.*
Soil testing and percolation testing will be conducted in the spring. ABD will coordinate with the Town of Rotterdam Building Department and Schenectady County Department of Health.
3. *Applicant to discuss with DW and the Highway Superintendent the granting of easements to the Town for a turnaround and snow storage area for Wedgewood Heights.*
A proposed easement location is provided on the revised enclosed plans. ABD has reached out to the Town to set up a site meeting to discuss the proposed easement.
4. *A variance will be required for the setback at the rear of the property.*
The required setback variance was granted by the Town of Rotterdam ZBA at the January 15, 2025 meeting.

Enclosed area the following items:

- 1.) Twelve (12) copies of the Revised Site Plans.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

JJB:clv

encl.

cc: Mike Floccuzio w/encl
5375W-01172025

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 12-10-24
Case No. R-33-24
Returned 12-17-24

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) _____

DEC 10 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: December 17, 2024

SUBJECT: Hungry Hill Ventures LLC – Wedgewood Heights. Site Plan/Special Use Permit to construct a ±12,000 square foot warehouse/office with up to 2 tenants on a ±2.46-acre parcel. Engineer: ABD Engineers & Surveyors.

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 4 24

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

Date: February 4, 2025

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner: Hungry Hill Ventures, LLC
250 Suits Road
Duanesburg, NY 12053

Location: 1002 Wedgewood Avenue
Schenectady, NY 12306

Tax Map Number(s): 59.5-8-8.13

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

Action: Site Plan and Special Use Permit to construct a 12,000 square foot warehouse with up to two (2) tenants on a ±2.46-acre parcel.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on December 4, 2024. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested a Site Plan and Special Use Permit approvals to construct a ±12,000 square foot warehouse with up to two (2) tenants on a ±2.46-acre parcel.

This is an existing industrial site that was formerly used by a refuse removal company with storage. The applicant is proposing to construct a ±12,000 square foot industrial building with two (2) tenants for commercial and/or industrial tenants. The building will be connected to municipal water and contain an on-site wastewater disposal system.

As part of Planning Commission approval, the applicant will be required to provide easements to the Town of Rotterdam for snow removal and access.

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

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;

- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

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

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

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on February 4, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

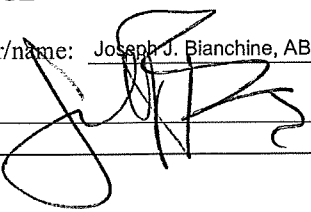
Instructions for Completing

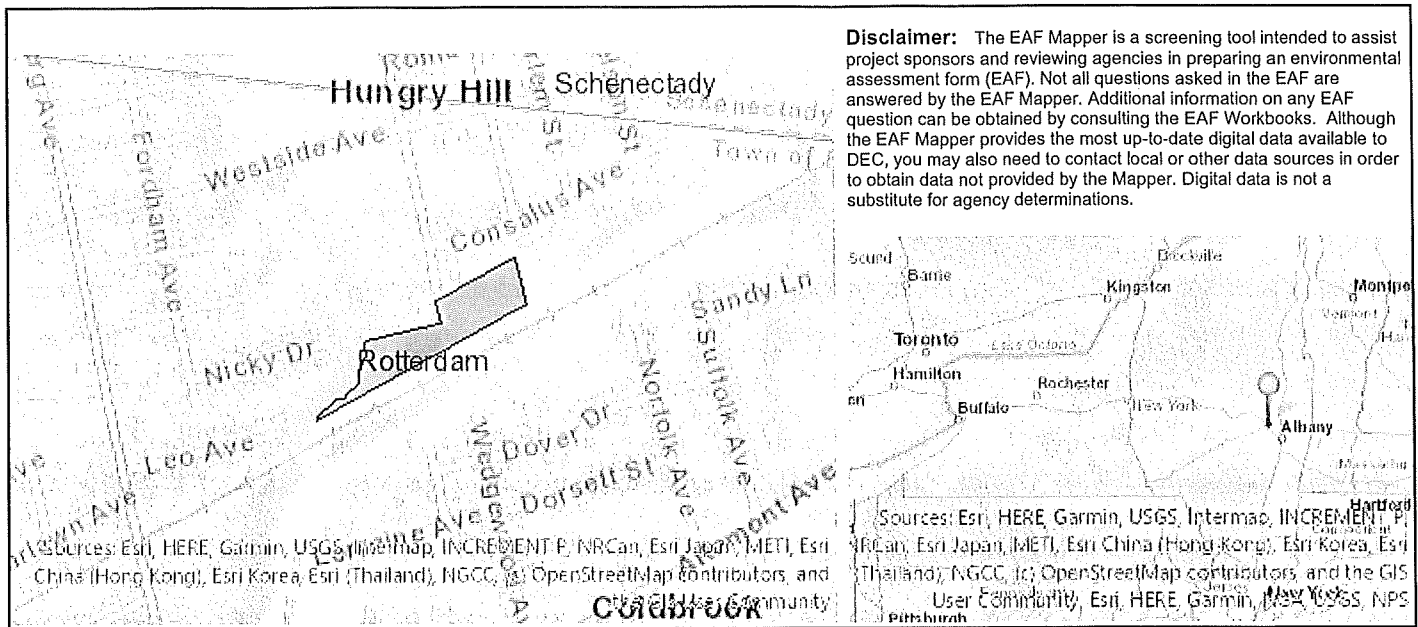
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Hungry Hill Ventures, LLC (Variance)			
Project Location (describe, and attach a location map): 1002 Wedgewood Heights			
Brief Description of Proposed Action: Addition of a 12,000 SF Warehouse with associated grading, drainage, utilities, and landscaping.			
Name of Applicant or Sponsor: Hungry Hill Ventures, LLC		Telephone: 518-813-1864 E-Mail: floccuzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		2.46 acres	
b. Total acreage to be physically disturbed?		0.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.8 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 J. Bianchine, ABD Engineers & Surveyors, LLP</u> Date: <u>December 11, 2024</u> Signature: <u></u> Title: <u>Partner</u>		



