

**Town of Rotterdam
Planning Commission
December 16, 2025**

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

Waivers:

1. **A & A Sports, LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to operate indoor batting cages for baseball and softball into existing tenant space D-110, ±6,465 square foot from December 1, 2025 – January 31, 2027 in the ViaPort Rotterdam Mall.
2. **MBBWRLD, LLC – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a digital media platform business into existing tenant space F-118, ±3,000 square foot from November 1, 2025 – May 31, 2026 in the ViaPort Rotterdam Mall.

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

Approval of the Summary of Minutes November 18, 2025

1. **Burdeck Street Ventures, LLC – 785 Burdeck Street & Princetown Road.** Conceptual Site Plan/Special Use Permit review to construct seventeen (17) ±12,000 square foot flex warehouse buildings and three (3) ±10,400 square foot flex warehouse buildings on a combined ±14.6-acre parcel. Engineer: ABD Engineers, LLP.
2. **Mark Nardini – Old Mariaville Road.** Final Site Plan review for the proposed construction of a ±4,000 square foot contractor storage warehouse on a ±0.8-acre parcel. Engineer: ABD Engineers, LLP.
3. **Peter Road, LLC – 759 Peter Road.** Final Site Plan Review to construct 16 condominiums (four building containing 4 units each) on a ±2.41-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.
4. **Hatchet Hardware – 80 West Campbell Road.** Sketch Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. ABD Engineers, LLP.

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

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A & A Sports LLC

624

2011-01-01 11:11:11

Batting Cage/Tunnel

Business Proposal

November 15th, 2025

OVERVIEW

As parents of a child who has played baseball through little league, travel and school teams over the years, we have experienced the lack of local indoor space in the area for both children and adults to have access to practice hitting and pitching during off seasons without traveling out of town. The Rotterdam area has many youth, teens and adults who play baseball and softball. Our proposal is to provide indoor batting cages/nets that can be both used for pitching and hitting. Set up and equipment that will be provided can both accommodate both sports of baseball and softball from ages as young as 5 through adulthood. Space can be rented by individuals, small groups or teams/leagues.

LOCATION

The location of this facility will be in VIA Port Mall across from the food court. Please see attached Site Plan location of store front/leased space

EMPLOYEES

This business will be owned and operated by the LLC owners John Krutz and Becky Krutz

Hours of Operation

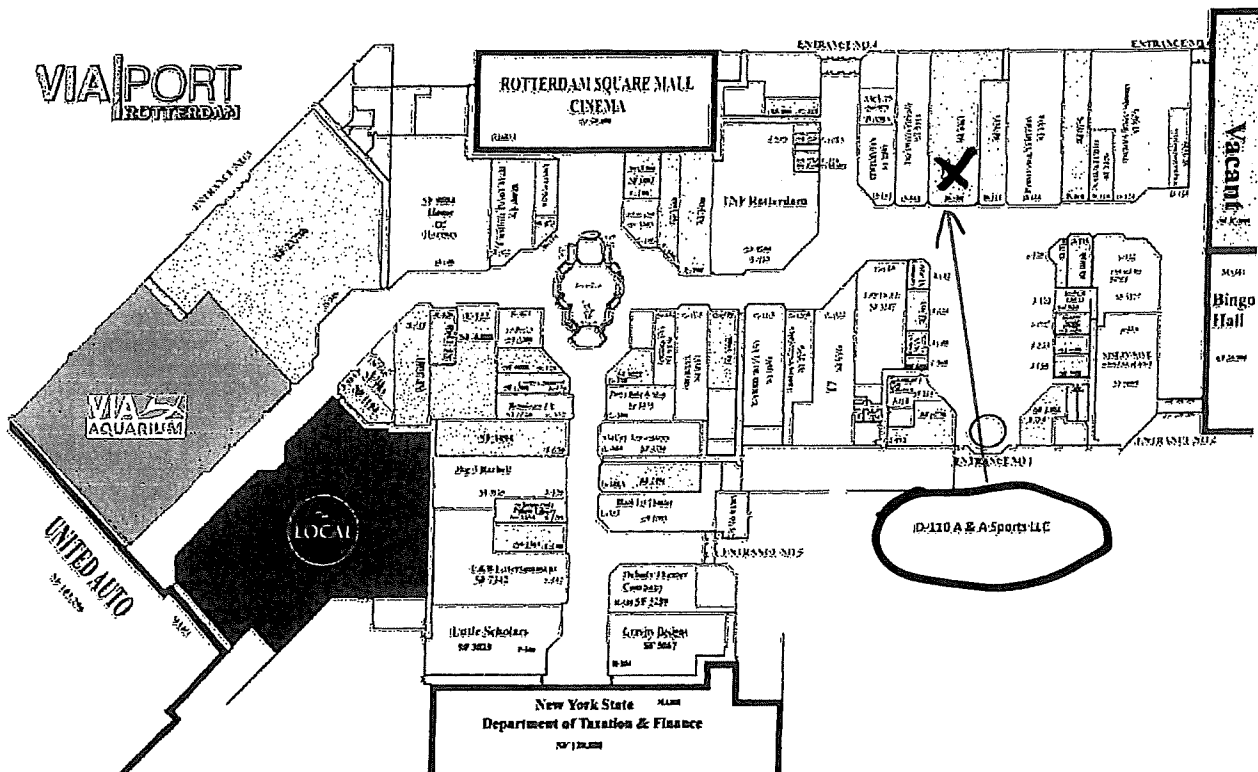
Initial hours of operation will consist of Monday through Friday from 4pm to 9pm. Saturday and Sunday Hours will be from 10am to 9 pm. Additional hours may be added during summer, school breaks and based on required needs of teams/leagues.

SAFETY

Safety equipment will be required inside the cages during operations. While batting is taking place helmets will be worn and during pitching a catcher will be required to wear full catchers gear. Bats will only be allowed to be swung inside of the cages. Cages will only be rented to a maximum of 4 people at a time. Our company will reserve the right to remove any individual that may be causing any safety concerns. All participants will be given a list of use rules and must sign/acknowledge their agreement to rules provided.

Site Map

Site Map



47



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

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): Marice Tillman / MBB WRD LLC

ADDRESS: _____

DAYTIME TELEPHONE: _____ (FAX) _____

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

REQUEST: use of tenant space for MBBWRD studio
and content creation facility

LICENSE AGREEMENT DATE: December 1st AREA: 3,000 sq ft

TERM: FROM Dec 1st TO June 1st KIOSK OR TENANT SPACE #: F 10118

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.

