**Town of Rotterdam**
**Planning Commission**
**April 7, 2026**

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

**Waivers:**

1. **Roots & Razors – 1266 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a barbershop in an existing ±264 square foot tenant space (Suite #112) on a ±3.4-acre parcel.

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

***Approval of the Summary of Minutes March 17, 2026***

1. **David Leon – 1259 Gordon Road.** Special Use Permit Public Hearing for the location of a private recreational facility. Applicant wishes to construct a ±3,250 square foot garage/gym, greenhouse, and pickle ball court on a ±9.2-acre parcel. Engineer: EP Land Services, LLC.

2. **Dave Gazillo – Ghents Road**. Sketch Four (4) Lot Subdivision: Lot 1 = ±40,561 sf, Lot 2 = ±45,046 sf, Lot 3 = ±46,899 sf, and Lot 4 = ±47,816 sf, all with proposed single-family residences. Engineer: Empire Engineering PLLC.

3. **The BDC Group – 676 Mariaville Road.** Sketch Site Plan review to construct eight (8) flex warehouse buildings: two (2) ±7,500 square feet, four (4) ±10,000 square feet and two (2) ±15,000 square feet on ±16.19 acres of ±65.8-acre parcel. Engineer: Advanced Engineering & Surveying PLLC.

4. **Shereen Court & Central Avenue - David Del Zotto**. Final Nine (9) Lot Major Subdivision Public Hearing: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. **(PC Approved November 17, 2020).**

5. **Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Sketch Site Plan to construct 32 additional apartment units (4 - 8 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter on a 10.85-acre parcel. Engineer: ABD Engineers, LLP.

**DPW Comments**
**April 7, 2026**

**Waivers:**

1. **Roots & Razors – 1266 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate a barbershop in an existing ±264 square foot tenant space (Suite #112) on a ±3.4-acre parcel.

**WAIVER OF SITE PLAN REVIEW**

**Date:** **April 7, 2026** **PC2026-W16**

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:** **Aaron Potter**
**Roots & Razors**
**ADDRESS:** **3048 Cox Avenue**
**Schenectady, NY 12303**

**PROJECT ADDRESS: 1266 Duanesburg Road, Suite 112**

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

**REQUEST:** The applicant requests a Waiver of Site Plan review to operate a barbershop in an existing ±264 square foot tenant space (Suite #112) on a ±3.4-acre parcel.

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to every 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 for specifics.
5. Owner/applicant shall install a new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.
6. Applicant shall obtain a Barbershop Owners License from the NYS Department of State.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 7, 2026 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**

**Lynn Flansburg, Chairman**
**Planning Commission**

**Descriptive Narrative of Use and Activity**

The proposed business operating at the site is **Roots & Razors**, a professional barbershop providing men's grooming services to the local community. The nature of the business is a personal service establishment specializing in traditional and modern haircuts, beard trims, hot towel shaves, and other grooming services commonly provided in a licensed barbering shop.

The business will operate as a small neighborhood barbershop serving residents of the **Town of Rotterdam** and surrounding areas. Services are performed by licensed barbers on a one-on-one basis with clients. The environment is quiet, professional, and similar in nature to other small retail personal service establishments.

At the start of operations, the shop will employ **two individuals**, consisting of **one owner/operator (licensed barber)** and **one apprentice barber** who will be working under supervision in accordance with applicable barbering regulations. No additional employees are anticipated at this time.

**Hours of operation** are expected to be approximately:

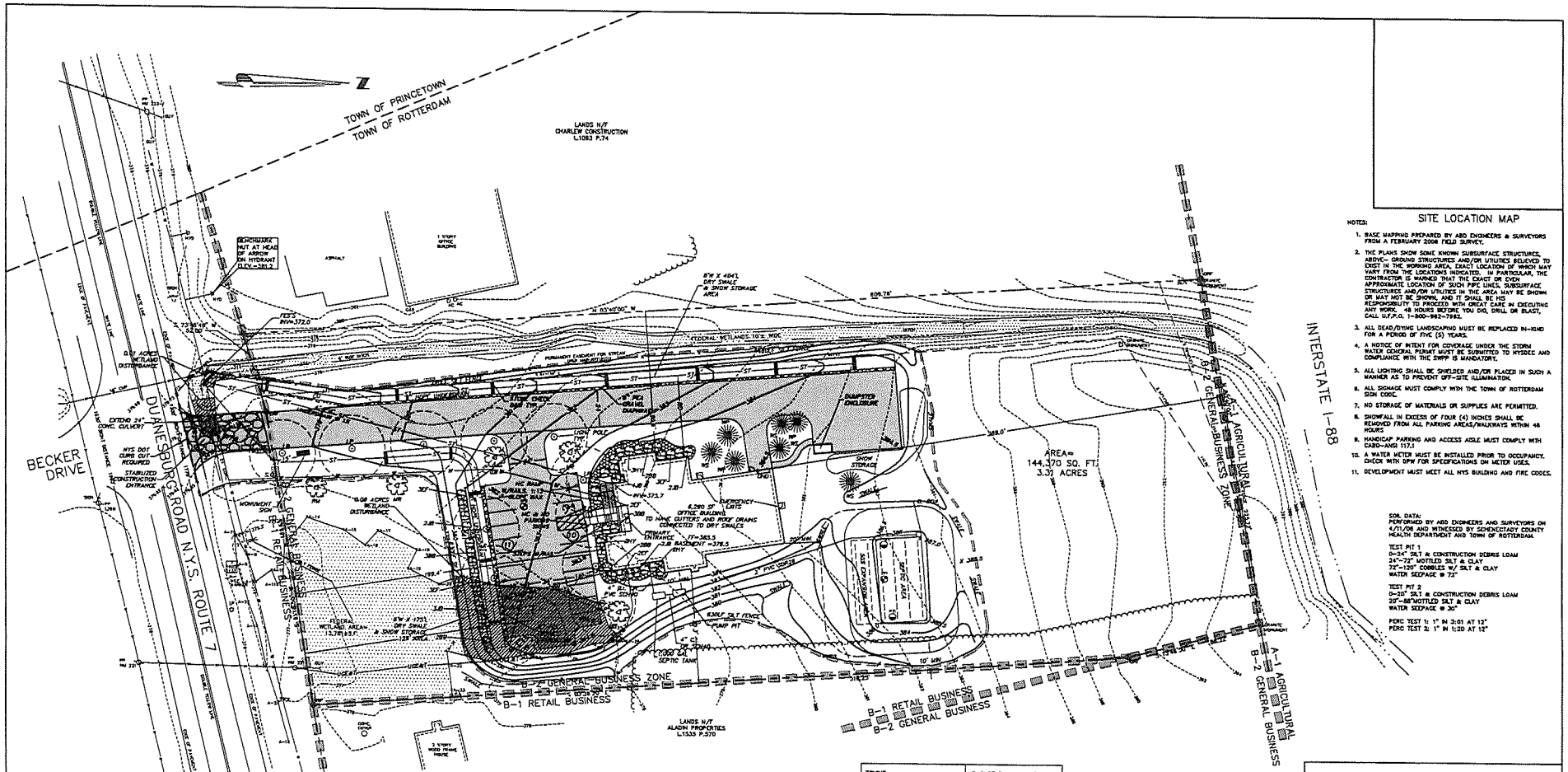
- **Monday – Friday:** 10:00 AM – 6:00 PM
- **Saturday:** 10:00 AM – 4:00 PM
- **Sunday:** Closed

Customer visits will be staggered throughout the day based on scheduled appointments and walk-in availability. Due to the nature of barbering services, only a small number of customers will be present at any given time.

