

**Town of Rotterdam
Planning Commission
August 16, 2022**

Workshop (7:00pm):

1. **Jam Packed – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a restaurant in tenant space J-110, former Brown's Backyard BBQ, ±814 square feet, from August 1, 2022 to August 31, 2023 in Via Port Rotterdam.
2. **Surefire Pizza – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a restaurant in tenant space J-104, former Sbarros, ±731 square feet, from September 1, 2022 to August 31, 2023 in ViaPort Rotterdam.
3. **Dreamlights Dance Studio (Ronald Miller) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a dance studio for youth, teens, and adults in tenant space G-102, former Matthews Hallmark, ±3901 square feet, from September 1, 2022 to August 31, 2023 in Via Port Rotterdam.
4. **Schenectady ARC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Schenectady ARC on October 15, 2022 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
5. **Clifton Development Group - 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to construct an additional ±750 square foot addition onto the existing aquarium in ViaPort Rotterdam.

Agenda (7:30pm):

Approval of the Summary of Minutes July 19, 2022

1. **David Bruns – 291 N. Thompson Street.** The applicant requests a Waiver of Site Plan review to construct a 40' X 40' maintenance building located towards the southern entrance of the previously approved Site Plan, November 9, 2017, on ±21.3 acres of the Planned Residential Development.
2. **National Grid – Delaware Avenue (3119 N. Thompson Street).** The applicant requests a Waiver of Site Plan review to rebuild existing natural gas regulator station built in 1951 with modern equipment and infrastructure on a ±0.09-acre parcel.

DPW Comments
August 16, 2022

Workshop (7:00pm):

- 1. Jam Packed – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a restaurant in tenant space J-110, former Brown's Backyard BBQ, ±814 square feet, from August 1, 2022 to August 31, 2023 in Via Port Rotterdam.
- 2. Surefire Pizza – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a restaurant in tenant space J-104, former Sbarros, ±731 square feet, from September 1, 2022 to August 31, 2023 in ViaPort Rotterdam.
- 3. Dreamlights Dance Studio (Ronald Miller) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a dance studio for youth, teens and adults in tenant space G-102, former Matthews Hallmark, ±3901 square feet, from September 1, 2022 to August 31, 2023 in Via Port Rotterdam.
- 4. Schenectady ARC – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to host an outdoor fundraising event to benefit Schenectady ARC on October 15, 2022 in parking Lot E (southern portion of former K-Mart lot) of ViaPort Rotterdam.
- 5. Clifton Development Group - 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to construct an additional ±750 square foot addition onto the existing aquarium in ViaPort Rotterdam.

DPW Comments
August 16, 2022

Agenda (7:30pm):

- 1. David Bruns – 291 N. Thompson Street.** The applicant requests a Waiver of Site Plan review to construct a 40' X 40' maintenance building located towards the southern entrance of the previously approved Site Plan, November 9, 2017, on ±21.3 acres of the Planned Residential Development.
 1. Compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
 3. No outdoor storage of salt for use on the roadway/walkways in winter is permitted.
 4. Applicant shall maintain vegetative screening on eastern end of access road along N. Thompson Street.
 5. All previous conditions of approval from Town of Rotterdam Planning Commission meeting, November 19, 2017, Resolution No. PC50-2017 shall still apply.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.



**6NYCRR PART 617
State Environmental Quality Review
LISTED ACTION(S)**

Date: August 11, 2022

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

Name of Applicant: Solar One, LLC and Solar Two, LLC
c/o Davis Bruns
994 Burdeck Street
Schenectady, NY 121306

Project: Construction of a $\pm$ 1,600 square foot Maintenance Building at the existing Solara Apartment complex.

Location: 291 North Thompson Street

Status: A determination has been made by the Town of Rotterdam Senior Planner that this project is a SEQR Type II listed action under 6 NYCRR Part 617.5(c)(9). This action has been determined not to have a significant impact on the environment or is otherwise precluded from environmental review under Environmental Conservation Law, Article 8.