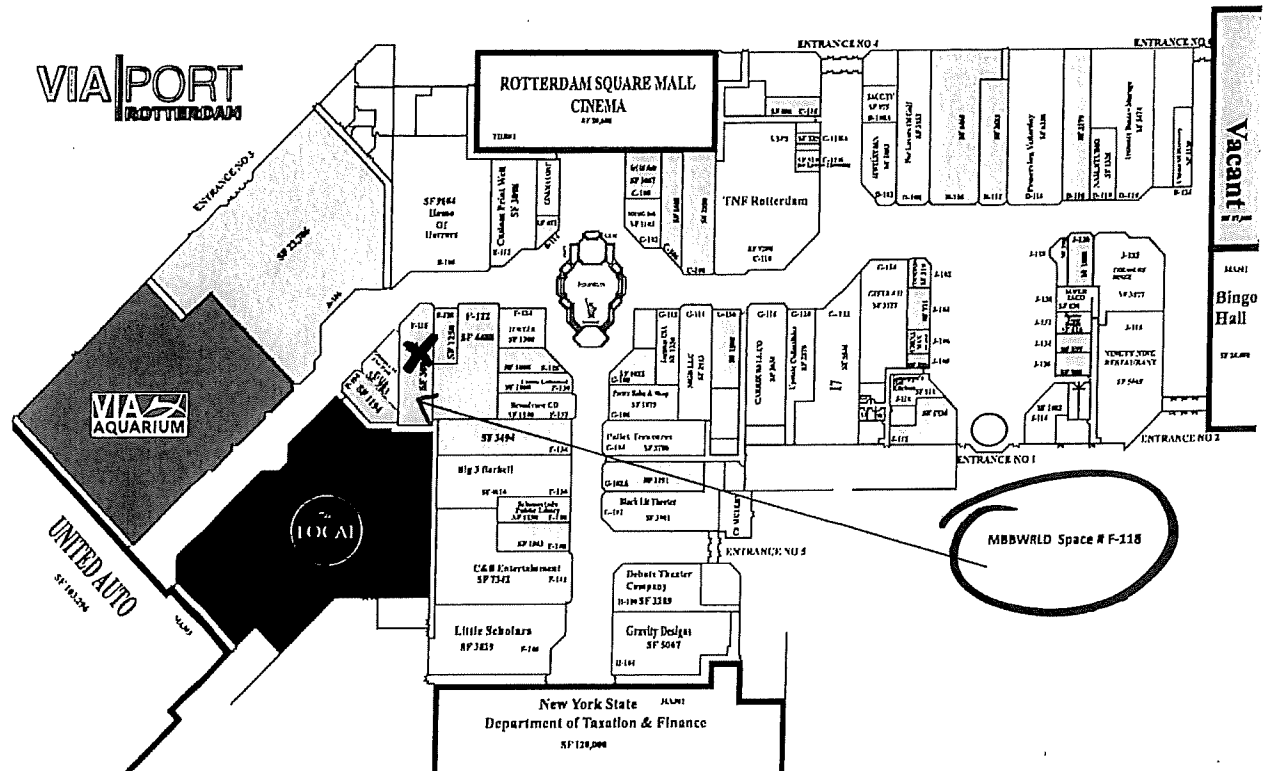
SIGNATURE OF APPLICANT Marice Tillman DATE Nov 18

* 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.

EXHIBIT A

Site Map



DPW Comments
December 16, 2025

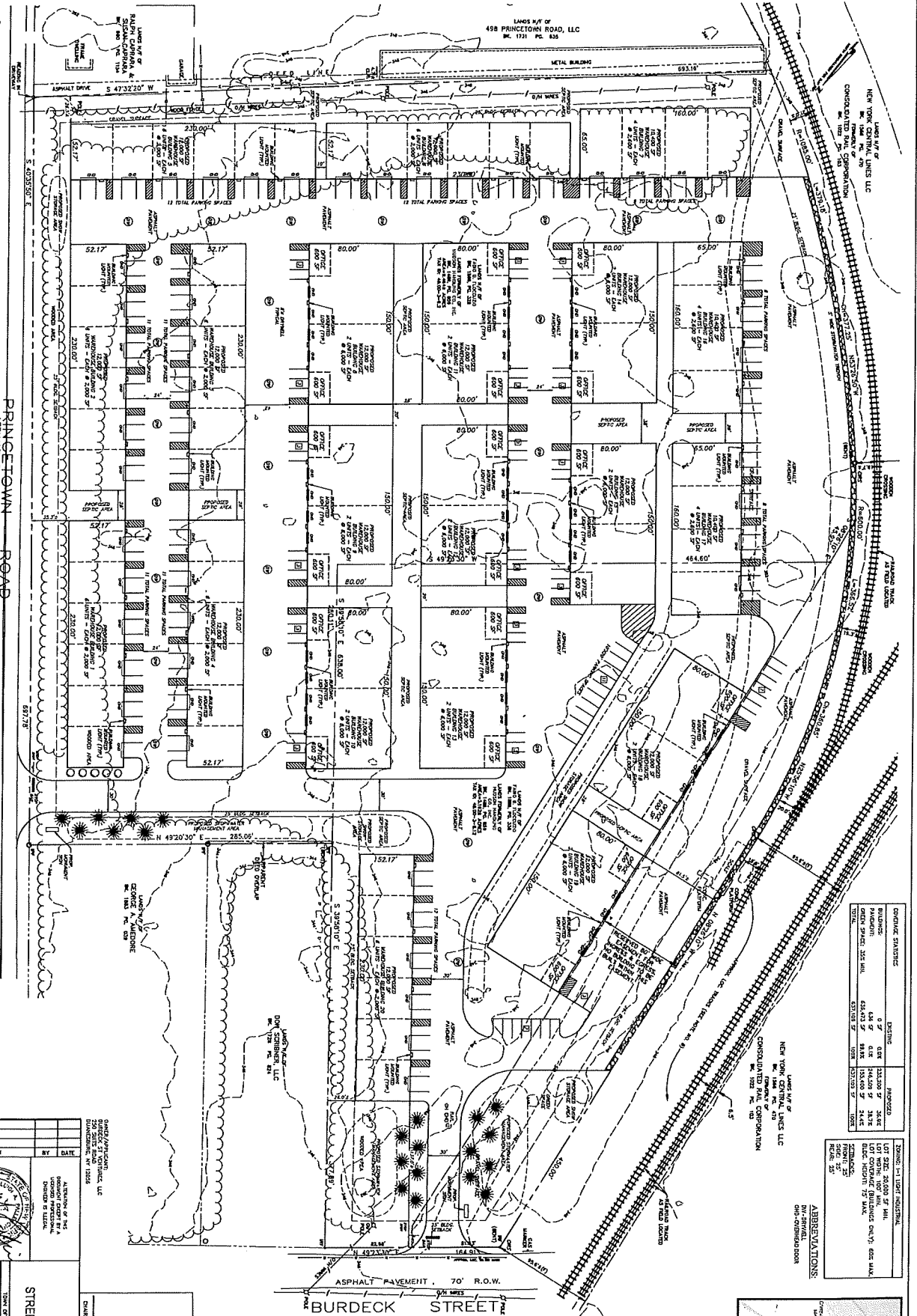
1. **Burdeck Street Ventures, LLC – 785 Burdeck Street & Princetown Road.** Conceptual Site Plan/Special Use Permit review to construct seventeen (17) $\pm$ 12,000 square foot flex warehouse buildings and three (3) $\pm$ 10,400 square foot flex warehouse buildings on a combined $\pm$ 14.6-acre parcel. Engineer: ABD Engineers, LLP.