The shop is expected to serve **approximately 20–30 customers per day** on average once fully operational. Each service typically lasts **20–40 minutes**, resulting in a steady but low-impact flow of customers arriving and departing throughout the business day.

Customer traffic will consist primarily of standard passenger vehicles, and visits will be short in duration. There will be no deliveries of large materials, outdoor activities, or equipment that would generate excessive noise, odors, or other disturbances. All services will be conducted indoors within the building.

Overall, the operation of Roots & Razors will generate **minimal traffic, minimal noise, and no adverse impacts** to surrounding properties, functioning as a traditional community barbershop serving local residents.




| KEY | SCIENTIFIC NAME | COMMON NAME | QUANT. | SIZE | COMMENTS |
|---|---|---|---|---|---|
| BB | EUONYMUS ALATUS | BURNING BUSH | 12 | 24" TO 30" S | B & B |
| EF | EUONYMUS FORTUNE I | EMERALD AND GOLD EUONYMUS | 13 | 18" TO 24" S | CONTAINER |
| JB | BERBERIS THUNBERGII | JAPANESE BARBERRY | 13 | 24" TO 30" S | B & B |
| HY | TAXUS MEDIA HICKS | HICKS YEW | 7 | 24" TO 30" S | B & B |
| WP | PINUS STROBUS | EASTERN WHITE PINE | 3 | 5' TO 6' HT | B & B |
| WS | PICEA GLAUCA | WHITE SPRUCE | 4 | 5' TO 6' HT | B & B |
| RM | ACER RUBRUM | RED MAPLE | 2 | 2" TO 2.5" C | B & B |
| BP | PYRUS CALLERYANA | BRADFORD PEAR | 1 | 2" TO 2.5" C | B & B |
| MR | MALUS ROYALTY | ROYALTY CRAB | 3 | 2" TO 2.5" C | B & B |

| ZONING: | | B-2 GENERAL BUSINESS |
|---|---|---|
| SETBACKS: | REQUIRED | PROVIDED |
| FRONT: | 30 FT | 189.4' |
| SIDE: | 10 FT | 90.6' & 70.3' |
| REAR: | 25 FT | 289.0' |
| LOT AREA: | 13,000 SF | 144,370 SF |
| LOT WIDTH: | 100' | 241.63' |
| HEIGHT: | 50' MAX. | ---- |

| SITE STATISTICS | | PROVIDED | |
|---|---|---|---|
| BUILDING: | LESS THAN 80% | 6,290 SF | 4.4% |
| GREEN: | -- | 119,488 SF | 82.8% |
| PAVE: | -- | 18,592 SF | 12.8% |
| TOTAL: | -- | 144,370 SF (3.31 ACRES) | 100% |

OWNER/APPLICANT:

TRADITIONAL BUILDERS
524 DUANESBURG ROAD
SCHENECTADY, NY 12308

TAX MAP #: 57.00-3-10.1

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 6. | TOWN COMMENTS | JAL | 9/15/06 |
| 5. | TOWN COMMENTS | JAL | 8/8/06 |
| 4. | TOWN COMMENTS | JAL | 7/31/06 |
| 3. | DOT COMMENTS | JAL | 5/23/06 |
| 2. | SITE UPDATES/ RAISED FF ELEV | JAL | 4/24/06 |
| 1. | SCOPING PLAN | JAL | 3/8/06 |

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

JOSEPH J. BIANCHINI, P.E.
N.Y.S. LICENSE NO. 56328

TOWN OF ROTTERDAM PLANNING BOARD DATE

# SITE PLAN
# TRADITIONAL BUILDERS

TOWN OF ROTTERDAM — COUNTY OF SCHENECTADY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street, Schenectady, N.Y. 12305
518-377-0315 Fax 518-377-0379

| DATE: | SCALE: | DWG. | SHEET OF |
|---|---|---|---|
| FEBRUARY 13, 2006 | 1" = 30' | 3321A-S3 | 1 2 |

## SITE LOCATION MAP

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A FEBRUARY 2006 FIELD SURVEY.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES. ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE 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. 1-800-962-7962.
3. ALL DEAD/DYING LANDSCAPING MUST BE REPLACED IN-KIND FOR A PERIOD OF FIVE (5) YEARS.
4. A NOTICE OF INTENT FOR COVERAGE UNDER THE STORM WATER GENERAL PERMIT MUST BE SUBMITTED TO NYSDEC AND COMPLIANCE WITH THE SWPP IS MANDATORY.
5. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
6. ALL SIGNAGE MUST COMPLY WITH THE TOWN OF ROTTERDAM SIGN CODE.
7. NO STORAGE OF MATERIALS OR SUPPLIES ARE PERMITTED.
8. SNOWFALL IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS
9. HANDICAP PARKING AND ACCESS AISLE MUST COMPLY WITH CABO-ANSI 117.1
10. A WATER METER MUST BE INSTALLED PRIOR TO OCCUPANCY. CHECK WITH DPW FOR SPECIFICATIONS ON METER USES.
11. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.

SOIL DATA:
PERFORMED BY ABD ENGINEERS AND SURVEYORS ON 4/21/06 AND WITNESSED BY SCHENECTADY COUNTY HEALTH DEPARTMENT AND TOWN OF ROTTERDAM

TEST PIT 1
0-34" SILT & CONSTRUCTION DEBRIS LOAM
34"-72" MOTTLED SILT & CLAY
72"-120" COBBLES W/ SILT & CLAY
WATER SEEPAGE @ 72"

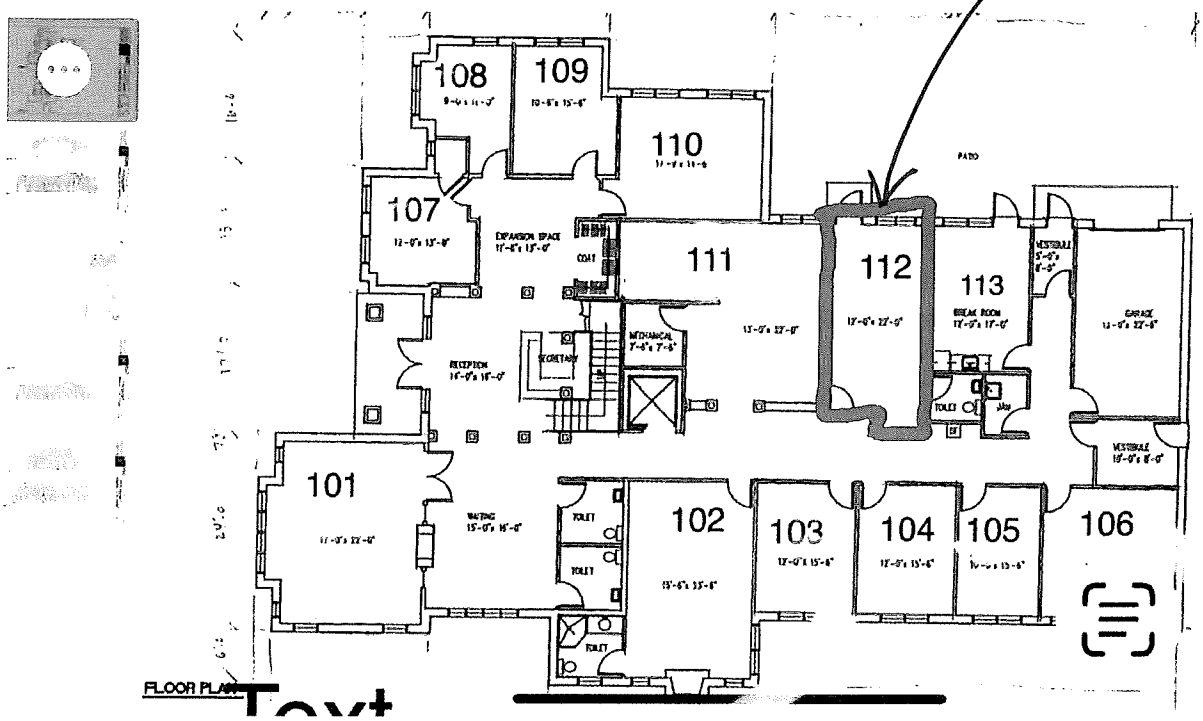
TEST PIT 2
0-30" SILT & CONSTRUCTION DEBRIS LOAM
29"-88"MOTTLED SILT & CLAY
WATER SEEPAGE @ 30"