This Type II determination considers that the construction of this maintenance building falls under the category of replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

For further information contact: Peter J. Comenzo
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 Extension 338
pcomenzo@rotterdamny.org

Peter Comenzo
Senior Planner



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

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:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Solara One, LLC & Solara Two, LLC

APPLICANT(S): David Bruns

MAILING ADDRESS: 994 Burdeck Street

CITY: Schenectady STATE: NY ZIP: 12306

DAYTIME TELEPHONE: _____ (FAX) _____

PROJECT ADDRESS: 291 Thompson Street

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: See cover letter provided with this application.

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 7/19/22

* 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.

09.27.18



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 Route 146 Clifton Park, NY 12065
(P) 518.371.7621 (F) 518.371.9540 edpllp.com

July 19, 2022

Mr. Peter Comenzo

Town Planner
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam, NY 12306

RECEIVED

JUL 19 2022

**Regarding: Solara Apartments – Site Plan Review Waiver
Solara Maintenance Building
Thompson Road**

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo:

Enclosed herewith are the following items related to a Site Plan Review Waiver Request for the approved Solara Apartments located on Thompson Rd:

- 1.) One (1) Copy of Approved Site Plan (Full Size)
- 2.) One (1) Copy of Proposed Site Plan (Full Size)
- 3.) One (1) Copy of the Site Plan Review Waiver Application

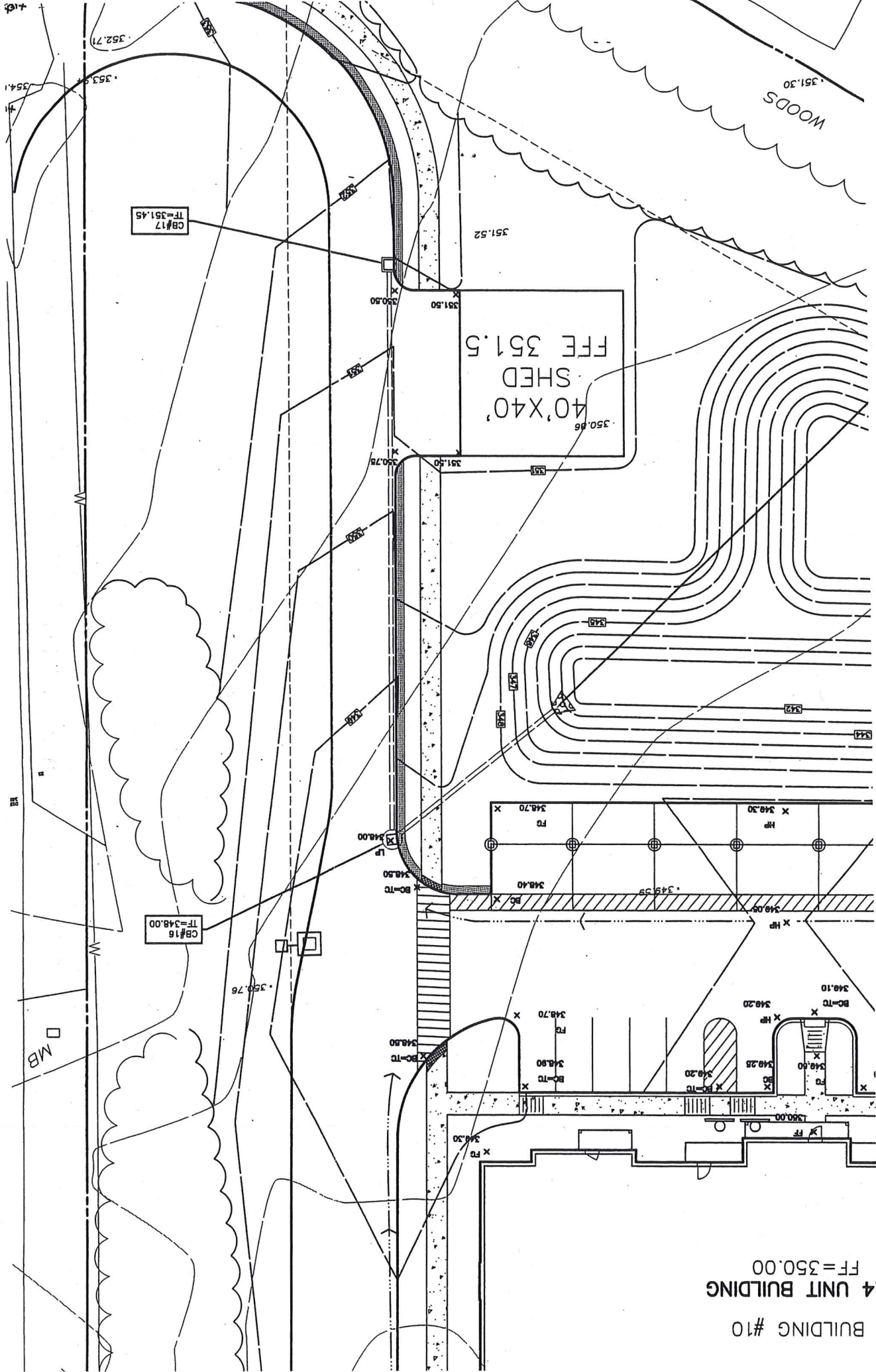
The applicant is pursuing the addition of a 1,600-sf maintenance building to be located towards the southern entrance along Thompson Street, please refer to the referenced site plans. The addition of the proposed maintenance building is relatively minor and the plans remain in substantial conformance with the approved site plan. The proposed modification does not change any of the SEQR related items reviewed as part of the original site plan and therefore the previously issued Negative Declaration remains valid. The applicant is requesting the planning board wave the need for an amended site plan review.