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

Project: Hungry Hill Vent. Wedgewood Heights

Date: February 4, 2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form **Part 3 Determination of Significance**

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission Name of Lead Agency Kimberly Ricker Scannell	February 4, 2025 Date Planning Commission Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer Peter Comenzo
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DPW Comments
February 4, 2025

3. **Hungry Hill Ventures LLC – 651 Consalus Avenue.** Sketch Site Plan/Special Use Permit/Consolidated Subdivision review for the construction of a ±12,000 square foot warehouse building for up to six (6) tenant spaces on a ±28,000 square foot consolidated parcel. Engineer: ABD Engineers LLC.
1. Application is unclear on the proposed lot line adjustment and/or consolidation. Provide clear mapping.
 2. Soil tests will need to be performed for stormwater and wastewater when weather permits.
 3. Existing house and garage to be demolished and will require demolition permits. Water service must be terminated at the lateral.
 4. A variance will be required for the rear yard setback.
 5. Detail lighting and pavement.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

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

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Hungry Hill Ventures, LLC (Michael Floccuzio)

Mailing Address: 250 Suits Road

City: Duanesburg State: NY Zip: 12056

Daytime Phone: 518-813-1864 E-mail: floccuzio88@gmail.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the 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.): 28,000 SF
Assessor Tax Parcel No.(s) of Proposal Site: 59.5-8-9 & 10 and a portion of 59.5-8-17

Adjacent Area Owned or Controlled (Acres or sq. ft.): 2± AC
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 59.5-8-17

Street Address of Proposed Site (if any): 651 Consaulus Avenue

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Existing single family residence to be removed, Existing garage to be removed, _____

Existing Zoning Classification: I-1

School District: Mohonasen

Fire District: Fire District #2

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):

651 Consaulus Avenue directly across from Harlem Street intersection.

Name of public road (s) providing access: Consaulus Avenue

Width of property fronting on public road: 280 feet

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

To allow a 12,000 SF warehouse for up to 6 tenants.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent

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 ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

The site has existed for numerous years as a single family residence with no detrimental issues. The proposed use will clean up the site and be compatible with the neighborhood of other industrial/warehouse uses.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

The general area is industrial use. The proposed use is similar to the existing neighborhood.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

The surrounding properties are already developed and this will be a similar use.

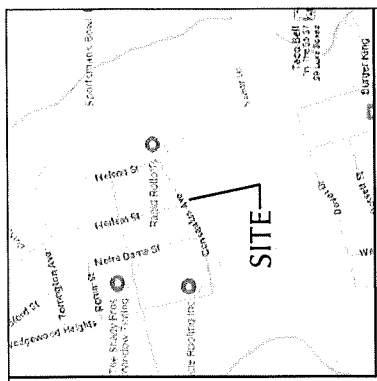
- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

The existing utilities do not have any problems. There will be new laterals utilities for water, electric, communications, and gas and onsite drainage and septic.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Yes, new access/egress will be provided.

If you have any additional comments, please attach them on a separate sheet of paper.



SITE LOCATION

NOTES:

1. BASE MAP PREPARED FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE LOCATION OF ANY EXISTING UTILITIES, ABOVEGROUND STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-952-7962), TOLL FREE.
3. SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
5. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
6. TAX MAP # 59.5-8-9 & 59.5-8-10 TO BE COMBINED WITH A PORTION OF TAX MAP # 59.5-8-17.
6. ADDRESS TO BE ON BUILDING.

MAP REFERENCES:

1. "SITE PLAN, 651 CONSALUS AVENUE", PREPARED BY ABD, ENGINEERS, L.P., DATED NOVEMBER 3, 2022 AND LAST REVISED DECEMBER 5, 2022.
2. "LOT LINE AMENDMENT LANDS N/F ACCURATE REALTY, LLC L. 1710, P. 565 & L. 1785, P. 593" PREPARED BY ABD ENGINEERS & SURVEYORS, DATED JANUARY 6, 2021, LAST REVISED MARCH 22, 2021, AND RECORDED IN THE CLERK'S OFFICE OF THE COUNTY CLERK'S OFFICE JUNE 10, 2021, AS INSTRUMENT # 20112398.

ZONING: I-1 LIGHT INDUSTRIAL		PROVIDED:
LOT SIZE: 20,000 SF MIN.	38,400 SF	
SETBACKS: FRONT: 25'	72.8'	
REAR: 25'	25.0'	
SIDE: 25'	50.0'	

CHAIRMAN, ROTTERDAM PLANNING COMMISSION
DATE:

**SITE PLAN
WAREHOUSE**

LANDS N/F
HUNGRY HILL VENTURES, LLC
651 CONSALUS AVENUE

TOWN OF ROTTERDAM	COUNTY OF SCHENECTADY
STATE OF NEW YORK	
ABD ENGINEERS	
SURVEYORS	
411 Union Street, Schenectady, NY 12305	
318-373-1111 Fax: 318-373-1409	
www.abdeng.com	