PERC TEST 1: 1" IN 3:01 AT 13"
PERC TEST 2: 1" IN 1:20 AT 12"

MAP REFERENCE:
MAP ENTITLED "SURVEY OF LANDS TRADITIONAL BUILDERS, LTD." PREPARED BY ROBERT THURLBURR, DATED APRIL 6, 2004.

Tenant Space
#112
± 264st

1266 office



**DPW Comments**
**April 7, 2026**

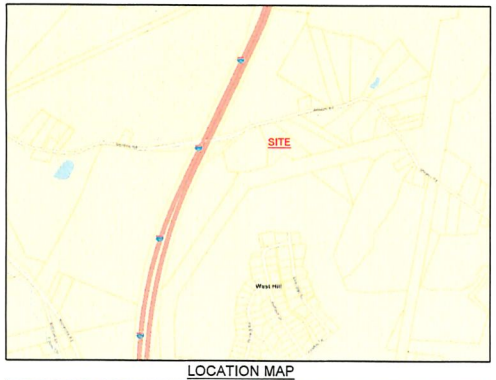
1. **David Leon – 1259 Gordon Road.** Special Use Permit Public Hearing for the location of a private recreational facility. Applicant wishes to construct a ±3,250 square foot garage/gym, greenhouse, and pickle ball court on a ±9.2-acre parcel. Engineer: EP Land Services, LLC.

   1) Final Fees Due: Legal Notice $36.85

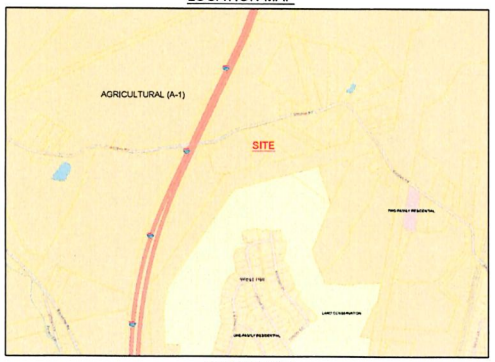
   2) Add note to C1 and C2 on final plans: "Property contains a drainage area that may include wetlands. A wetland specialist must be retained to evaluate the proposed land disturbance activities. Applicant will need to obtain any permits/approvals for any proposed work from the Army Corps of Engineers and/or New York State DEC prior to the issuance of a building permits for construction. Prior to commencement of any construction activity in the vicinity of such areas, any undisturbed wetlands shall be field located and delineated with protective fencing erected at their boundary."

   3) Add note to C1 and C2 on final plans: "This project has received a Special Use Permit by the Rotterdam Planning Commission on April 7, 2026 for use as a private recreational facility.

   **SEQR Requirement:** 6 NYCRR 617 C(9) & C(12) Listed Type 2 Action.




LOCATION MAP




ZONING MAP

## SITE INFORMATION

ZONING: AGRICULTURAL (A-1)
SPECIAL USE PERMIT PER SECTION 270-19-K

| | ALLOWED | PROPOSED | VARIANCE REQUIRED |
|---|---|---|---|
| MAXIMUM HEIGHT: | 40 | > 40 FEET | NO |
| LOT SIZE: | 1 ACRE | 9.1 ACRES | NO |
| MINIMUM LOT WIDTH: | 150 FEET | 230 FEET | NO |
| LOT COVERAGE: | 30% | 13% | NO |

| SETBACK REQUIREMENTS | REQUIRED | PROPOSED | VARIANCE REQUIRED |
|---|---|---|---|
| FRONT BLDG. SETBACK: | 25 FEET | 312 FEET | NO |
| SIDE BLDG. SETBACK: | 15 FEET | 111 FEET | NO |
| REAR BLDG. SETBACK: | 25 FEET | 18.5 FEET | NO |

GREEN SPACE CALCULATION
EXISTING BUILDINGS= 9,200 SF
PROPOSED BUILDINGS= 4,750 SF
TOTAL= 13,950 SF

PAVEMENT (EXISTING) = 28,500 SF
PAVEMENT (PROPOSED) =3,600 SF
TOTAL= 32,100 SF

CONCRETE= 5,000 SF

TOTAL IMPERVIOUS AREA= 51,050 SF OR 1.17 ACRES

GREEN SPACE= 9.21 AC (LOT AREA) - 1.17 AC (IMPERVIOUS) /9.21 AC (LOT AREA)=87%

## APPLICANT

DAVE LEON
1259 GORDON ROAD
SCHENECTADY NY 12306
518-377-0006

*GENERAL NOTES:*

1. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101.
2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. CONTOUR INTERVAL = 1 FOOT.
4. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED BY MJ ENGINEERING AND LAND SURVEYING, PC ON JANUARY 10, 2023.
5. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEY IS SUBJECT TO ANY INFORMATION THAT AN UP TO DATE TITLE REPORT MAY DISCLOSE.
6. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
7. UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
8. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