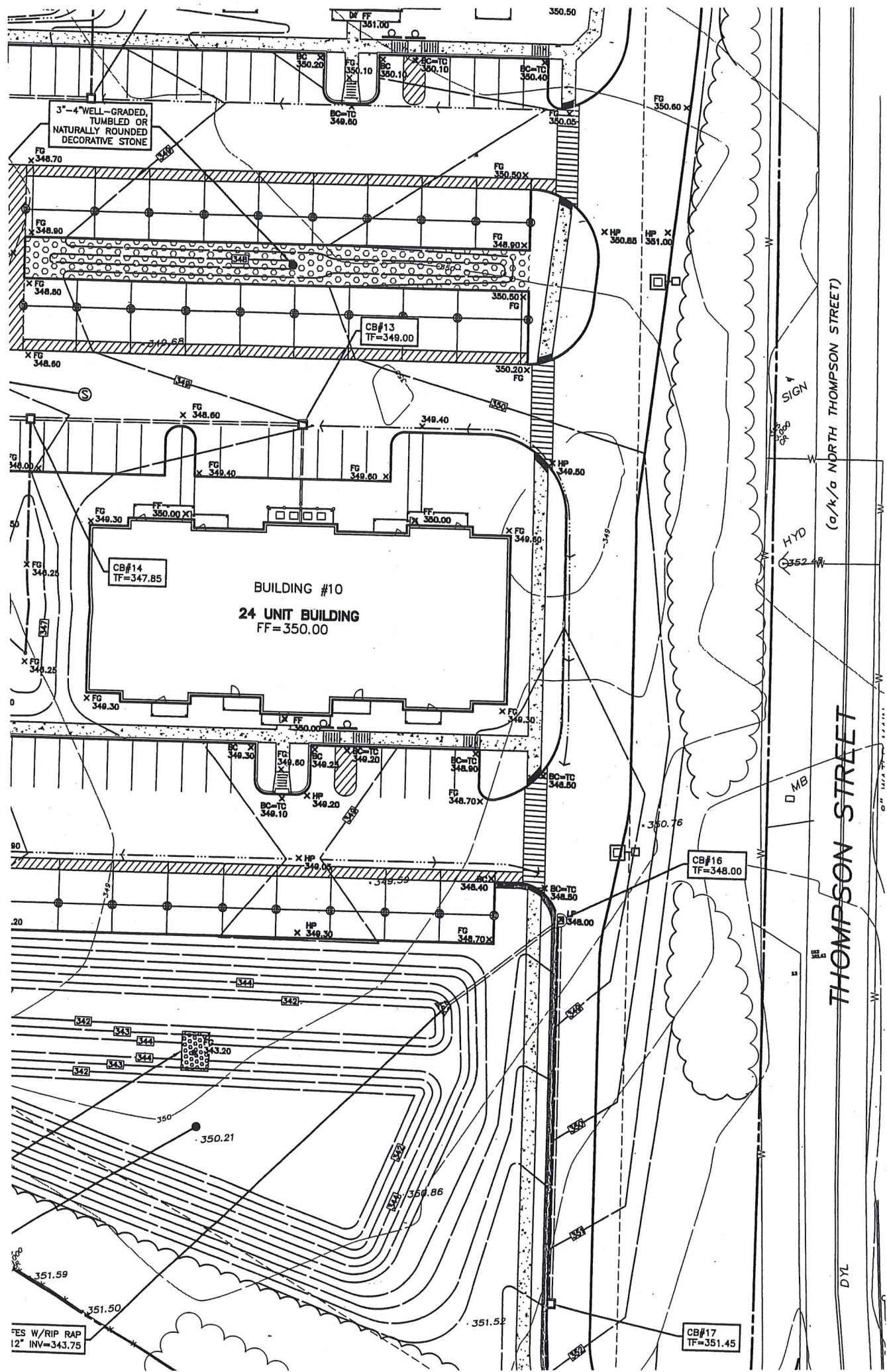
Checks for the appropriate fees will be delivered directly to the town by the applicant. On behalf of the applicant, we respectfully request that you place this application on the agenda of the August 16, 2022, Planning Board Meeting. If additional information is required, please contact our office at your convenience and we await your response regarding the agenda schedule. Thank you.