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

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency only if applicant is not contemplating variances.

Involved/Interested Agencies:

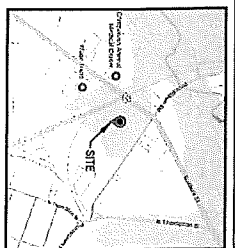
Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation – Audrey Burneson (Guy Tedesco & Chad Corbett)
Rotterdam Police Department
Metroplex Development Authority
Schenectady County IDA
Fire District #6



COMPARATIVE STATISTICS		EXISTING		PROPOSED	
BUILDINGS	0	57	0.04	233,200	36.02
PARADIGM	636	616	0.16	246,500	38.72
CRIME SPOTS	235	473	89.82	153,400	24.45
TOTAL	637	1103	100%	632,102	100%

ZONING: L-1 LIGHT INDUSTRIAL
LOT SIZE: 26,000 SF. ABL.
LOT WIDTH: 100' MIN.
LOT COVERAGE (BUILDINGS ONLY): 60% MAX.
BLDG. HEIGHT: 75' MAX.
SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'

ABBREVIATIONS
 DW - DRYWALL
 CHD - CROWNHEAD DOOR



SITE LOCATION MAP

GENERAL NOTES:

- [illegible]

MAP REFERENCE

1. CONCEPT PLAN PROVIDED KAPLANISTE LUX, 800 LUX STREET/PRODUCTION ROAD, TOWN OF HORTICOLA, COUNTY OF SCHOENHART, NEW YORK, DATED JAN 27, 2012, AS PROVIDED BY ADVANCE DRAINAGE & PARKING, FILE

CONCEPT PLAN

PROPOSED WAREHOUSES
STREET NO. 785 BURDECK STREET

TOWN OF NOTTOWAY	COUNTY OF SCHENCK
------------------	-------------------

STATE OF NEW YORK

ABE ENGINEERS

SURVEYORS

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

DATE	SCALE 1" = 40'	DWG.	SHEET OF
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DPW Comments
December 16, 2025

- 2. Mark Nardini – Old Mariaville Road.** Final Site Plan review for the proposed construction of a $\pm 4,000$ square foot contractor storage warehouse on a ± 0.8 -acre parcel. Engineer: ABD Engineers, LLP.

1. Final Fees Due: Final Site Plan \$350.00
2. See comment response letter from ABD Engineers & Surveyors dated November 21, 2025.
3. On June 18, 2025, DPW and NYSDEC conducted a site visit and it was determined that no NYSDEC stream permitting is required.
4. Prior to Chairman's signature, the applicant shall provide documentation from the Highway Superintendent that the proposed work in the Town ROW is acceptable and that Highway Work Permits can be issued.
5. Add note to plan: "Foundation location surveys shall be provided prior to building construction."
6. Add note to plan: "Prior to the issuance of building permits for construction, a well must be drilled and test results provided to the Town demonstrating adequate potable water supply for the proposed project."
7. Proposed ground cover and landscaping type should be identified on the final site plan.
8. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel." Check with Fire District #6 for specifications.
9. 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."
10. Modify note #9 on plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations presented to the Planning Commission on December 16, 2025."

DPW Comments November 6, 2025

1. Proposed curb cut is extremely large and located on a curve. Driveway should be narrowed.
2. Applicant should consider adding landscaping and/or incorporate a decorative wall with proposed signage to enhance aesthetics and make an attractive entryway to Old Mariaville Road.
3. Proposed well should be protected from vehicular damage and tampering given its location.
4. Discuss proposed number of tenants for the Special Use Permit.

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

Involved/Interested Agencies

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

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



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

DEDICATED
RESPONSIVE
PROFESSIONAL

November 21, 2025

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

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

Attn: Peter Comenzo

Dear Kimberly and Peter:

In response to the comments (*in italics*) of DPW comments of November 6, 2025, we respond as follows (**in bold**):

1. *Proposed curb cut is extremely large and located on a curve. Driveway should be narrowed.*
The larger curb cut is necessary for the owner to maneuver trucks & trailers in and out of the site. Additionally, the curb cut is more narrow than previously approved curb cuts within the area.
2. *Applicant should consider adding landscaping and/or incorporate a decorative wall with proposed signage to enhance aesthetics and make an attractive entryway to Old Mariaville Road.*
A monument sign in a flowing and mulch landscaping bed is proposed. Additionally, new trees are proposed along the Mariaville Road boundary line.
3. *Proposed well should be protected from vehicular damage and tampering given its location.*
The proposed well location has been moved to a safer location. See revised site plan enclosed.
4. *Discuss proposed number of tenants for the Special Use Permit.*
The building will have one (1) tenant as the applicant intends to occupy the entire building.

Enclosed for final approval are the following:

1. Twelve (12) copies of this response letter.
2. Twelve (12) sets of plans, Rev. #2: 11/20/2025
3. Twelve (12) copies of the Building Elevations

We respectfully request that you schedule this project for the December 2, 2025, Planning Commission meeting.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

JJB:clv
encl.
cc: Mark Nardini w/encl.
3820A-11212025

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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CONCRETE WALL AREA DETAIL