*DEED REFERENCE:*

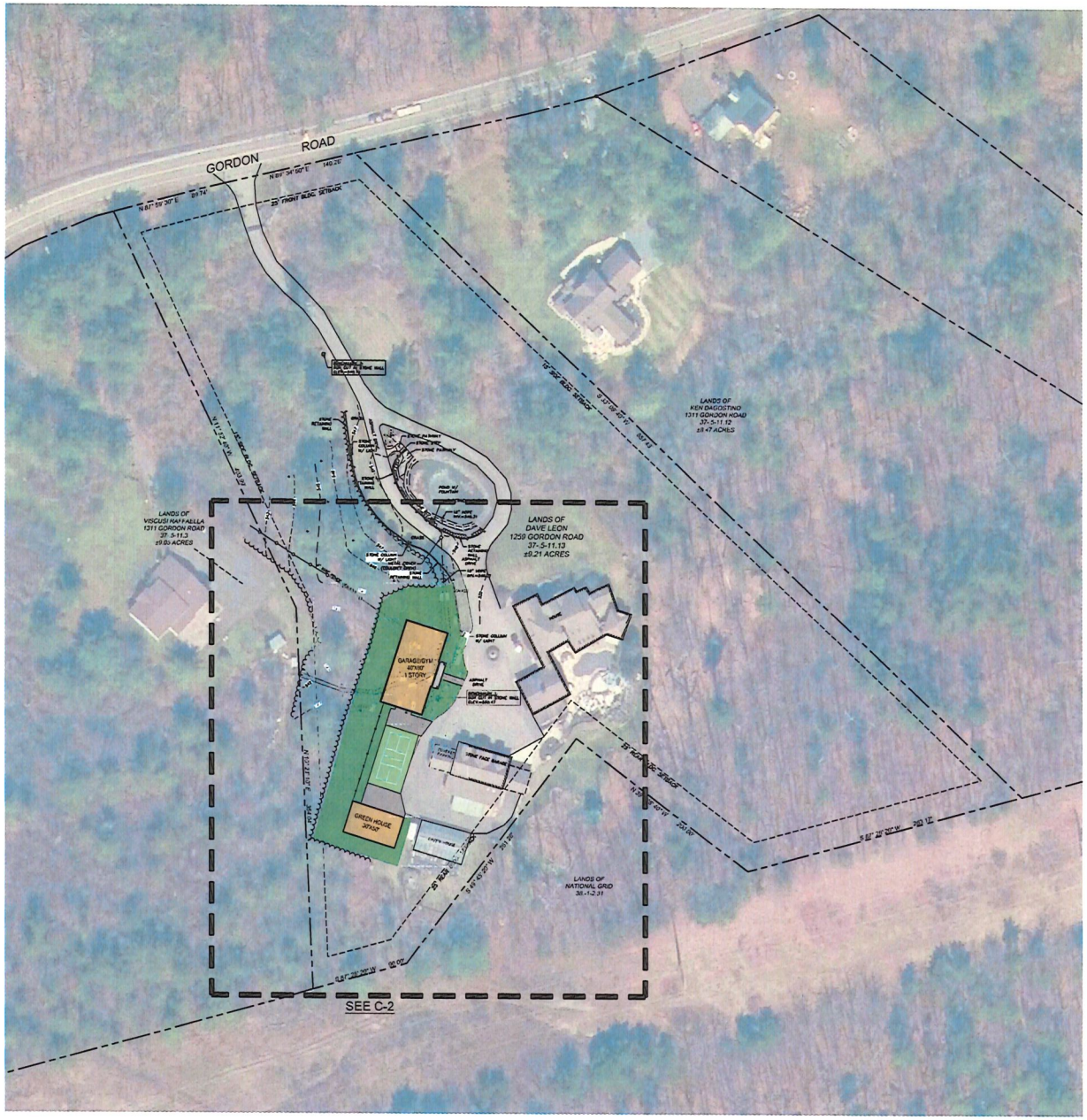
1. ROBERT HAMILTON TO DAVID J. LEON AND THERESA LEON DATED FEBRUARY 26, 1998 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON FEBRUARY 27, 1998 IN DEED BOOK 1532 AT PAGE 810.

*MAP REFERENCE:*

1. MAP ENTITLED "AMENDMENT TO PREVIOUSLY FILED SUBDIVISION MAP – MAP OF LANDS OF LAWRENCE J. FURD JR OFFICE PARK, TOWN OF ROTTERDAM, SCHENECTADY COUNTY, N.Y., AS PREPARED BY RAYMOND A. ROON DATED MARCH 8, 1995, LAST REVISED MAY 4, 1995 FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE AS FILED MAP J-273.

LEGEND

| | |
|---|---|
| BENCHMARK | |
| ELECTRIC BOX | |
| FLAGPOLE | |
| CONFEROUS SHRUB | |
| DECIDUOUS SHRUB | |
| LIGHT POST | |
| PROPERTY LINE | |
| WATER EDGE | |
| WOODS LINE | |
| HEDGE ROW | |
| BUILDING LINE | |
| SPOT ELEVATION | +49.5 |
| MINOR CONTOUR | |
| MAJOR CONTOUR | |
| CULVERT | |




EP LAND SERVICES LLC
621 COLUMBIA STREET - COHOES, NY 12047
PHONE: 518-785-9000

SEAL

DAVE LEON
OVERALL PLAN
1259 GORDON ROAD
TAX PARCEL 37-5-11.13
TOWN OF ROTTERDAM NEW YORK

SUBMITTAL / REVISIONS

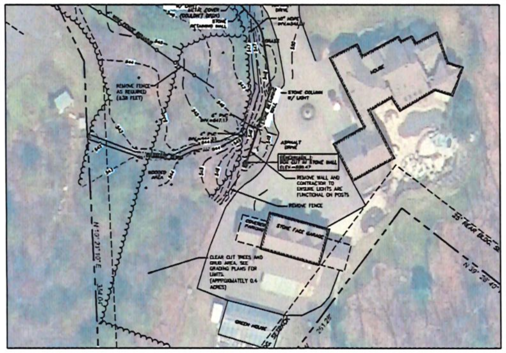
| No. | DATE | DESCRIPTION |
|---|---|---|

THE ALTERATION OF THIS DOCUMENT IN ANY WAY UNLESS DONE UNDER THE DIRECTION OF A COMPETENT PROFESSIONAL (I.E., ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND OR NCLL-TIONS AND IS A CLASS "E" MISDEMEANOR.

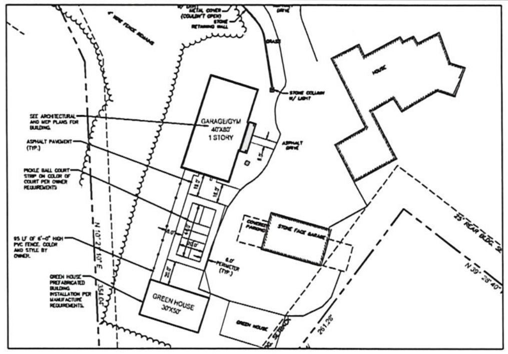
SCALE: 1"=40'
PROJ. No.: 2025-0518
DATE: FEBRUARY 2026

C-1

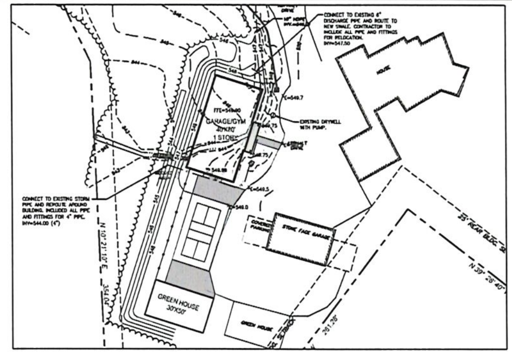
File Name: C:\Users\Public\Documents\Civil 3D Projects\Project Engineering Projects\Other Clients\2025\2025-0518 Gordon Road Sub Dave Leon\Acad File\1259 Gordon Road Sub (2019-2021).dwg (Layout: C-1)
Date: Thu Mar 12 2026 - 2:37:18 PM (Plotted: jamesfarrell)