Regards,
Environmental Design Partnership,

Jakob Cruikshank, PE
Project Engineer

BUILDING #10 4 UNIT BUILDING FF = 350.00





THOMPSON STREET
(a/k/a NORTH THOMPSON STREET)

DPW Comments

August 16, 2022

2. **National Grid – Delaware Avenue (3119 N. Thompson Street).** The applicant requests a Waiver of Site Plan review to rebuild existing natural gas regulator station built in 1951 with modern equipment and infrastructure on a ±0.09-acre parcel.
 1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain a Building Permit and be issued a Certificate of Compliance 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. All site activities shall conform with Town Code Chapter 188 entitled “Noise.”
 5. Applicant shall conduct a preconstruction meeting with the Town of Rotterdam prior to site work.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

Delaware Ave. Gas Regulator Station – Project Use & Activity

National Grid is planning to rebuild its existing natural gas regulator station located at 3119 North Thompson Street in Rotterdam NY. The gas regulator station was originally built in 1951 and is currently on a National Grid owned piece of property with a footprint of approximately 0.09 acres. The project is intended to replace the existing station with modern equipment and infrastructure to ensure continued safe and reliable gas supply to the surrounding community and ensure that the station meets or exceeds all current state and federal safety and design requirements. The new equipment will be of similar size and materials as the old equipment and will not increase the intensity of use of the site.

The new gas regulator station's operating parameters will be continuously, remotely monitored by the National Grid Corporation's gas control department via multiple sensors, monitoring equipment, and communication devices that are part of the stations design. During normal operation, the station is meant to run continuously without on-site personnel. The station cabinets are meant to shelter above ground components and are not designed for human occupancy. The station will be regularly inspected by trained National Grid personnel as required several times throughout each year.



**6NYCRR PART 617
State Environmental Quality Review
LISTED ACTION(S)**

Date: August 11, 2022

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

Name of Applicant: National Grid d/b/a Niagara Mohawk Power Corporation
c/o Vincent Arcuri
119 James Drive
Broadalbin, NY 12025

Project: Rebuild of the existing Delaware Avenue gas regulator site.

Location: Delaware Avenue (3119 North Thompson Street)

Status: **A determination has been made by the Town of Rotterdam Senior Planner that this project is a SEQR Type II listed action under 6 NYCRR Part 617.5(c)(2). This action has been determined not to have a significant impact on the environment or is otherwise precluded from environmental review under Environmental Conservation Law, Article 8.**

This Type II determination considers that this rebuild of an existing gas regulating station falls under the category of replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

For further information contact: Peter J. Comenzo
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 Extension 338
pcomenzo@rotterdamny.org

Peter Comenzo
Senior Planner



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

RECEIVED
AUG 08 2022
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:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): National Grid Corporation DBA Niagara Mohawk Power Corporation

APPLICANT(S): Vincent Arcuri on behalf of National Grid Corporation

MAILING ADDRESS: 119 James Drive

CITY: Broadalbin **STATE:** NY **ZIP:** 12025

DAYTIME TELEPHONE: 315-730-3739 **(FAX)** _____

PROJECT ADDRESS: 3119 North Thompson Street

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: National Grid requests waiver of site plan review for the planned rebuild of its Delaware Ave. gas regulator site located on Delaware Ave. in the Town of Rotterdam

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 _____

Vincen
t Arcuri

Digitally signed by: Vincent Arcuri
DN: CN = Vincent Arcuri C = US O = National Grid
Corporation OU = Project Development
Date: 2022.08.05 13:10:56 -0400

DATE 8-5-2022

* 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.