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DESIGN STOCK PILE DETAIL

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EXISTING CONDITIONS & EROSION CONTROL PLAN

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PLANNING COMMISSION

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LEGEND

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NOTES

1. NOTES

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4. NOTES

5. NOTES

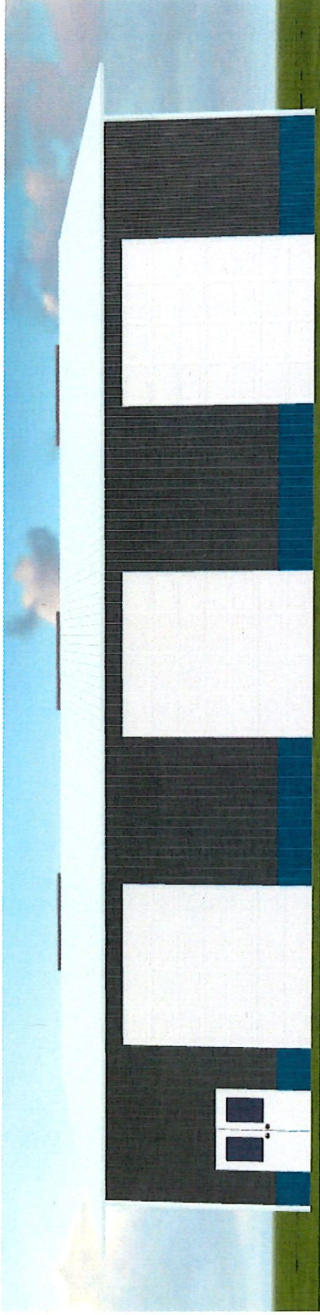
6. NOTES

7. NOTES

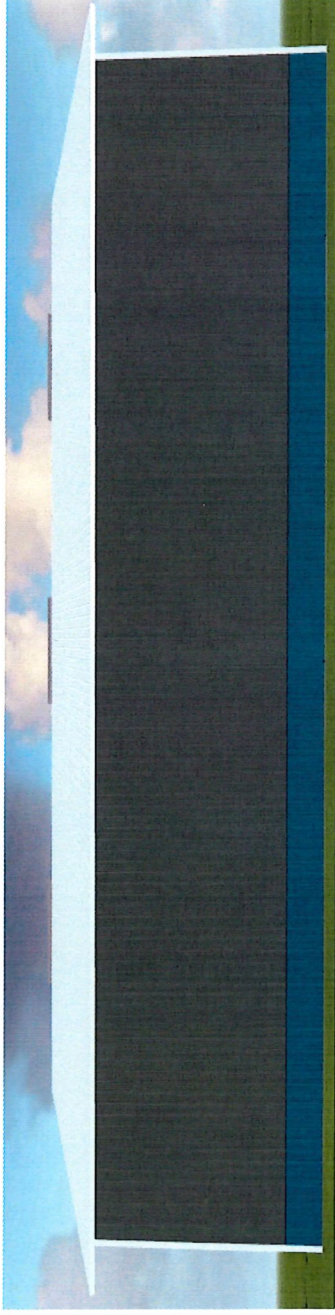
8. NOTES

9. NOTES

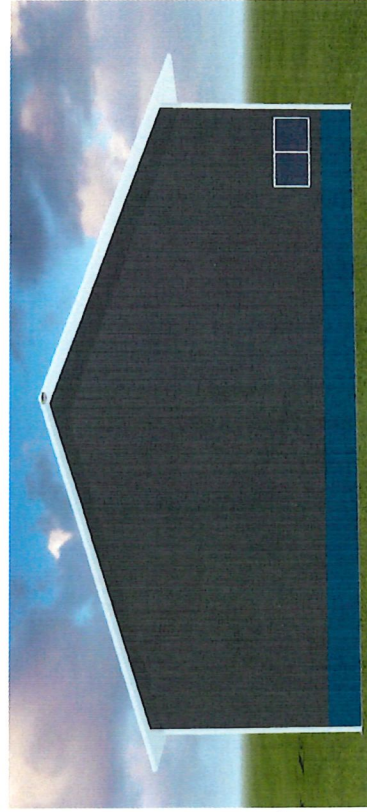
10. NOTES



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION

BUILDING ELEVATIONS

DPW Comments
December 16, 2025

3. **Peter Road, LLC – 759 Peter Road.** Final Site Plan Review to construct 16 condominiums (four building containing 4 units each) on a ±2.41-acre parcel. Engineer: Steenburgh Consulting Engineering, PLLC.

1. Fees:	Final Site Plan:	\$ 350.00
	Dwelling Unit Fee: 16 units @\$600 each	\$9,600.00
	Total:	\$9,950.00

2. See comment letter from GPI dated December 4, 2025.
3. Several minor DPW comments from October 21, 2025 remain. These should be addressed prior to signature on the final site plan.
4. Final addressing plan will need to be approved by the Building Inspector and filed with Schenectady County to create tax parcel numbers.
5. Approval is conditioned upon applicant addressing all Town Designated Engineer (TDE) and Rotterdam Department of Public Works (DPW) comments and full and final approval of the TDE and DPW.
6. Final site plan approval is contingent upon receiving a SPEDES permit from NYSDEC. Prior to the issuance of any building permits the applicant shall receive NYSDEC approval of the sanitary sewers.
7. Prior to the issuance of site development permits, the applicant shall file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under SPDES General Permit for stormwater discharges from construction activities for the project. Proof of permit coverage must be submitted to the Town prior to site work. Weekly SWPPP inspection reports will need to be sent to the Town Stormwater Manager. A schedule for when land disturbing activities will commence is required and notification to the Town Stormwater Manager when land disturbance begins. A deed covenant for the property is required for the post-construction maintenance of the stormwater management facilities in accordance with the approved Operation and Maintenance guide. These documents need to be established and submitted to the Town before Certificate of Occupancy (CO) is issued.
8. Add note to site plan: "All potable water supply shall be privately owned and operated, and the Town will have no obligation thereto in the absence of dedication and acceptance."
9. Add note to site plan: "The developer/homeowner's association shall own and maintain the roadways, stormwater facilities, and parking areas in the proposed condominium development areas."

10. Prior to the issuance of site development permits, the applicant must receive full and final approvals by the TDE and Town Stormwater Manager of the following: Stormwater Pollution Prevention Plan (SWPPP), Stormwater Operation and Maintenance Manual, and Stormwater Management Engineering Report as prepared by Brett L. Steenburgh, P.E., PLLC.
11. Prior to work in the Town right-of-way, the applicant must receive Highway Work Permits from the Town.
12. Add note to site plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon or monument signage."
13. Add note to landscape plan: "Landscaped areas around residential buildings and grassy areas shall contain a sprinkler system."
14. Final site plan approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
15. The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
16. Applicant shall be required to establish a separate homeowners/condominium association to be reviewed and approved by the State Attorney General's Office. These homeowners' associations shall be responsible for the maintenance, preservation and ownership of the common open space, including any private streets, drives, service and parking areas and recreational areas. Membership in such homeowners' association shall be made a restriction to the deed conveying ownership of a dwelling in this development.
17. Add note to plan: "Water and sanitary sewer lines shall not be installed underneath driveways on condominium units."
18. Add note to plan: "No stockpiling or burying of debris, slash, stumps, or construction material is permitted."
19. Add note to plan: "All fill material to be utilized on site shall meet the requirements of Chapter 17 and Chapter 18 of the New York State Building Code and verified by the Rotterdam Building Inspector."
20. Final fire hydrant detail and location shall be confirmed by DPW prior to installation.
21. 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.
22. Add note to plan: "Foundation location surveys shall be provided prior to building construction."

DPW Comments from October 21, 2025

1. See comment letter from Brett Steenburgh dated October 15, 2025 responding to DPW Comments from August 19, 2025 and GPI comments dated September 19, 2025. GPI to provide follow-up review letter.
2. Prior to scheduling for final site plan approval, the applicant and DPW shall provide comments and acknowledgement to the Planning Commission that the site plans have been reviewed by the Carman Fire District for hydrant placement and emergency response.
3. Prior to scheduling for final site plan approval, hydrant flow test will need to be performed and proof of adequate flow presented to the Planning Commission. Add to final map.
4. Applicant should address outdoor garbage can storage with concrete covered area on the side of the building or other means.
5. Sidewalk on Peter Road should be extended south to the property line.
6. DPW is still recommending an internal concrete sidewalk along roadway entrance to Peter Road.
7. DPW is still recommending decorative fencing or a landscaped wall running along the southern boundary of the existing Town of Rotterdam Utility Easement along Highbridge Road. This will enhance aesthetic look of the property and discourage trespass from Highbridge Road into the complex.
8. Identify ground cover for all surfaces and add to legend on site plan and landscaping plan.
9. Add irrigation for landscaping around buildings and identify ground cover (grass, mulch, etc.). Add to landscaping plan.
10. Address mail/package delivery and add to site plan.
11. Show external HVAC locations and provide shielding and/or landscaping.
12. Provide privacy fencing along the Lands N/F of Stibinger.
13. Add note to plans: "Vegetative buffer areas to the south and west must be maintained in perpetuity. If the Town of Rotterdam requires removal of vegetation on the existing drainage easement, the HOA shall be responsible to replant vegetation to the satisfaction of the Town to maintain the integrity of the buffering for the existing single-family residents on Saint Jude Drive."