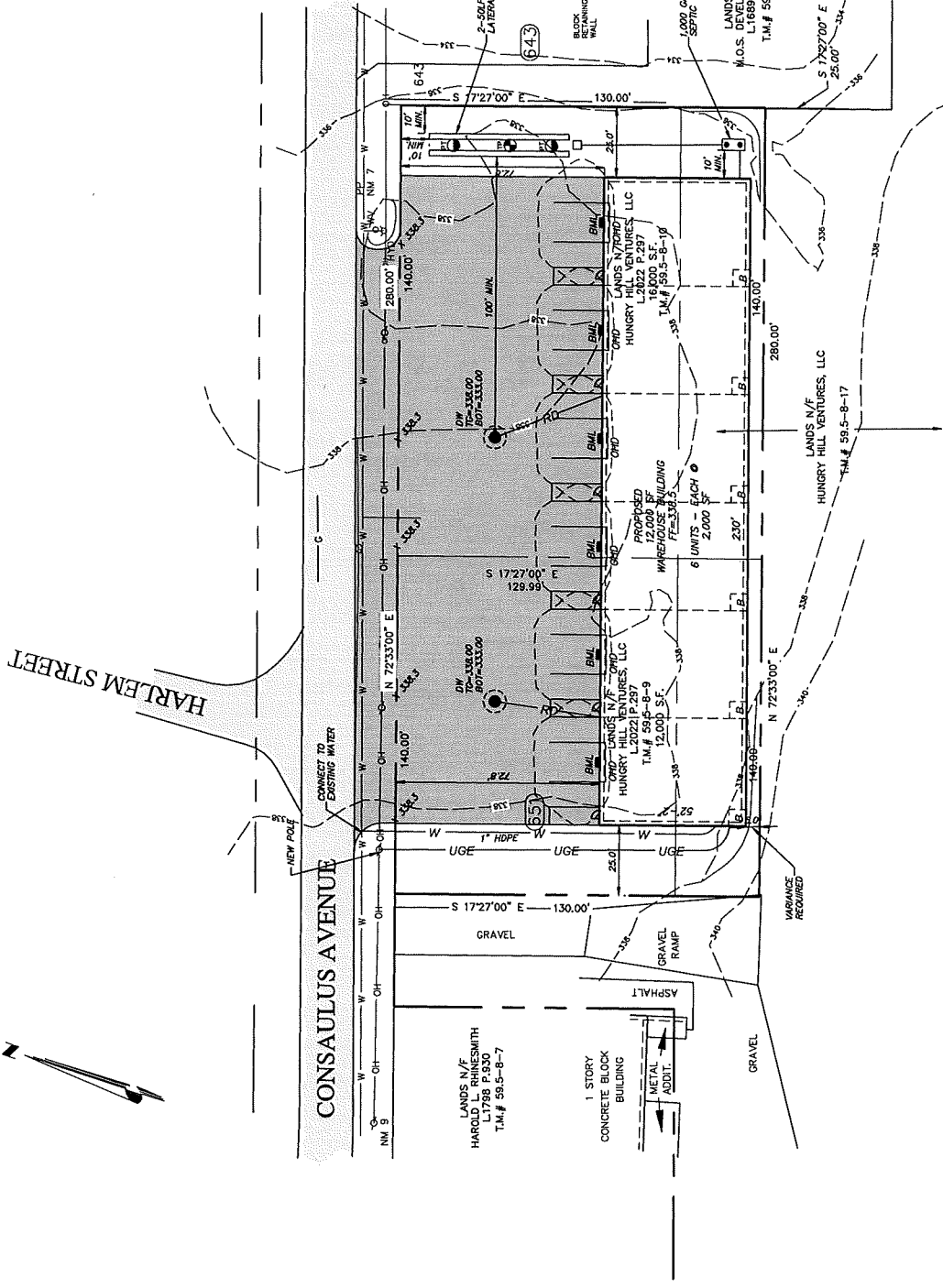
DATE: JANUARY 27, 2025	SCALE: 1" = 30'	DWG. 5396F-S6	SHEET OF 3
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OWNER/APPLICANT:
HUNGRY HILL VENTURES, LLC
250 SUITS ROAD
DUANESEBURG, NY 12056
TAX MAP # 59.5-8-9 & 59.5-8-10 &
PORTION OF 59.5-8-17

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



LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676



Project Narrative
651 Consaulus Avenue

JAN 28 2025

Hungry Hill Ventures, LLC (Michael Floccuzio) is the owner of three parcels at 651 Consaulus Avenue (Tax Map 59.5-8-9 & 10 & 59.5-8-17). These parcels are proposed to be combined, along with a 2—foot wide strip from Tax Map 59.5-8-17 also owned by Hungry Hill Ventures, LLC, to form a 28,000 square foot parcel (280 x 130).

The parcel is located in I-1 – Light Industrial zone and contains a 2-story single family rental house and a one-story concrete block garage that is also rented out. These structures will be removed.

A new 12,000 SF one-story warehouse with provisions for up to six (6) tenants is proposed. It is expected that these 2,000 SF warehouse units will be rented to local contractors that need space for storage of their materials, equipment, and tools. Typically, they have 1 or 2 employees and are only at the site temporarily in the morning (6 – 8 am) and the afternoon (4 – 6 pm). Therefore, traffic will be about 12 trips entering and exiting in both the morning and evening, with occasional delivery vehicles during the day as needed. Town water is available on Consaulus Avenue and a fire hydrant is located in front of the building. A new septic system will be provided on site for up to 15 employees. Electric, communications, and gas services are located on Consaulus Avenue. Drainage will be provided on site by two drywells.