09.27.18

A-3833-A

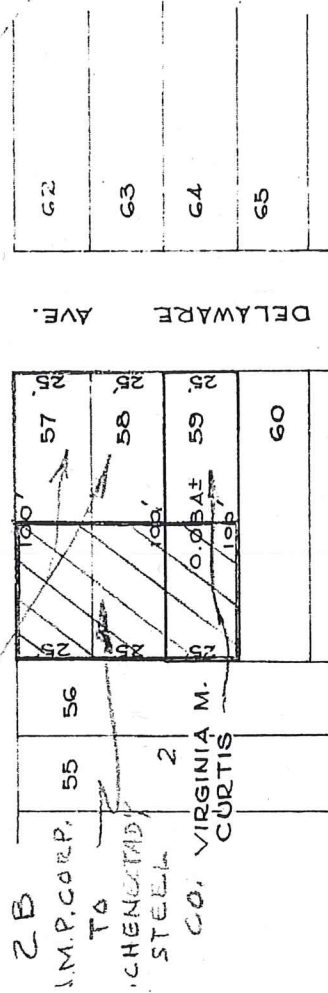
Parcel 2



D. & H. R. Corp. R/W.

2A
Schenectady Steel Co., Inc.
To N.M.P. Corp.
11-11-60

SEYMOUR AVE.



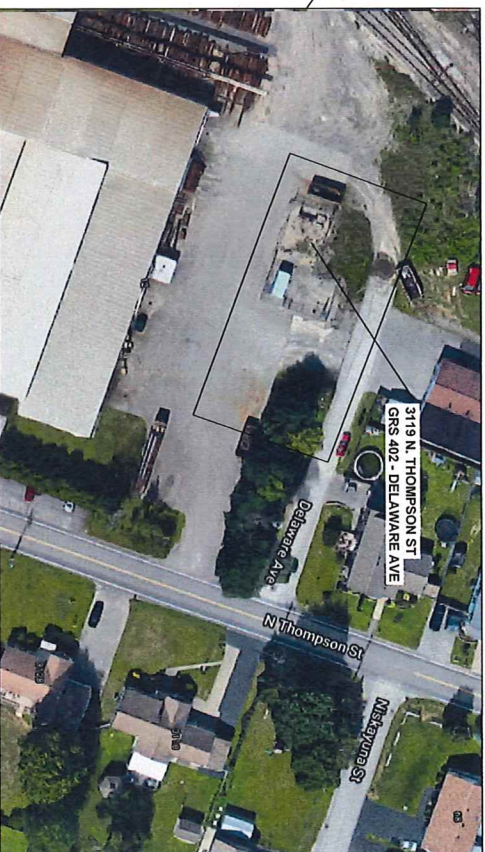
VIRGINIA M. CURTIS
TO N.M.P. CORP.
DATED 9-9-52
RECORDED 9-29-52
BOOK 669 OF DEEDS PAGE 416
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
DATA FROM Q-562

NIAGARA	MOHAWK
NIAGARA MOHAWK POWER CORPORATION ALBANY, N. Y.	
PRINCETOWN RD. FEEDER	
GAS TRANSMISSION MAIN - 8"	
VIRGINIA M. CURTIS - PURCHASE	
DR.	TR. DJW
CK. JMS	DATE 8-18-52
SCALE: 1" = 50'	
INDEX: 21-S-3.5	
NO. A-3833-E	

4					
3					
2					
1	121553	NHS	Recorded CO 4646(53) Added	DEED DATA	
NO.	DATE	BY	REVISION	CK.	APP.
				JMS	JH