DPW Comments from August 19, 2025

1. Perc and soil tests were conducted on 8/26/24. Additional testing should be coordinated with the Town and TDE based on updated layout and include all septic and stormwater areas.
2. Applicant should explore matching stone wall & “Welcome to Highbridge” sign similar to newly installed one on north side of Highbridge. Wall may need to be substantially shorter in length due to the existing utility easement along Highbridge but could wrap around the Peter Road/Highbridge corner and be incorporated into proposed aluminum fence with pilasters along Peter Road.
3. Internal sidewalks along both the north and south side of entrance road should be provided. There are no sidewalks internally amongst buildings.
4. Provide sidewalk along Peter Road and connect into existing sidewalk on Highbridge Road.
5. Show location of homes on lots abutting the site.
6. Building elevations are needed. Are patios and second floor decks proposed? Small privacy walls should be incorporated in any proposed outdoor space.
7. Proposed hydrant location should be reviewed by Carman Fire District.
8. Fire flow testing needs to be performed and coordinated with TDE and DPW.
9. Existing grade CAD layer should be removed from septic plan. Site is relatively flat and no substantial cut/fill is proposed.
10. Provide all signage (project, wayfinding, traffic control) and add to detail sheet.
11. Provide lighting plan.
12. Add standard Town notes regarding snow, lighting, etc....

DPW Comments from May 20, 2025

1. Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer (TDE) to assist in the review of this application.
2. Add internal concrete sidewalks and add sidewalk along frontage on Peter Road to connect into existing sidewalk along Highbridge Road.
3. Radiuses should be increased to allow for emergency vehicles.
4. Are basements proposed? Number of bedrooms.
5. Provide elevations and floor plans for the proposed building.
6. Buffering of adjoining single family residential homes and additional landscaping at the entry should be discussed with the applicant.
7. Add site statistics table.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on February 12, 2025.

Peter Comenzo

From: Peter Comenzo
Sent: Tuesday, December 9, 2025 10:42 AM
To: Peter Comenzo
Subject: RE: Revised Plans Peter Road

From: Ryan Trunko <rtrunko@gpinet.com>
Sent: Thursday, December 4, 2025 4:57 PM
To: Peter Comenzo <pcomenzo@rotterdamny.org>; brett@scengpe.com
Cc: 'Corey Lewandowski' <clewandowski@charlew.com>; 'Andrew Brick' <andy@brickfirm.com>; Kimberly Ricker Scannell <krscannell@rotterdamny.org>
Subject: RE: Revised Plans Peter Road

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.

Brett,

We finished review of the updated materials, see attached. Most of the comments have been addressed but there are a couple grading items that need to be fixed and some updates on one of the new details you add. We consider these items minor and have indicated as such for the Planning Boards consideration of conditional approval.

Lets have a call when you get around to looking at the grading to finish this up.

Thanks,



Ryan Trunko, P.E.
d 518.898.9551
Greenman-Pedersen, Inc., *An Equal Opportunity Employer*

December 4th, 2025

VIA EMAIL

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

**RE: TDE Review – 759 Peter Road Apartments
759 Peter Road, Rotterdam, NY**

Dear Mr. Comenzo,

GPI has reviewed the following updated documents provided by Steenburgh Consulting Engineering, PLLC

- Plan Set dated July 16, 2025, Revised December 2, 2025
- SWPPP dated August 5, 2025, Revised November 11, 2025
- Comment Response Letter dated December 2, 2025

The submitted materials were reviewed for technical site design elements and compiled comments on reviewed items. The applicant has addressed the majority of GPI's comments from the third round of review. The "Outstanding Town DPW Comments" section has been updated to include the Applicants response and GPI's opinion on each item for the Town's consideration if their concerns have been addressed. Any comments that were not sufficiently addressed from the previous review are included with additional clarification added. Any comments that identified further coordination and submittal of materials remain to track these items.

Outstanding Comments:

1. A grading plan with markups has been attached to this comment letter to specifically highlight the areas where there still appears to be conflicting or unconventional contour information. These areas should be reviewed and updated appropriately.
RESPONSE: *The grading plan has been reviewed with the mark ups and modified accordingly.*
CLARIFICATION: There are still a few areas of the grading that need to be modified. See attached grading plan markup with comments.
2. The proposed septic system includes multiple 90° bends. 90° bends should be avoided, and 45° bends should be used with cleanouts. Any change in direction of the sewer piping not at a structure will need cleanouts. A detail should be added to the plans.
RESPONSE: *90 degree bend have been removed where possible and the cleanouts have been added to each change in direction.*
CLARIFICATION: The cleanout detail provided references the City of Greer. Please ensure that this cleanout detail meets the Town of Rotterdam standards and that the notes are updated to reflect the correct municipality and other references to standards should be checked to make sure they are applicable.

Outstanding Coordination Items:

- A. The Applicant needs to provide the results of coordination with the fire district review when available.
- B. Applicant should submit correspondence with National Grid for final design of the electric and gas services.
- C. Submit a MS4 Acceptance form with the project information filled out for Town acceptance of the SWPPP.
- D. The applicant shall submit the plans to Schenectady County Department of Health for review and approval of the on-site septic system.

In conclusion, we consider the plans sufficient to grant conditional site plan approval, if the Planning Board chooses to grant a motion, with the understanding that a final round of review will be required to confirm the remaining comments have been addressed.

Please feel free to contact us with any questions or clarifications.