Short Environmental Assessment Form

Part 1 - Project Information

JAN 28 2025

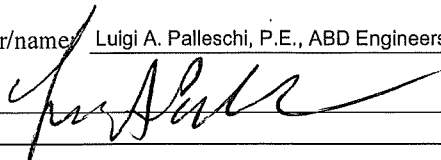
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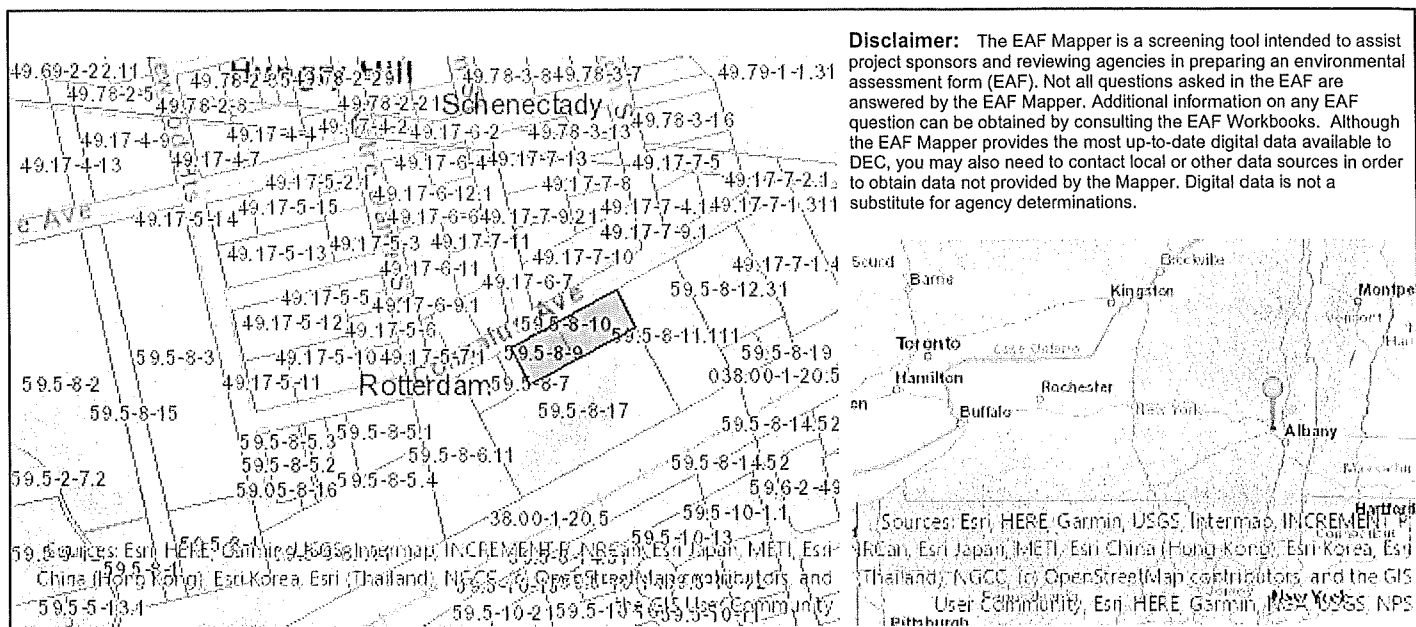
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 651 Consaulus Avenue Warehouses			
Project Location (describe, and attach a location map): 651 Consaulus Avenue			
Brief Description of Proposed Action: Special Use Permit for a 12,000 SF, one-story warehouse with up to 6 tenant units at 2,000 SF each and a lot line consolidation and lot line adjustment.			
Name of Applicant or Sponsor: Hungry Hill Ventures, LLC (Michael Floccuzio)		Telephone: 518-813-1864 E-Mail: floccuzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duaneburg		State: NY	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.64 acres 0.64 acres 0.64 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: _____ New 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Adjacent former Town leaf dump and other spills in the neighborhood. (V00011, 447027, 447007)	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name/ <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>January 24, 2025</u> Signature: <u></u> Title: <u>Professional Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

DPW Comments
February 4, 2025

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

1. A TDE has been retained to assist in the review of this project.
2. Applicant should consider moving the building back further on the property to allow for better drive-thru circulation.
3. Show existing contour lines for property and surrounding area.
4. Provide soils information for proposed excavation and sloped area.
5. Provide copies of access/parking easement with the adjoining property located at 1409 Altamont Avenue (Dollar Tree).
6. Show parking/circulation patterns for 1409 Altamont Avenue (Dollar Tree) as these will impact overall site.
7. Modify and reduce parking if deemed not necessary. Thirty-seven (37) parking spaces appear to be excessive given the amount of drive thru use as presented by the engineers. Safety and access to drive thru should be a priority if this in fact is a majority of the business use. Many of the currently proposed parking spaces are in conflict with drive-thru operations.
8. Provide building elevations and proposed signage.
9. Provide dumpster enclosure detail. Masonry/split block with heavy duty gates should be utilized. Eliminate the proposed landscaping behind the enclosure (maintenance issue).
10. TDE to review turning templates for drive thru. Exit is currently problematic and proposed improvements do not seem to adequately address the issue.
11. Proposed grease trap and sewer access should be reviewed by DPW and TDE.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should 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
Rotterdam Police Department
Fire District #2

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Hospitality Syracuse, Inc.

Mailing Address: 290 Elwood Davis Road, Suite 320

City: Liverpool State: NY Zip: 13088

Daytime Phone: 315-451-1957 E-mail: mlkem@hrqweb.com

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: NA - applicant is the owner

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): ±2.05 Acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.6-2.18.11

Adjacent Area Owned or Controlled (Acres or sq. ft.): NA

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____



Street Address of Proposed Site (if any): 1421 Altamont Ave, Schenectady, NY 12303

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____

Quick-serve restaurant with drive-thru access and existing utility connections, parking, lighting, landscape.

Existing Zoning Classification: B-2 General Business

School District: Mohonasen

Fire District: Rotterdam #2

Water Supply Rotterdam OPW

LEGAL INFORMATION

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

The site is located at 1421 Altamont Ave. Schenectady, NY 12303. west of the intersection of Crane Street. It is near community amenities with easy access to major roadways and transit.

Name of public road (s) providing access: Altamont Avenue

Width of property fronting on public road: ±155 SF

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

Applicant proposes to redevelop the site with new +/-2,650 SF building. The existing drive thru use is proposed to be maintained. Improvements to the existing parking lot and drive thru lanes are proposed.

Is the proposed use to be temporary or permanent? If temporary, please explain:

Permanent - See attached narrative.

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.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

NA - Special Use Permit is not needed per coordination with Town Staff.

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

NA - Special Use Permit is not needed per coordination with Town Staff.

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

NA - Special Use Permit is not needed per coordination with Town Staff.

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

NA - Special Use Permit is not needed per coordination with Town Staff.

- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

NA - Special Use Permit is not needed per coordination with Town Staff.

If you have any additional comments, please attach them on a separate sheet of paper.

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

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) (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: Hospitality Syracuse, Inc.

Date: _____

Address: 290 Elwood Davis Road

Phone: 315-451-1957

Suite 320, Liverpool, NY

Zip: _____


*#1 Signature of Owner #1

01-20-2025
Date

Notary
(For Signature #1 Above)

Michigan
STATE OF ~~NEW YORK~~ ss:
COUNTY OF ~~SCHENECTADY~~
Washtenaw

SUBSCRIBED AND SWORN to me this 20 day of January, 2025.