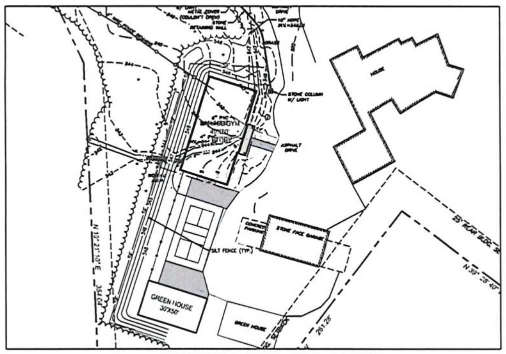
EXISTING CONDITIONS AND REMOVAL PLAN



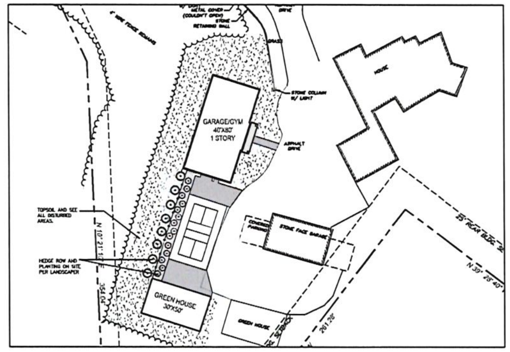
LAYOUT PLAN



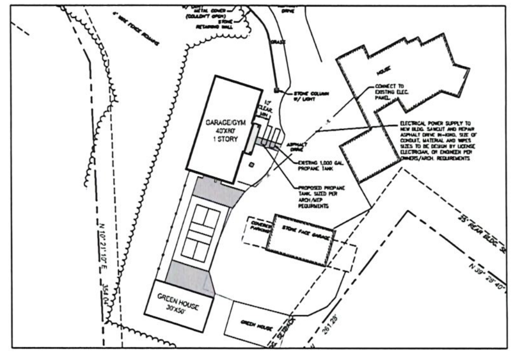
GRADING PLAN



EROSION CONTROL PLAN



LANDSCAPING PLAN



UTILITY PLAN

GENERAL CONSTRUCTION NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE MUNICIPAL LAWS, INCLUDING FLOODPLAIN MANAGEMENT LAWS.
2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
4. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
5. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
7. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
8. STREETS AND STORM SEWERS SHALL CONFORM TO THE MUNICIPAL LAW.
9. WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.
10. THE FLOOD PLAIN AREA IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT MUNICIPAL REVIEW AND APPROVAL.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
12. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
13. CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. HE SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
16. CONTRACTOR TO PROVIDE RECORD MAPPING TO THE MUNICIPALITY FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE MUNICIPALITY.
17. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UFPO AS REQUIRED.
18. ALL FILL AREAS REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER.
 18.1. REMOVAL AND STRIPPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
 18.2. FILL WILL BE DONE IN 6" LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL.
 18.3. THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.
19. HANDICAP ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% SLOPE.

GENERAL NOTES:

1. DIG SAFELY NEW YORK TO BE CONTACTED PRIOR TO COMMENCING 1-800-962-7962
2. CONTRACTOR TO TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. ALL UTILITY WORK INVOLVING CONNECTIONS TO THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM.
4. CONTRACTOR SHALL EXERCISE CARE IN HIS REMOVAL OPERATIONS SO AS NOT TO UNDULY DISTURB UNDERLYING MATERIALS WHICH ARE TO REMAIN IN PLACE. SHOULD THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN, THE DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. DURING REMOVAL OPERATIONS, THE CONTRACTOR SHALL NOT DROP WASTE CONCRETE, DEBRIS, OR OTHER MATERIAL IN THE SEWAGE AND/OR STORM SEWER COLLECTION SYSTEMS EXCEPT WHERE THE PLANS SPECIFICALLY PERMIT THE DROPPING OF MATERIAL. PLATFORMS, NETS, SCREENS, OR OTHER PROTECTION DEVICES SHALL BE USED TO CATCH MATERIAL. SHOULD THE ENGINEER DETERMINE THAT ADEQUATE PROTECTIVE DEVICES ARE NOT BEING EMPLOYED, WORK SHALL BE SUSPENDED UNTIL ADEQUATE PROTECTION IS PROVIDED.
6. CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS, AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE. ANY DAMAGED TREES/SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. ALL WASTE AND DEBRIS TO BE REMOVED TO APPROPRIATE LANDFILLS.
8. ALL EARTHWORK GRADING SHALL BE BLENDED SMOOTHLY AND EVENLY INTO EXISTING CONDITIONS.
9. SITE CONTRACTOR TO VERIFY ELEVATION OF ALL WORK BEFORE INSTALLATION AND NOTIFY ENGINEER OF ANY ERRORS OR CHANGES BEFORE INSTALLATION OCCURS.

GRADING NOTES:

1. IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE OFF-SITE FACILITY, OR PROCESSED FOR REUSE ON-SITE IN A MANNER THAT WILL NOT BE CONDUCIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR THE CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON-SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AS A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
2. NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
3. ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS IS PRACTICABLE.
4. A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO EVALUATE POTENTIAL SETTLEMENT ISSUES AND MOISTURE CONTENT OF NATIVE SOILS USED AS FILL.

TOPSOIL AND SEED NOTES

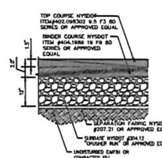
TOPSOILING - AREAS TO BE STABILIZED WITH PERMANENT VEGETATION SHALL BE PREPARED BY APPLYING TOPSOIL TO A UNIFORM DEPTH OF FOUR INCHES (4"). TOPSOIL SHALL BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND CONTAIN NO TOXIC SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. IMMEDIATELY PRIOR TO TOPSOIL APPLICATION THE SURFACE SHALL BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL. WHEN TOPSOILING IS DEEMED UNNECESSARY, SEEDBED PREPARATION SHALL BE EMPLOYED. WHEN TOPSOILING IS DEEMED UNNECESSARY PULVERIZED DOLOMITIC LIMESTONE SHALL BE APPLIED AT THE RATE OF 90 LB. PER 1,000 SQ. FT. AND FERTILIZER (5-10-5) AT THE RATE OF 2 LBS. OF NITROGEN PER 1,000 SQ. FT., OR EQUIVALENT. THE "LIME" AND FERTILIZER SHALL THEN BE WORKED INTO THE SOIL TO A DEPTH OF FOUR INCHES (4") WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE AREA SHALL THEN BE ROLLED TO FORM THE SEEDBED. ALL STONES TWO INCHES OR LARGER AND ANY OTHER DEBRIS SHALL BE REMOVED PRIOR TO SEEDING.

REFER TO DETAIL ON D-4 FOR COVERAGE RATE. SEED MIX TO CONTAIN AT LEAST 65% KENTUCKY BLUE GRASS BLEND, WITH THE REMAINING SEED TO CONTAIN PERENNIAL RYEGRASS AND FINE FESCUE. THE MIX SHALL BE UNIFORMLY SPREAD BY CYCLONE SEEDER DRILL, OR CULTIPACK SEEDER NORMAL SEED DEPTH SHALL BE FROM 1/4 TO 1/2 IN. SEED MAY ALSO BE APPLIED BY AN APPROPRIATE HYDROSEEDING METHOD.

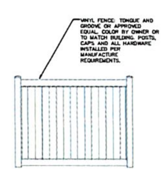
SLOPES GREATER THAN 1:4 SLOPES TO UTILIZE JUTE MESH FOR STABILIZATION.

LEGEND

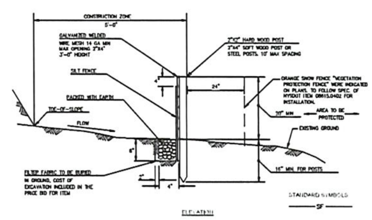
- 2 TO 3-INCHES OF CLEANED WASHED 1" TO 1.5" ROUNDED LANDSCAPING STONE WITH WEED MAT.
- 2 TO 3-INCHES OF DARK BROWN UN-DYED MULCH WITH WEED MAT.
- TOPSOIL AND SEED




ASPHALT/COURT SECTION
N.T.S.