**3119 N. THOMPSON ST
Town of ROTTERDAM, NY
GRS 402 - DELAWARE AVE
In case of emergency call
1-800-892-2345**

123



ENLARGED LOCATION MAP

NOT TO SCALE

DRAWING INDEX	
SHEET NO.	DESCRIPTION
001	LOCATION MAP & DRAINAGE MAP
002	GENERAL NOTES & SPECIFICATIONS
003	PAID (CONDUIT) PLAN
004	PAID (PILING & RESTRICTION)
005	EXISTING PILING PLAN & GIS GAS MAP
006	EXISTING OPENING DIAGRAM
007	RETIREMENT PHOTOS
008	EXISTING CONDITIONS (W/ AERIAL)
009	OVERALL CONSTRUCTION PLAN
010	MONITOR CONTROL, REGULATOR PLAN
011	REGULATOR SECTION A-A
012	REGULATOR SECTION B-B
013	REGULATOR SECTION C-C
014	VALVE/VALVE RELIEF PUMP & SECTIONS
015	RELIEF PUMP & ELEVATION
016	HEADLINE PILING
017	CONDUIT PILING
018	CONDUIT PILING
019	CONDUIT PILING
020	RUL CONCRETE DETAILS
021	RUL DETAILS "X"
022	RUL DETAILS "Y" & MISG CONTROL SUPPORT
023	CATWALK HEATER CONNECTION DETAILS
024	TEMPORARY WORKSPACE PLAN 12 (PROJECT LOCATION)
025	TEMPORARY WORKSPACE PLAN 22 (BURNHILL "X")
026	TEMPORARY WORKSPACE PLAN 22 (BURNHILL "Y")
027	MISCELLANEOUS DETAILS & 2
028	STATION INLET/OUTLET TIE-IN DETAILS
029	BILL OF MATERIALS

WORK ORDER #: 90000219985

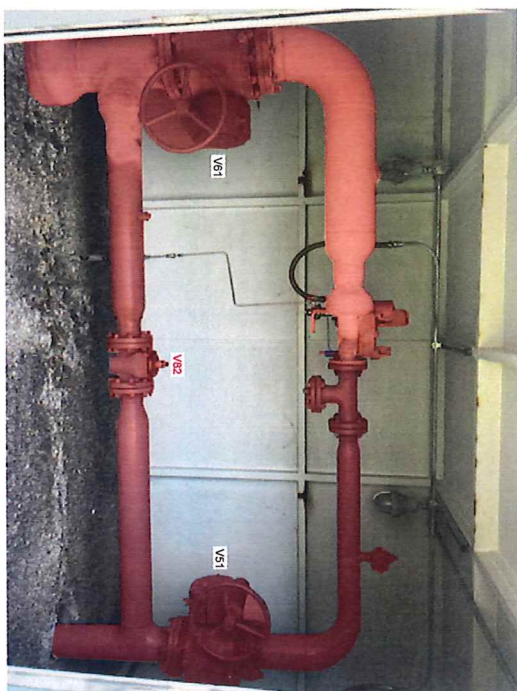


215 GREENFIELD PARKWAY, SUITE 102
LIVERPOOL, NY 13088

[illegible]