Regards,

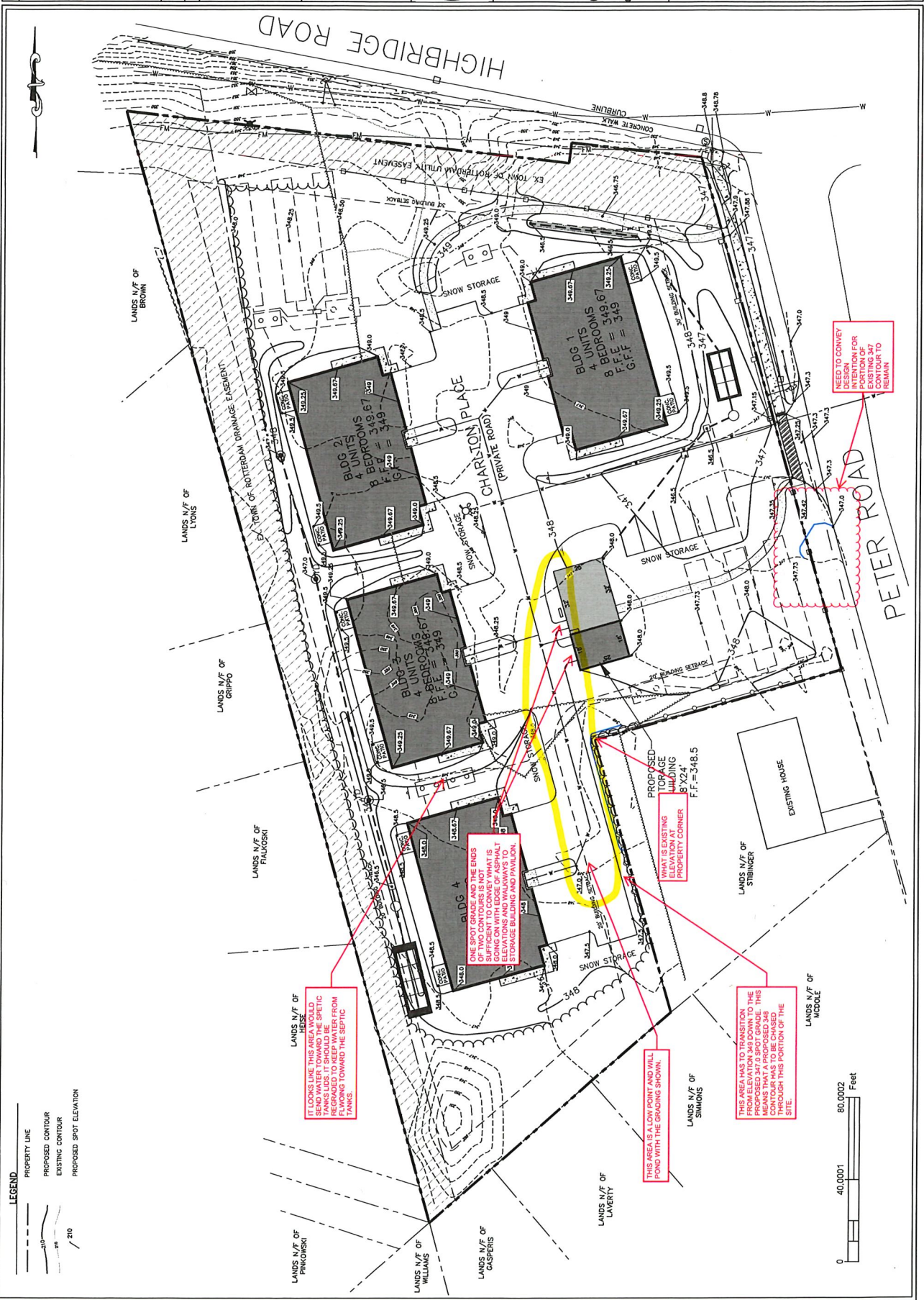
GPI/GREENMAN-PEDERSEN, INC.



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

Common Acronyms and Abbreviations Key:

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





December 2, 2025

Town of Rotterdam
1100 Sunrise Boulevard
Schenectady, NY 12306

Attn: Mr. Peter Comenzo

Re: Peter Road Condominiums

Dear Peter,

Please find attached to this letter and electronic copy of the revised plans, SWPPP and Architectural Plans for the Peter Road project. The plans have been updated to address the TDE comments from GPI for the Peter Road project dated November 24, 2025.

Outstanding Comments:

1. Previous 5: The planting schedule provided on the plans does not appear to have the correct spelling of the scientific names for the plantings provided, please review and update accordingly. *RESPONSE: The planting schedule has been updated to the correct names and spelling.* *CLARIFICATION: Since the Blue Arrow Juniper plantings have been removed and replaced with fencing they should be removed from the planting table.*

Blue Arrow Juniper has been removed from the table on the landscaping plan.

2. Previous 7: Section 4.2 appears to have an outdated reference to the Bluebook and should be revised. This reference also applies to section 5.0.
RESPONSE: The Bluebook reference has been updated.
CLARIFICATION: The topsoiling definition on page 13 still includes the incorrect reference to the "New York State Guidelines for Urban Sediment and Erosion Control" It should reference the "New York State Standards and Specifications for Erosion and Sediment Control" which was last revised in 2016.
Reference has been corrected and SWPPP has been updated

3. Previous 9: A grading plan with markups has been attached to this comment letter to specifically highlight the areas where there still appears to be conflicting or unconventional contour information. These areas should be reviewed and updated appropriately.
RESPONSE: The grading plan has been reviewed with the mark ups and modified accordingly.

CLARIFICATION: There are still a few areas of the grading that need to be modified. See attached grading plan markup with comments.

Several revisions to the grading plan have been made in accordance with the red-lined mark plan provided.

New Comments:

4. The septic plan calculations show a per-unit load of 65 GPD that doesn't appear to match the unit loading required by Table B-3. The typical apartment or single-family residence requires a minimum of 110 GPD per bedroom. Please provide justification for how the 65 GPD is applicable or revise the calculations to use the 110 GPD value in Table B-3. updated appropriately. RESPONSE: A full sewer report has been developed to explain the usage per day, see attached. CLARIFICATION: *A sewer report has been provided to justify the 65 GPD per-unit loading. The report outlines water meter data for similar facilities was used for the basis of determining sanitary sewer demand, which is allowed by NYSDEC. GPI takes no exception to this approach, however we do have concerns that the water meter data may be outdated as it is from 2016-'17. Schenectady County Department of Health can make the determination if this is acceptable during their review.*

No response necessary NYSDEC will review this as part the SPDES permit for the project.

5. It appears that a three-bed design is being used to eliminate the need for a reserve/expansion area. A calculation should be provided that shows the area of each bed can handle 50% of the average daily flow, per the NYSDEC design manual. A valve box will also be needed to allow two beds to be in service at a time. Details for the valve box need to be included on the plans. RESPONSE: *A valve box and detail have been added.*

CLARIFICATION: The sizing of the beds has been updated for each bed to handle 50% of the design flow. A valve box has been added to the plans. However, there is still no detail provided, something similar to Figure E-4 of the NYS Design of Intermediate Wastewater Treatment Systems should be included on the plans to show intent and for a contractor to construct.

Valve Box detail has been added to Septic Details 1.

6. The proposed septic system includes multiple 90° bends. 90° bends should be avoided, and 45° bends should be used with cleanouts. Any change in direction of the sewer piping not at a structure will need cleanouts. A detail should be added to the plans. RESPONSE: *90 degree bend have been removed where possible and the cleanouts have been added to each change in direction.* CLARIFICATION: A cleanout detail needs to be added to the plans.

A cleanout detail has been added to Septic Details sheet 3.

7. Pipe sizes, slopes, materials, and invert elevations need to be included for all piping and structures in the septic system.

RESPONSE: *Pipe sizes and slopes have been added in a note on the septic plan. Inverts for each structure which will require gravity flow have been added to the plan.*

CLARIFICATION: The invert elevations out of each building shall be a minimum of 4' below grade. The material, size, and slope of each section of pipe should be shown on this plan as well. A 3" drop should be included for each septic tank.

The septic tank and system inverts have been updated.