NOTARY SEAL



Jennifer Krol
Notary Signature

Notary Public in and for the State of MICHIGAN
My appointment expires: 3/9/2030

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

Date _____

Notary
(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

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, Hospitality Syracuse Inc., being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Site Plan Special Use application request
before the Town of Rotterdam for property known as parcel number(s):

Tax Parcel Number(s): 59.6-2.1B.11

I hereby grant Bohler Engineering 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): [Signature]

Date: 01-20-2025

NOTARY

~~MICHIGAN~~
STATE OF NEW YORK ss:

COUNTY OF WASHTENAW

SUBSCRIBED AND SWORN to before me this 20 day of January, 2025

NOTARY SEAL

Notary Signature

Jennifer Krol

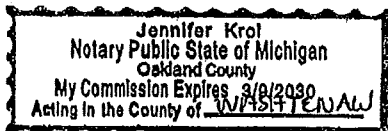
Notary Public in and for the State of ~~New York~~ ^{MICHIGAN}

Residing at:

614 Tower Ridge Ct, Milford, MI 48381

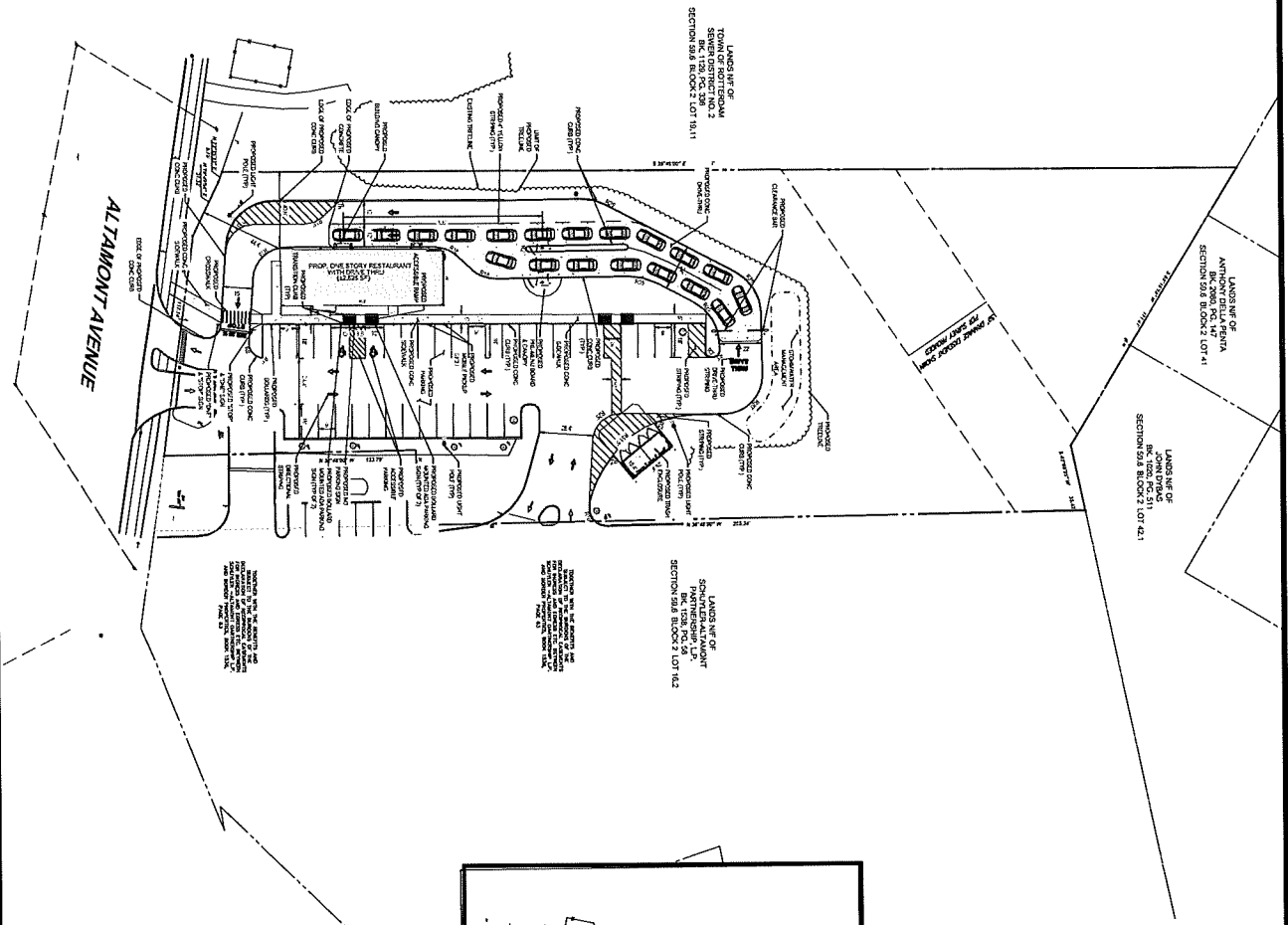
My appointment expires:

3/9/2030





THE RESULTS OF THE ANALYSIS OF THE SITE AND ITS SURROUNDINGS ARE PRESENTED IN THIS SHEET. THE ANALYSIS IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE RESULTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



ZONING ANALYSIS TABLE			
ZONING DISTRICT	EXISTING ZONING	PROPOSED ZONING	COMMENTS
SECTION 38.1 BLOCK 2 LOT 14.1	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.2	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.3	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.4	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.5	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.6	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.7	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.8	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.9	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.10	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.11	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.12	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.13	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.14	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.15	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.16	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.17	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.18	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.19	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.20	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.21	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.22	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.23	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.24	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.25	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.26	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.27	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.28	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.29	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.30	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.31	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.32	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.33	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.34	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.35	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.36	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.37	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.38	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.39	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.40	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.41	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.42	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.43	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.44	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.45	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.46	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.47	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.48	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.49	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.50	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.51	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.52	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.53	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.54	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.55	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.56	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.57	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.58	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.59	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.60	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.61	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.62	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.63	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.64	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.65	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.66	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.67	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.68	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.69	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.70	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.71	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.72	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.73	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.74	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.75	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.76	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.77	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.78	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.79	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.80	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.81	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.82	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.83	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.84	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.85	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.86	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.87	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.88	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.89	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.90	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.91	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.92	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.93	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.94	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.95	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.96	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.97	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.98	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 14.99	RESIDENTIAL	RESIDENTIAL	
SECTION 38.1 BLOCK 2 LOT 15.00	RESIDENTIAL	RESIDENTIAL	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