ISSUED FOR
REVIEW

UNCONTROLLED



RETIREMENT PHOTO
NOT TO SCALE



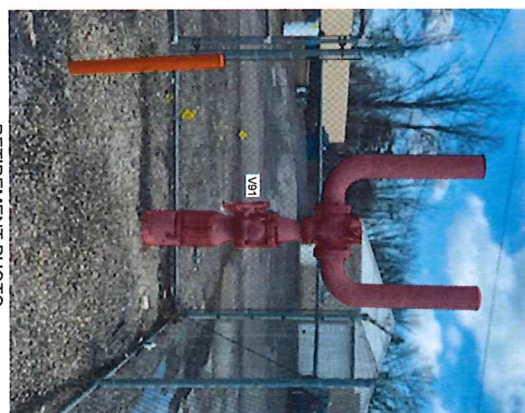
RETIREMENT PHOIC
NOT TO SCALE



RETIREMENT PHOTO
NOT TO SCALE



RETIREMENT PHOTO
NOT TO SCALE



RETIREMENT CHOICE
NOT TO SCALE



215 GREENFIELD PARKWAY, SUITE 102
LIVERPOOL, NY 13088

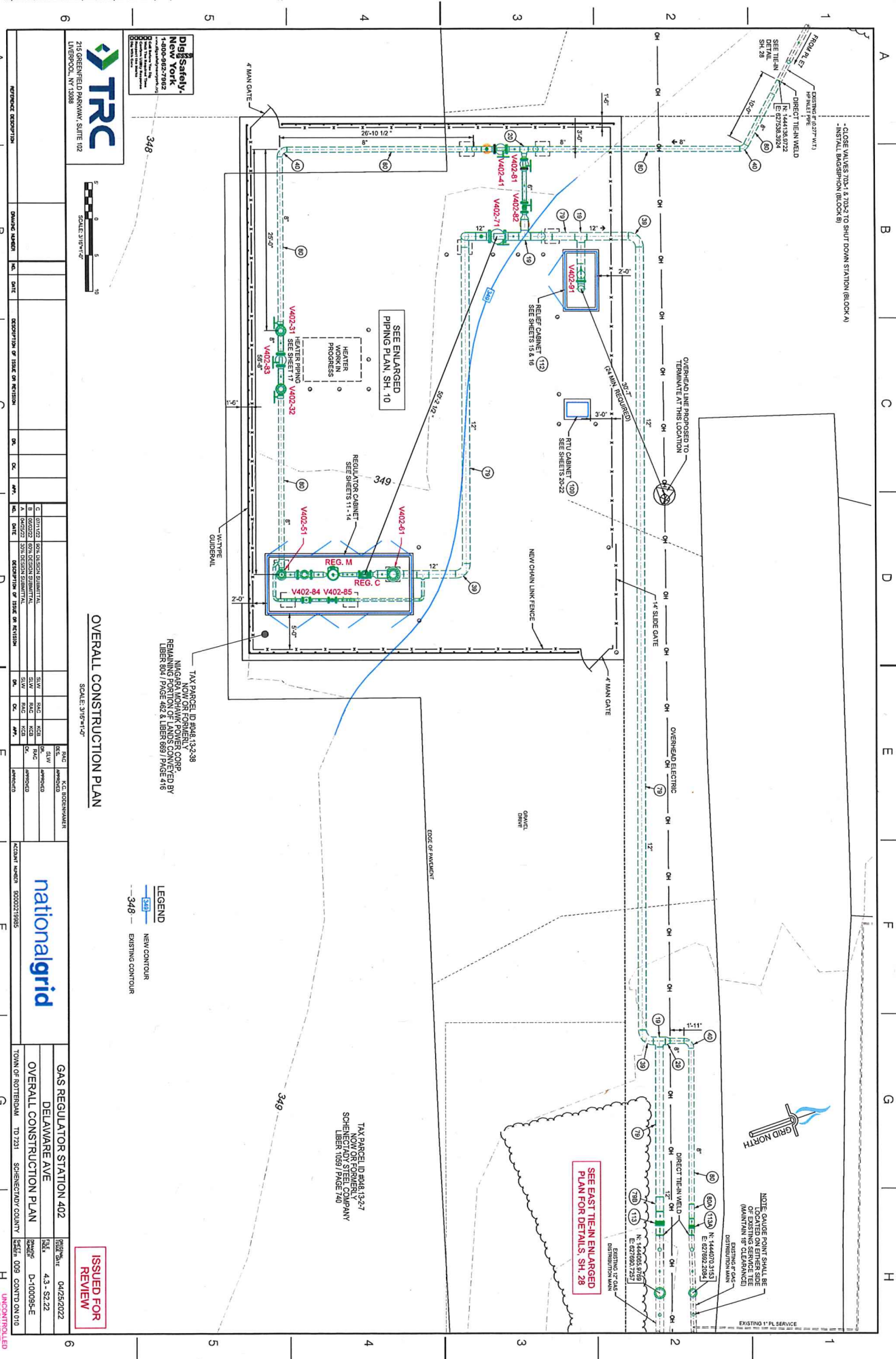
**Dig Safely,
New York**
1-800-962-7962
www.digsafelynewyork.org