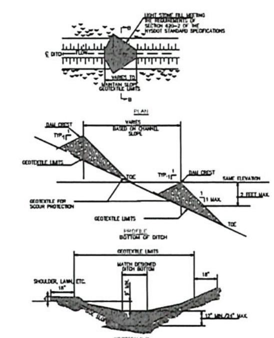
FENCE
N.T.S.




SILT FENCE FOR TEMPORARY EROSION CONTROL
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.




STONE CHECK DAM FOR TEMPORARY EROSION CONTROL IN DITCHES
N.T.S.

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

EP LAND SERVICES LLC
621 COLUMBIA STREET- COHOES, NY 12047
PHONE: 518-785-9000

SEAL

DAVE LEON
REMOVAL, LAYOUT, GRADING EROSION, LANDSCAPING, AND POWER PLANS
1259 GORDON ROAD
TAX PARCEL 37.-5-11.13
TOWN OF ROTTERDAM NEW YORK

SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SCALE: 1"=40'
PROJ. No.: 2026-05E
DATE: FEBRUARY 2026

C-2

**DPW Comments**
**April 7, 2026**

2. **Dave Gazillo – Ghents Road**. Sketch Four (4) Lot Subdivision: Lot 1 = ±40,561 sf, Lot 2 = ±45,046 sf, Lot 3 = ±46,899 sf, and Lot 4 = ±47,816 sf, all with proposed single-family residences. Engineer: Empire Engineering PLLC.

    1. Property has been rezoned to Single Family Residential (R-1) on February 25, 2026.

    2. DEC has determined that no jurisdictional wetlands are present (see correspondence dated March 23, 2026).

    3. Perc and deep hole tests still need to be performed on each lot and witnessed by both the Town and County. Please schedule with SC Health and coordinate with the Building Inspector's Office.

    4. Stormwater Management Officer to review basic SWPPP that has been prepared for this project.

    5. Provide grading plan, finished floor elevation, and basement floor elevation for each lot.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on February 25, 2026.

**<u>Involved/Interested Agencies</u>**

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

## EROSION & SEDIMENT CONTROL GENERAL NOTES:

1. THIS PROJECT QUALIFIES FOR COVERAGE UNDER THE NYSDEC GENERAL PERMIT GP 0-25-001. A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND AUTHORIZATION RECEIVED PRIOR TO CONSTRUCTION ACTIVITIES.

2. A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES GP 0-25-001 AND SHALL BE CONSIDERED SUPPLEMENTAL TO THESE PLANS.

3. ANY CONTRACTOR INVOLVED IN ANY EARTHWORK ACTIVITY SHALL REVIEW ALL PLANS AND PERMIT CONDITIONS AND CERTIFY ACKNOWLEDGEMENT IN WRITING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL EROSION CONTROLS DESCRIBED IN GP 0-25-001, AND IT IS NOT THE INTENT OF THESE DRAWINGS TO REPLACE OR DISSEMINATE THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH THE PERMIT AT ALL TIMES.

4. NO MORE THAN FIVE (5) ACRES OF SITE SHALL BE DISTURBED AT ONE TIME. THE CONTRACTOR SHALL COORDINATE EARTHWORK ACTIVITIES AND IMPLEMENTATION OF SOIL STABILIZATION MEASURES TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.

5. DISTURBED AREAS SHALL NOT BE LEFT UNSTABILIZED FOR MORE THAN 14 DAYS AFTER COMPLETION OR SUSPENSION OF GRADING OPERATIONS.

6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE LATEST EDITION OF NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" (aka: THE BLUE BOOK) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

7. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE TOWN ENGINEER HAS APPROVED FINAL STABILIZATION.

8. SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE DETAIL SHEETS AND SECTION 7A OF THE BLUE BOOK.

9. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

## TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:

1. IT IS THE INTENT OF THESE PLANS AND NOTES TO BE USED AS A GUIDE BY THE CONTRACTOR TO ENSURE THAT NO ERODED MATERIAL MIGRATES FROM THE SITE OR ENTERS ANY WATER COURSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THIS GOAL IS MET, BY IMPLEMENTING THESE PLANS AND ANY ADDITIONAL MEANS THAT MAY BE NECESSARY. FURTHER MEASURES MAY BE REQUIRED BY THE CITY, VILLAGE, OR TOWN ENGINEER. WHILE MANY OF THE EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TAKEN DIRECTLY FROM THE BLUE BOOK, THE CONTRACTOR SHOULD CONSIDER ANY OF THE DETAILS CONTAINED IN SECTION 7A OF THE BLUE BOOK AS ACCEPTABLE PRACTICE IN THE APPROPRIATE APPLICATION.

2. THE OWNER/OPERATOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL EVENT THROUGH THE ENTIRE DEVELOPMENT PROCESS. TO ACCURE PROPER FUNCTION. SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL SEDIMENT ACCUMULATED SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDED AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED. DURING THESE PERIODIC INSPECTIONS, THE FOLLOWING ITEMS SHOULD BE PAID PARTICULAR ATTENTION: A. SILT FENCING SHALL BE INSPECTED FOR UNDERMINING AND DETERIORATION. B. SEEDED/MULCHED AREAS SHALL BE INSPECTED TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

3. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

4. SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE DETAIL SHEETS AND SECTION 7A OF THE BLUE BOOK. SILT FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL SLOPES TO BE GRADED, PRIOR TO GRADING OPERATIONS.

5. CLEARING OPERATIONS SHALL BE LIMITED TO ACTIVE WORK AREAS.

6. CARE SHALL BE TAKEN TO PRESERVE AS MUCH EXISTING VEGETATION AS POSSIBLE AND HEALTHY TREES OF DESIRABLE SPECIES SHALL BE PROTECTED.

7. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES. EQUIPMENT SHALL NOT OPERATE, UNNECESSARILY, WITHIN WATERWAYS OR DRAINAGE DITCHES.

8. ANY WATER PUMPED AS A RESULT OF DEWATERING ACTIVITIES SHALL BE PUMPED INTO A DEWATERING PIT.

9. ALL AREAS DISTURBED IN THE CONSTRUCTION PROCESS SHALL BE STABILIZED WITH SEED AND MULCH NO MORE THAN 14 DAYS AFTER THE COMPLETION OF WORK IN SUCH AREA. IT MAY BE NECESSARY TO SEED AND MULCH SOME AREAS SEVERAL TIMES TO MEET THIS REQUIREMENT.

10. ALL EROSION CONTROL DEVICES SHALL BE PLACED IN THE ENTIRE PHASE AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO ANY WORK ON SUCH PHASE.

11. STOCK PILES SHALL BE PROTECTED BY SILT FENCE AND SEEDED PER GP 0-25-002. THESE DEVICES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL SAID STOCK PILES ARE REMOVED AND AREAS ARE PERMANENTLY STABILIZED.

12. WHEN RUNOFF IS COLLECTED AND FLOW IS CONCENTRATED IN A SWALE OR DRAINAGE DITCH, THEN CHECK DAMS SHALL BE INSTALLED TO REDUCE VELOCITY UNTIL THE SWALE AND THE AREA DRAINING TO THE SWALE ARE STABILIZED. SEDIMENT SHALL BE REMOVED FROM THE DAM AS NEEDED TO ALLOW THE CHANNEL TO DRAIN THROUGH THE DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM.

13. IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITHIN 25 FEET OF ANY DITCH, STREAM OR OTHER SURFACE WATER BODY.

14. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION AND EQUIPMENT ENTRANCE WHENEVER PRACTICABLE.

15. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE CITY, VILLAGE OR TOWN ENGINEER HAS APPROVED FINAL STABILIZATION.

SITE LOCATION MAP
SCALE: N.T.S.

| No. | Revision Description | Date |
|---|---|---|
| | | |

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

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

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

EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 280-1371
EMAIL: CLONGO@EMPIREENG.NET

CLIENT
DAVE GAZILLO

PROJECT/ADDRESS
Ghents Road
Rotterdam, NY

Title
EROSION & SEDIMENT CONTROL PLAN

Date 3/12/2026
Scale 1"=40'
Job# 25060
Sheet C102

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

# LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

03/23/2026
Christopher Longo
1900 Duanesburg Rd, Duanesburg, NY, 12056, USA
Sent via email to: clongo@empireeng.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 42280070.8-1-14.2, Schenectady County

Dear Christopher Longo,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are **no** DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 03/21/2031).

Please note that the current jurisdictional acreage threshold of 12.4 acres will decrease to 7.4 acres on January 1, 2028. Therefore, as of January 1, 2028, additional wetland areas may become jurisdictional after the effective term of this determination.

This determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at https://dec.ny.gov/regulatory/permits-licenses/environmental-permits.

Please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

**DPW Comments**
**April 7, 2026**

3. **The BDC Group – 676 Mariaville Road.** Sketch Site Plan review to construct eight (8) flex warehouse buildings: two (2) ±7,500 square feet, four (4) ±10,000 square feet and two (2) ±15,000 square feet on ±16.19 acres of ±65.8-acre parcel. Engineer: Advanced Engineering & Surveying PLLC.

    1. TDE has been retained. Perc tests were performed in October of 2025. Wetlands have been delineated and there have been some adjustments to the layout since it was last presented to the Board.

    2. Applicant should consider reconfiguring Buildings #1 and #2 so parking spots do not back out into the main access roadway. This access point from Cimino Lane will become main entrance for the proposed future residential development phase.

    3. Town and applicant to consult with Fire District #6 on proposed layout and proposed hydrant locations.

    4. A phasing plan should be developed and discussed for subsequent submission.

    5. Water system needs to be evaluated and pressure tests performed.

    6. Additional landscaping along entrance should be added.

    7. Proposed monument and directional signage should be addressed with next submission.

    8. Driveway onto Cimino Lane needs to be evaluated. Access point may be problematic for site distances.

    9. Outdoor storage area needs to be better defined and fencing added.

***DPW Comments September 2, 2025***

1. The Rotterdam Town Board approved a Change of Zone on this portion of property on October 23, 2024 from Multi-Family Residential (R-3) to General Business (B-2).
2. Applicant has not completed and closed out SWPPP for Stack-N-Stor storage facility located adjacent to this proposed project. Stormwater Management Area has not been completed and must be closed out. Contact Stormwater Official for details.
3. Driveway onto Cimino Lane should be evaluated. Access point may be problematic for site distances.
4. Soil tests will need to be performed and witnessed by Schenectady County Health, TDE, and DPW.
5. Planning Commission should authorize the Chairman to enter into an agreement to retain the services of a Town Designated Engineer to assist in the review of this project.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on November 13, 2024.

**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 – Audrey Burneson
Rotterdam Police Department
Rotterdam Planning Commission
Metroplex Development Authority
Fire District #6

# Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE


**Project Narrative**
**Proposed Flex Warehouse**
Town of Rotterdam, County of Schenectady
June 2025
Revised February 2026

| | |
|---|---|
| Site Address: | 676 Mariaville Road |
| Applicant: | The BDC Group |
| Contact: | Cosmo Marfione |
| Engineer: | Advance Engineering & Surveying PLLC<br>Nicholas Costa<br>518-698-3772 |
| Proposed use: | Warehouses |
| Zoning: | B-2 General Business District (Rezoned) |

Area of Property Proposed for Development: 16.19± acres (Overall Property Area = 65.6+/-)

## Description of Existing Parcel

The proposed portion of the overall parcel to be developed was recently rezoned and encompasses an approximate area of 16.19 acres and has frontage along Mariaville Road and also has additional frontage along Cimino Street. A driveway currently exists along Mariaville Road that provides access to the parcel. The subject parcel is bound by the Mariaville Road right-of-way and two residential homes on the south; an auto yard and vacant lands on the east; the Cimino Street right-of-way on the westerly side; and vacant lands on the north. The subject parcel is bisected by the Poentic Kill. Municipal water is available along Mariaville Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed to provide sanitary sewer service to the proposed development.

The applicant is proposing to develop the parcel with Flex Space Warehouse which have become very popular and are in high demand. The Flex Space Warehouse offer a variety of uses ranging from contactor's office and storage space to breweries and hobby space. It is this flexibility that makes these facilities very popular and in high demand.

## PROPOSED DEVELOPMENT

The applicant proposes to develop the project site with approximately 85,000 square feet (SF) of building area that will be housed in a total of eight (8) buildings. These buildings will provide flexible warehouse space. Associated access and circulation

roadways are shown on the Site Plan to be developed to support the proposed development.

The project site is located in the B-2 General Business District of the Town of Rotterdam and the applicant intends to comply and follow the requirements presented in the Town of Rotterdam Zoning Code for the development of the proposed project.

The parcel does contain NYSDEC & Army Corps of Engineers (ACOE) jurisdictional wetlands and those have been delineated and are shown on the Concept Site Plan. The proposed development will not impact the existing wetlands and will stay out of the 100 feet buffer that exists at the parcel.

**Impact on Adjoining Property**

Noise

The proposed project will have minor noise impacts since it will be a Flex Warehouse facility that few people visit on regular basis and even during those site visits the tenant does not make any loud noises.

Visual

The proposed buildings will have exterior features that will blend into the existing environment. The proposed buildings will be commercial in appearance.

Drainage

The drainage from the site currently is managed on-site by the existing swales that traverse the site which collect the stormwater water runoff and discharge to the Poentic Kill. The site does have pervious soils which most likely result in very limited runoff from the subject parcel.

The project drawings show that the proposed development will utilize on-site stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Rotterdam Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. The project will be disturbing more than one-acre and a Stormwater Pollution Prevention Plan (SWPPP) will have to be prepared to show how the stormwater generated from the project will be mitigated.

**Impact on Services**

Traffic

The proposed Flex Warehouse Facility, in accordance with the ITE Trip Generation Manual, 10$^{th}$ edition it is estimated that PM peak trip generation will be 0.17 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 15 trips. This amount of additional trips is minor and can be managed by the existing roadway corridors that serve the parcel.

Sanitary Sewer

The proposed development will generate wastewater flows from the proposed Flex Warehouses that will amount to approximately 1,290 Gallons per Day (GPD). The wastewater generated from the development will be tributary to an on-site subsurface wastewater treatment system.