PRELIMINARY
FOR
HOSPITALITY
SYRACUSE,
INC.
BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12206
TEL: 518-434-0000
WWW.BOHLERCIVIL.COM

**CONCEPT
SITE
PLAN**
C-301
GEO. DATE: 01/15/2023

Project Narrative
Proposed Redevelopment
1421 Altamont Avenue
Town of Rotterdam, Schenectady, NY
January 15, 2025

JAN 21 2025

Introduction

The applicant, Hospitality Syracuse, Inc., is proposing to redevelop a ± 2.05 -acre site (Tax ID# 59.6-2.18.11), located at 1421 Altamont Avenue, Town of Rotterdam, with a new $\pm 2,625$ SF one (1) story restaurant with drive-thru. The parcel is currently owned by Hospitality Syracuse, Inc. and is currently developed with an existing Taco Bell Restaurant along with associated parking areas, landscape, access drives, utilities, signage, and other associated appurtenances. The project proposes to scrape and rebuild the existing building while upgrading onsite parking areas, drive thru facilities, utility connections, landscaping, lighting, and associated infrastructure.

The project site lies within the B-2 General Business Zoning District where restaurants or food service establishments are permitted uses subject to Site Plan Review by the Town of Rotterdam Planning Commission. The site is situated among various commercial uses in the vicinity. A residential district lays to the north and west of the subject site. The residential area is well buffered by the presence of wooded areas and a riverine that runs through the subject site.

Existing Conditions

The existing ± 2.05 -acre project site currently consists of a single-story $\pm 2,300$ SF. Taco Bell restaurant building with associated parking areas, landscape, access drives, utilities, signage, and other associated appurtenances. A right-in/right-out access drive currently exists to Altamont Avenue (State Route 911H) from the subject site. A shared access connection to Crane Street through the easterly neighboring commercial property, Dollar Tree, currently exists and is proposed to remain. A NYSDEC identified riverine runs through a 50' wide drainage easement along the back (north) of the site and is proposed to remain and not be disturbed part of this project.

Proposed Conditions

The redevelopment project proposes to replace the existing quick-serve restaurant and drive thru with a similar but new state of the art $\pm 2,625$ SF one-story quick-serve restaurant with a dual lane drive thru. The project proposes improvements to the existing drive thru and parking areas while maintaining the number of onsite parking spaces (± 37 spaces). Waiver is being requested from the Planning Commission for the number of parks. The redevelopment will retain the existing driveway connection to Altamont Avenue as well as the shared access to Crane Street through the neighboring property, ensuring continued ease of access to the subject site. A new sidewalk connection to the right of way is also proposed as a part of the redevelopment.

The project proposes new utility connections to the public services. Sanitary sewer, water, electric and gas services are available along the front of the project. A grease trap is proposed to separate grease and non-grease flows from the proposed restaurant. New gas & electric services are also proposed. Stormwater management will be improved through the implementation of a stormwater system designed to reduce existing peak flows from the site while maintaining existing flow patterns.

New energy efficient onsite lighting, stormwater management, trash enclosure, sidewalks, landscaping, and other appurtenances are also proposed onsite as depicted on the accompanying Site Development Plans prepared by Bohler.

Stormwater

In existing conditions, stormwater from the subject site predominantly flows to the riverine located towards the back of the site while the front portion of the site drains to Altamont Avenue into the NYSDOT stormwater system. The development proposes to increase impervious area from existing conditions. Stormwater will be mitigated in accordance with New York State Department of Conservation (NYSDEC) stormwater design manual and the general permit. Post construction

BOHLER //

stormwater flows will be at or below pre-construction levels as required by NYSDEC. Refer to project drainage report for additional information.

Utilities

Utility connections, including sewer, water, gas, and electricity currently service the existing restaurant and are already available along the site frontage. Existing utilities will be reused to the extent possible. Any new service connection will be submitted to the provider having jurisdiction. The existing features are further depicted on the attached Survey map prepared by Ausfeld and Waldruff Land Surveyors, LLP, November 12, 2024.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Redevelopment - Quick Serve Restaurant with Drive Thru			
Project Location (describe, and attach a location map): 1421 Altamont Avenue, Town of Rotterdam, Schenectady County NY			
Brief Description of Proposed Action: Applicant proposes to redevelop the site with new +/-2,650 SF building. The existing drive thru use is proposed to be maintained. Improvements to the existing parking lot and drive thru lanes are proposed. Access to the site from Altamont Avenue is proposed to remain. Refer to the attached Narrative and Site Development Plans for more information.			
Name of Applicant or Sponsor: Hospitality Syracuse, Inc.		Telephone: 315-451-1957 E-Mail: mikem@hrgweb.com	
Address: 290 Elwood Davis Road, Suite 320			
City/PO: Liverpool		State: NY	Zip Code: 13088
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Department of Public Works - Site Development; NYSDOH - Food Permit			YES ☒
3. a. Total acreage of the site of the proposed action? ±2.05 acres b. Total acreage to be physically disturbed? <1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±2.05 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
A riverine is located on the project site but is not proposed to be disturbed as part of this project. Stormwater will discharge similar to existing conditions.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Existing drainage patterns to be maintained.	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Hospitality Syracuse, Inc. (Contact: Mike McCracken)</u> Date: <u>01/09/2025</u> Signature: <u></u> Title: <u>Director of Real Estate</u>		

DPW Comments
February 4, 2025

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

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

§ 270-144**Motor vehicle sales.**

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

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

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

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

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

§ 270-145 Motor vehicle repair establishments.