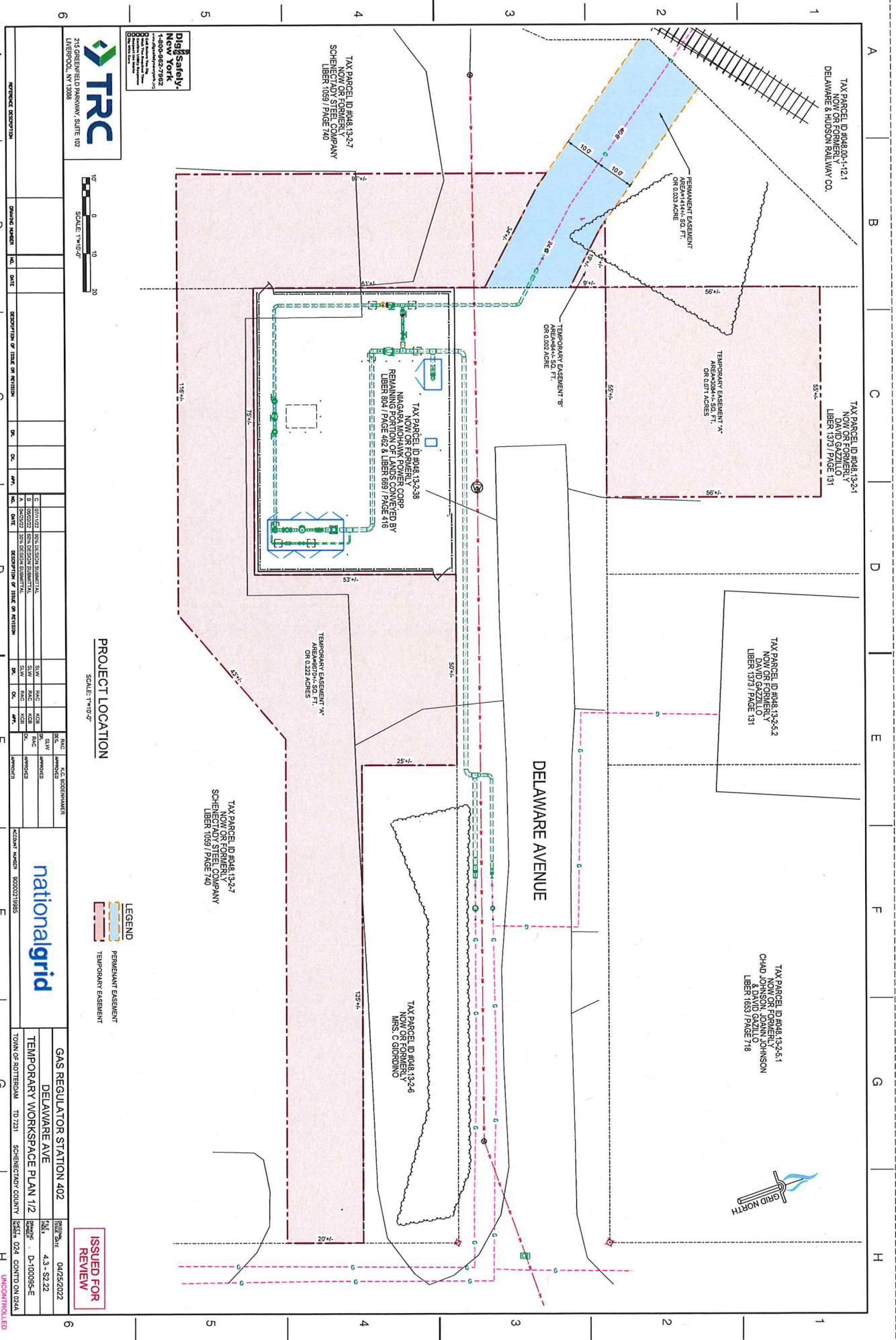
- ☐ Call before You Dig
- ☐ Visit The Trenched Three
- ☐ Confirm Utility Response
- ☐ Respect the Marker
- ☐ Dig with Care

[illegible]

ISSUED FOR
REVIEW

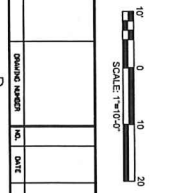
UNCONTROLLED
DOCUMENT





TRC
215 GREENFIELD PARKWAY, SUITE 102
LIVERPOOL, NY 13088

DisSafety
New York
1-800-852-7862
www.dissafety.com



REFERENCE DESCRIPTION	DRAWING NUMBER	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW	01/01/2022	ISSUE FOR REVIEW