8. A cross section for each septic system needs to be provided. As well as detailed grading to ensure that surface water does not enter the system or sheet across the beds.

RESPONSE: *Cross sections for each system have been added to a septic cross section plan.*

CLARIFICATION: A cross section of each bed has been provided, of which GPI takes no exception. An overall system profile should also be added including all piping, tanks, dosing chambers and beds with inverts.

A septic profile has been added to Septic Detail sheet 3.

9. There is a discrepancy in the volume in the dosing tank detail between the detail title and the callout. The dosing tank needs to have a reserve volume that is greater than or equal to the daily flow, which may change depending on previous comments.

RESPONSE: *The discrepancy has been corrected.*

CLARIFICATION: *The dosing tank detail calls out a 1,000 gallon tank but the title says 1,250 gallon, this should be corrected.*

The dosing tank callout has been corrected.

10. Material specifications shall be provided for all septic components including the absorption bed, pumps, septic tanks, etc. .

RESPONSE: *Septic component material type or brands are noted on the details for each component*

CLARIFICATION: *The absorption bed section should include specifications for the backfill, stone, geotextile and piping materials.*

Material details have been added to the typical details. Slopes and pipe materials can be found in the septic notes.

Outstanding Coordination Items:

- A. The Applicant needs to provide the results of coordination with the fire district review when available.
- B. The results of the hydrant flow test should be provided when they are completed.

A hydrant flow test was performed along Peter Drive with the Town of Rotterdam and yielded the following data:

Static Pressure: 51 PSI

Flow Volume: 995 GPM

Residual Pressure: 45.5 PSI

The above data demonstrates adequate flow and pressure for the new hydrant on Charlton Way.

- C. Applicant should submit correspondence with National Grid for final design of the electric and gas services.
- D. Submit an MS4 Acceptance form with the project information filled out for Town acceptance of the SWPPP.

Please feel free to contact me if you need any additional information regarding the above submission.

Thank you.

Sincerely
Brett

Steenburgh PE

Brett L. Steenburgh, P.E.

Digitally signed by Brett Steenburgh PE
DN: cn=Brett Steenburgh PE, o,
ou=Steenburgh Consulting Engineering,
email=Brett@SCEngPE.com, c=US
Date: 2025.12.02 14:46:59 -05'00'

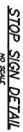
DPW Comments
December 16, 2025

- 4. Hatchet Hardware – 80 West Campbell Road.** Sketch Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. ABD Engineers, LLP.
1. Redevelopment of this site was discussed at several meeting with the Planning Commission in 2024 for a daycare facility for the YWCA.
 2. The curbed islands with trees that are being removed as part of the outdoor sales/storage area need to be replaced. Trees and curbing will provide shade, increase aesthetics, and add additional protection.
 3. Several trees in the existing parking islands are in very poor condition and should be removed and replaced with red maple or similar. Some of the curbed islands are also in poor condition and should be rehabbed or replaced.
 4. Access isle from handicapped parking in front of the building needs to be perpendicular to drive isle and ADA compliant curbing installed. Consider moving handicap spaces to the center. Show on final site plan and in detail sheet.
 5. Thru traffic from adjoining retail store is somewhat problematic. Applicant's attorney should review any proposed cross easements and existing lease with current tenant and modify if necessary.
 6. Add note to Plan: "One water meter shall be installed on the service connection. Final type/location to be approved by DPW."
 7. 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."
 8. Mutual easements and maintenance agreements providing for shared traffic access, shared traffic circulation, shared parking, and snow storage should be developed and submitted now for review by Town DPW and review by the Town Attorney.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies:

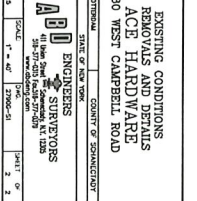
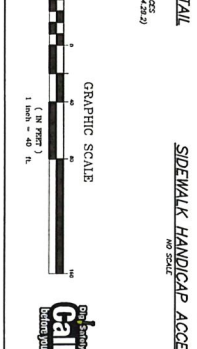
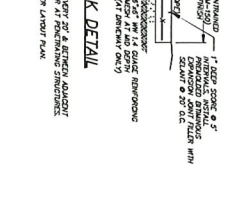
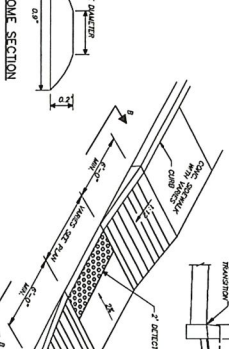
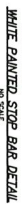
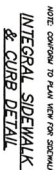
Schenectady County Economic Development and Planning
Schenectady County Department of Health
Rotterdam Police Department
Fire District #6
Fire District #7
Schalmont School District