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

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

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

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

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

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

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

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
City of Schenectady Department of Development
City of Schenectady 239nn

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: PATRICK PASTORE
Mailing Address: 200 8TH AVE - #5
City: NEW YORK State: NY Zip: 10011
Daytime Phone: 518 860 0293 E-mail: pap54@georgetown.edu

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: ALEX GELFAND
Mailing Address: 1100 MITCHELL ROAD
City: SCHENECTADY State: NY Zip: 12303
Daytime Phone: 518 605-9197 E-mail: Alex@bulldogauto.com
Project/Proposal Site Area (Acres or sq. ft.): 0.81 acres
Assessor Tax Parcel No.(s) of Proposal Site: ID # 49.80-2-9.2
Adjacent Area Owned or Controlled (Acres or sq. ft.): 0
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: —

Street Address of Proposed Site (if any): 1100 MITCHELL RD
Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): AUTO REPAIR & SALES
Existing Zoning Classification: LIGHT INDUSTRIAL

School District: CITY SCHOOL DISTRICT #10 Fire District: #3
Water Supply: PUBLIC

LEGAL INFORMATION

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

NORTH SIDE MITCHELL RD 284' EAST OF AUTAMONT AVE

Name of public road (s) providing access: MITCHELL RD

Width of property fronting on public road: 220'

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

TO CONTINUE USE OF SITE FOR AUTO SALES
+ REPAIRS

Is the proposed use to be temporary or permanent? If temporary, please explain:

PERMANENT

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 ☒ If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

- (1) Is the establishment, maintenance or operation of the special use detrimental to or an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

NO, THIS PROPERTY IS CONSISTENT WITH USES OF OTHER PROPERTIES ON THIS STREET

- (2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

NO, PROPERTIES ARE LOCATED IN A LIGHT INDUSTRIAL ZONE + HAVE ~~STANDARD~~ SIMILAR USES IN THIS NEIGHBORHOOD

- (3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

NO PROPERTIES ARE LOCATED IN A LIGHT INDUSTRIAL ZONE + HAVE SIMILAR USES IN THIS NEIGHBORHOOD

- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

YES PROPERTY WAS PREVIOUSLY DEVELOPED & HAS BEEN OPERATING IN ITS PRESENT FORM FOR MANY YEARS

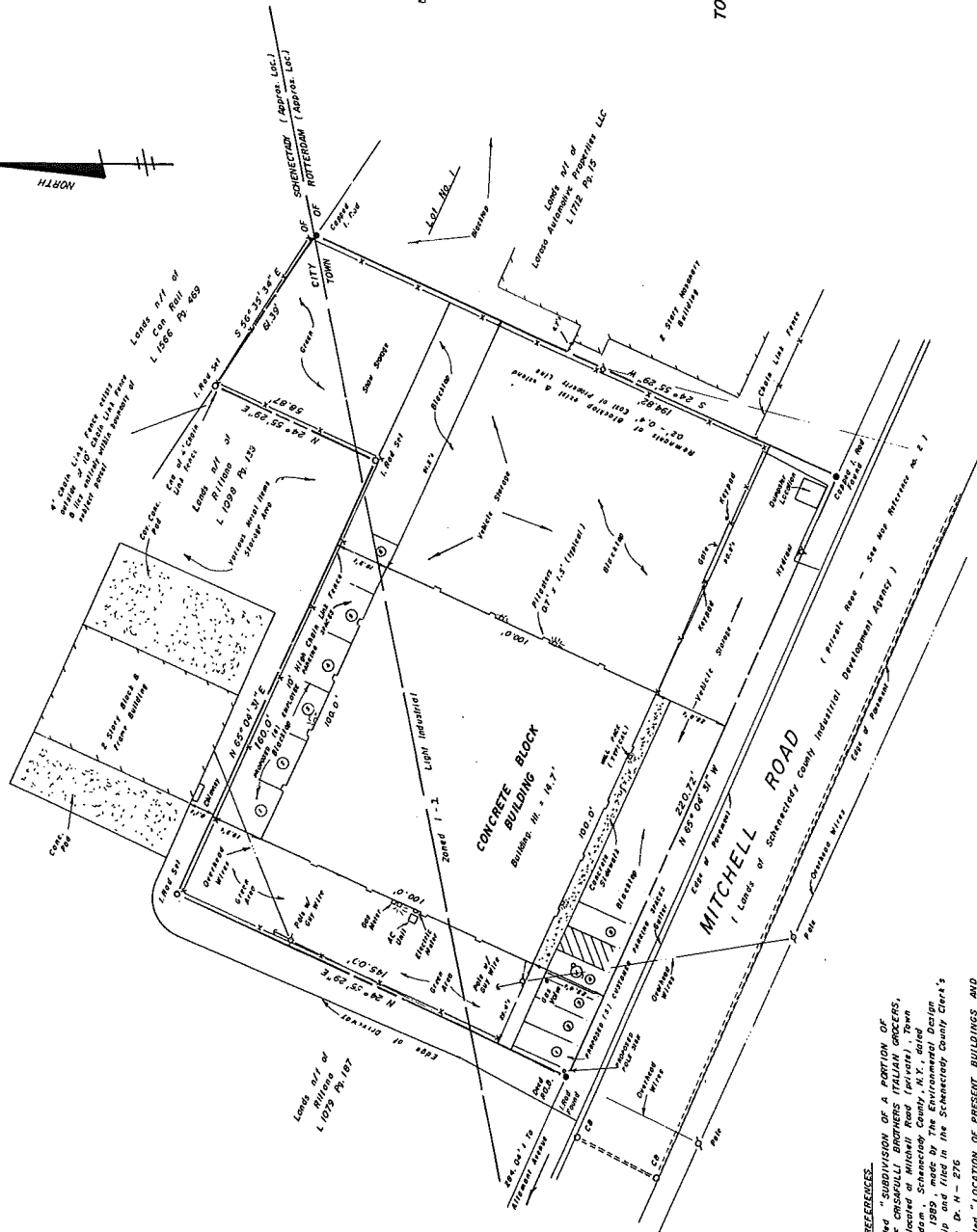
- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

YES PROPERTY WAS PREVIOUSLY DEVELOPED & HAS BEEN OPERATING IN ITS PRESENT FORM FOR MANY YEARS
PROPERTY IS LOCATED ON DEAD END STREET & IS LIGHTLY TRAVELED -

If you have any additional comments, please attach them on a separate sheet of paper.



SITE LOCATION MAP SCALE: 1" = 2000'



NOTES

- 1) Subject parcel as shown in L 1425 Pg 272
- 2) The map parcel is shown in L 1425 Pg 272
- 3) The map parcel is shown in L 1425 Pg 272
- 4) Survey made from an actual site inspection made on the ground December 3, 2024
- 5) Survey made from an actual site inspection made on the ground December 3, 2024
- 6) Survey made from an actual site inspection made on the ground December 3, 2024
- 7) Survey made from an actual site inspection made on the ground December 3, 2024
- 8) Survey made from an actual site inspection made on the ground December 3, 2024
- 9) Survey made from an actual site inspection made on the ground December 3, 2024
- 10) Survey made from an actual site inspection made on the ground December 3, 2024
- 11) Subject parcel zoned 1-3 Light Industrial

SITE STATISTICS

TOTAL AREA = 35,304.23 ± sq. ft. or 0.81 ± ac.
Building = 10,000.0 ± sq. ft. or 28.3 %
Concrete = 500.0 ± sq. ft. or 1.4 %
Green = 6,811.0 ± sq. ft. or 19.3 %
Blocktop (impervious) = 17,993.23 ± sq. ft. or 51.0 %

MAP REFERENCES

1. Map entitled "A PORTION OF THE TOWN OF ROTTERDAM, NEW YORK, SHOWING THE LOCATION OF THE CONCRETE BUILDING BLOCK, INC." located at Mitchell Road (private), Town of Rotterdam, Schenectady County, N.Y., dated June 12, 1995, made by the Environmental Planning Office in D. H. - 276
2. Map entitled "LOCATION OF PRESENT BUILDINGS AND NEW, ON HENRY M. MITCHELL CO. PROPERTY", dated February 20, 1962, certified by Gerald W. Blackstone and on file in Schenectady County Clerk's Office

SITE PLAN OF LANDS

For
1100 MITCHELL ROAD

OWNER: Mitchell Road Property LLC	ADDRESS: 1100 Mitchell Road
CITY: Schenectady	COUNTY: Schenectady
STATE: NY	ZIP: 12309
DATE: 1-1-20	BY: [Signature]
SCALE: 1" = 20'	DATE: [Date]
OWNER: [Name]	ADDRESS: [Address]
CITY: [City]	COUNTY: [County]
STATE: [State]	ZIP: [Zip]
DATE: [Date]	BY: [Signature]
SCALE: [Scale]	DATE: [Date]

OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
COUNTY: [County]
STATE: [State]
ZIP: [Zip]
DATE: [Date]
BY: [Signature]

New York State Department of Motor Vehicles

OFFICIAL BUSINESS CERTIFICATE

THIS CERTIFICATE EXPIRES 01/31/26

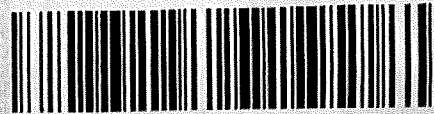
IDENTIFICATION NO. 7132363 RS

Validation Date and Number: 02/12/24 27256

This person is REGISTERED AS A
REPAIR SHOP

pursuant to the provisions of the Vehicle and Traffic Law.

BULLDOG AUTO LLC
1100 MITCHELL ROAD
SCHENECTADY NY 12303



This document does not certify that this business complies with zoning and other local laws
POST IN A CONSPICUOUS PLACE

New York State Department of Motor Vehicles

OFFICIAL BUSINESS CERTIFICATE

THIS CERTIFICATE EXPIRES 01/31/26

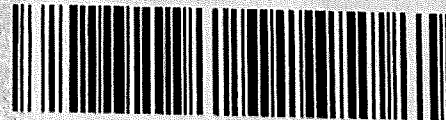
IDENTIFICATION NO. 7132363 DLU

Validation Date and Number: 04/12/24 01444

This person is REGISTERED AS A
DEALER

pursuant to the provisions of the Vehicle and Traffic Law.

BULLDOG AUTO LLC
1100 MITCHELL ROAD
SCHENECTADY NY 12303



This document does not certify that this business complies with zoning and other local laws
POST IN A CONSPICUOUS PLACE



CITY OF SCHENECTADY
NEW YORK
ZONING OFFICE

Room 15, City Hall, Jay Street
SCHENECTADY, NY 12305-1938
(518) 382-5049

January 23, 2024

Bulldog Auto, LLC
430 Broadway
Schenectady, NY 12305

Re: 1100 Mitchell Rd

SBL: 49.80-2-9.2

To Whom It May Concern:

This letter is to inform you that the property located at 1100 Mitchell Rd, Schenectady, NY 12303 is in the "M-1" Light Manufacturing and Warehousing district. Use of this property as a "motor vehicle repair and detailing" is a permitted use.

There are no known zoning violations on this property.

If can be of further assistance, please do not hesitate to contact me.

Sincerely,

Nora Wallace

Nora Wallace
Zoning Officer

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Bull Dog Auto & Sales & Service			
Project Location (describe, and attach a location map): 1100 Mitchell Road-Schenectady NY 12303			
Brief Description of Proposed Action: Seeking site plan approval & necessary permits for existing automobile sales & service business			
Name of Applicant or Sponsor: OJ Meyer & Son Land Surveyors,PC		Telephone: 518-869-0571 E-Mail: mey123@aol.com	
Address: 41 Breeman Street			
City/PO: Albany		State: NY	Zip Code: 12205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Board, Town of Rotterdam Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.81 acres b. Total acreage to be physically disturbed? _____ 0.00 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.81 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>OJ Meyer & Son Land Surveyors, PC</u> Date: <u>12/27/2024</u> Signature: <u>Chris Meyer</u> Title: <u>Professional Land Surveyor</u>		

PRINT FORM