SILVER



DO NOT ENTER SIGN DETAIL
NO SCALE

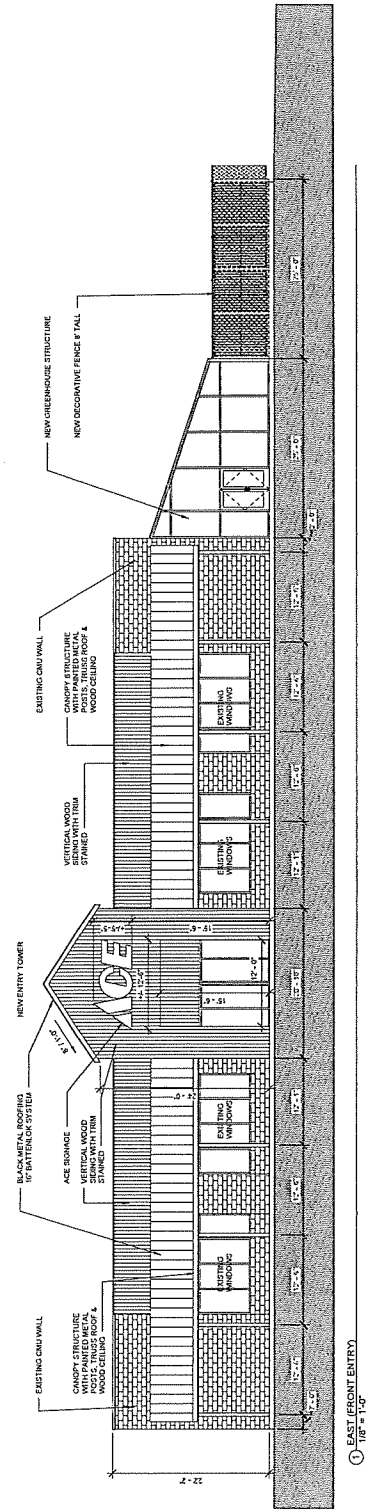
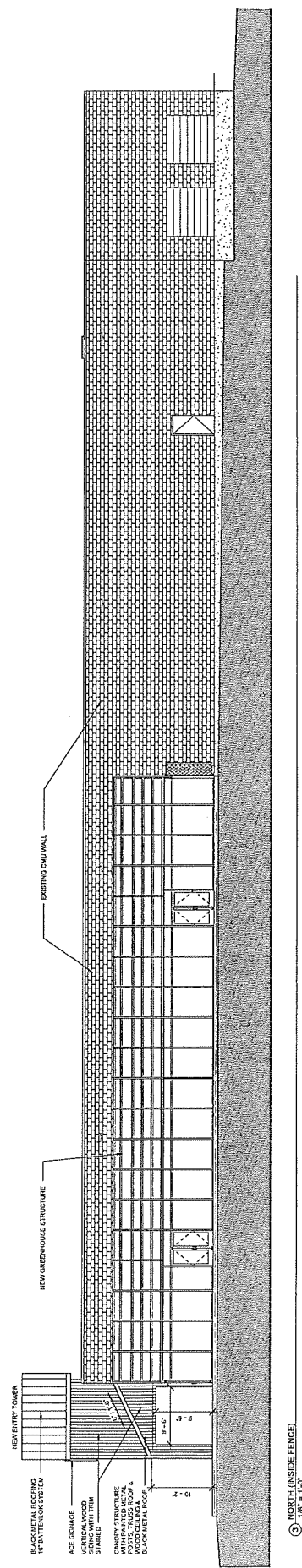
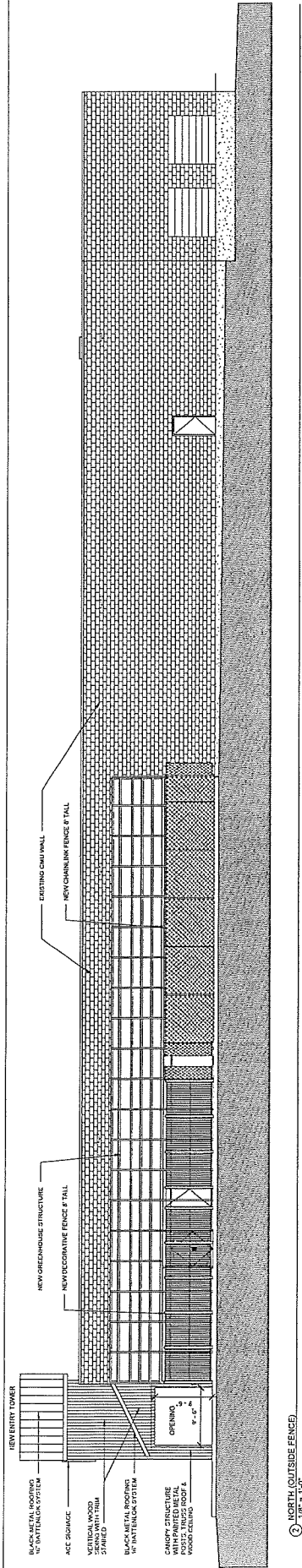


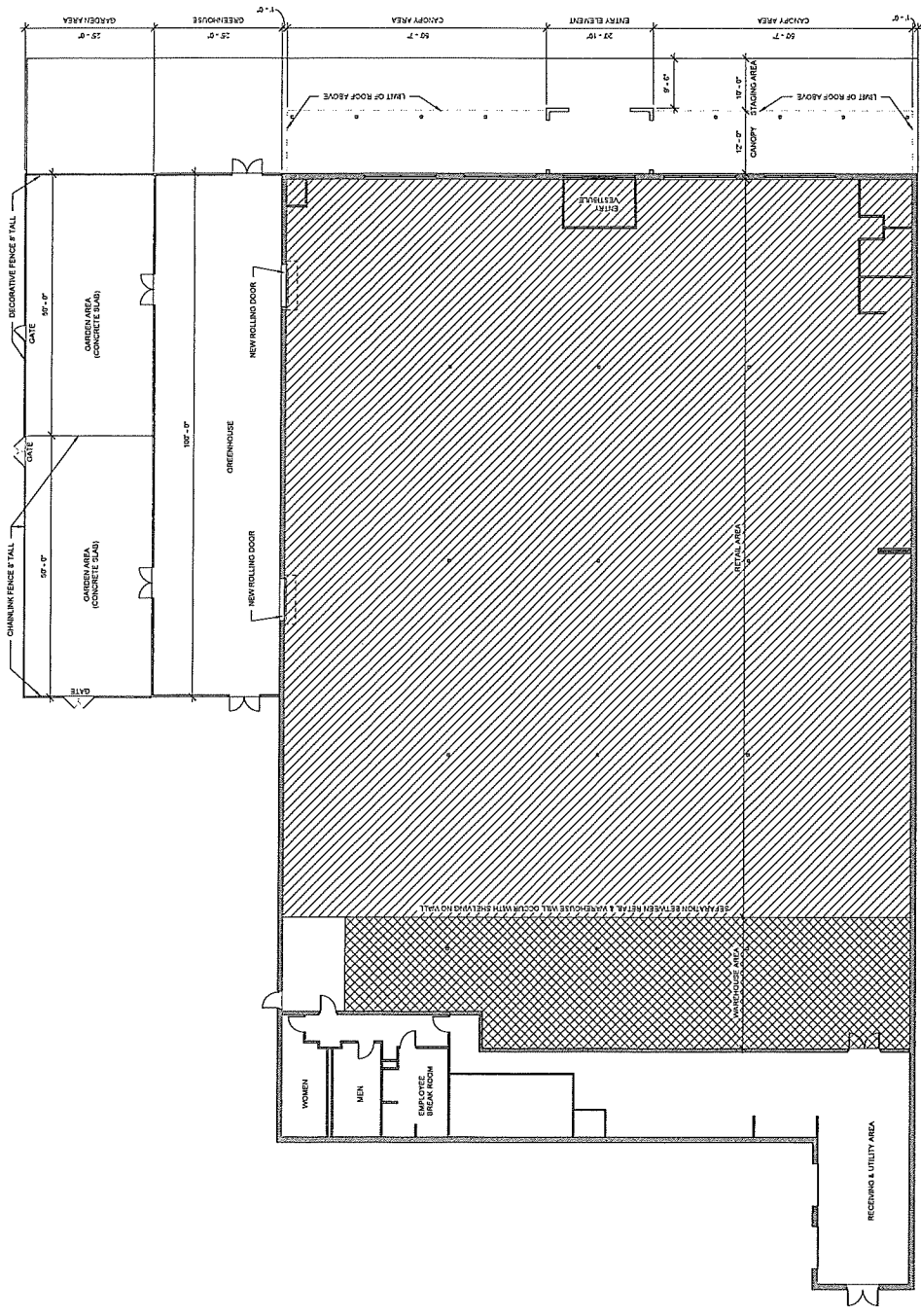
GRAPHIC SCALE
(IN FEET)

REVSON



TOWN OF ROTTERDAM	COUNTY OF SCHENECTADY
STATE OF NEW YORK	





① FLOOR PLAN
3/22/21 = 1'-0"

10/20/21

A1

FLOOR PLAN

HATCHET HARDWARE - ROTTERDAM, NY
80 W. Campbell Road
Rotterdam, NY

COMPANY: HATCHET HARDWARE, 80 W. CAMPBELL ROAD, ROTTERDAM, NY 12305. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.