Water

The proposed development will require a water supply equivalent to the Sanitary Sewer loading or 1,290 GPD.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the B-2 General Business District zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

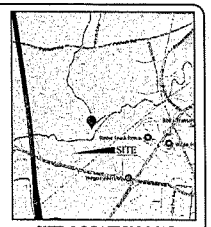
proj.narrative.08.01.24; rev.02.18.26.docx

## MAP REFERENCE:

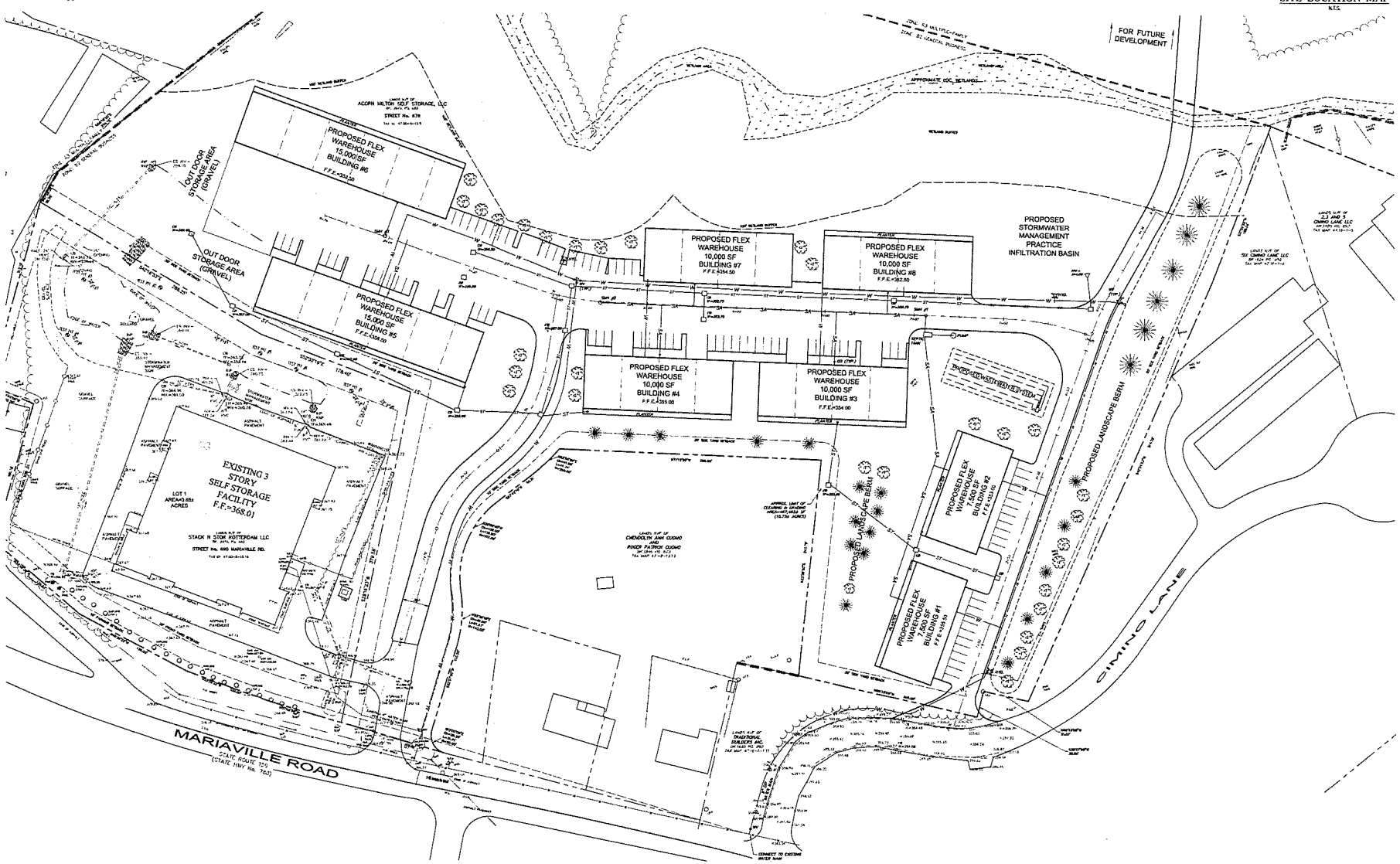
1. MAP SHOWING SURVEY OF LANDS N/F CHRIS A. FUSCO, DAVID FUSCO AND BERT CHINO, L. 4016, F. 314, L. 1663, P. 208, L. 1139, P. 177, MARIAVILLE ROAD, TOWN OF ROTTERDAM, COUNTY OF SCHENECTADY, STATE OF NEW YORK, DATED APRIL 24, 2019, AS PREPARED BY ABD ENGINEERS & SURVEYORS.

## SURVEY NOTES:

1. BOUNDARY, FENCE AND PLUMBING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC DURING THE MONTH OF SEPTEMBER, 2019, JUNE 30, 2023, JULY 17, 2023, APRIL 24, 2024 & DECEMBER 17, 2024 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THOSE OCCASIONS.
2. TAX MAP DESIGNATIONS: 47.00 - 5 - 13.14 & 13.5.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. TOPOGRAPHIC INFORMATION SHOWN FOR PROPOSED LOT ONE WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC DURING THE MONTH OF SEPTEMBER, 2019 AND THE BYLAWS OF THE PARCEL OBTAINED FROM NYSDEC GEOINFORMATION FILE DATABASES OF WESTERN THE FIRST CONTOURS FOR ADJACENT COUNTY DERIVED FROM LIDAR DATA AND DOES NOT CONSTITUTE AN ACTUAL SURVEY BY ADVANCE ENGINEERING AND SURVEYING.
7. ELEVATIONS BASED ON THE MAP REF. DATUM.
8. NORTH ORIENTATION BASED ON MAP REF. NO. 1.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY CONTRACTOR. UNDERGROUND UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SUBJECT PREMISES.




SITE LOCATION MAP
N.T.S.




Dig Safely. New York
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TOWN OF ROTTERDAM
PLANNING COMMISSION

Chairman, Rotterdam Planning Commission
Date: _____

| NO. | REVISION | BY | APPD. | DATE |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |

| NO. | REVISION | BY | APPD. | DATE |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING ENGINEERS
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
1928 EAST GRAND AVENUE, SCHENECTADY, NEW YORK 12306
PHONE: (518) 356-3772 E-MAIL: NICHOLAS@AES-LLP.COM

NICHOLAS COSTA, P.E.
No. 087183
STATE OF NEW YORK
2/26/26

SITE PLAN
PROPOSED WAREHOUSES
ST. NO. 676 MARIAVILLE ROAD
TOWN OF ROTTERDAM
COUNTY OF SCHENECTADY
STATE OF NEW YORK
DATE: FEBRUARY 16, 2026
SCALE: 1" = 40'

SHEET NO.
SITE
1 OF 1
19041-WARDI-13-SITE

**DPW Comments**
**April 7, 2026**

4. **Shereen Court & Central Avenue - David Del Zotto**. Final Nine (9) Lot Major Subdivision Public Hearing: Lot 1 = ±12,290 square feet, Lot 2 = ±13,522 square feet, Lot 3 = ±14,775 square feet, Lot 4 = ±13,798 square feet, Lot 5 = ±13,085 square feet, Lot 6 = ±12,515 square feet, Lot 7 = ±14,503 square feet, Lot 8 = ±21,219 square feet and Lot 9 = ±42,050 square feet all with proposed single-family residences. Engineer: ABD Engineers, LLP. **(PC Approved November 17, 2020).**

   1) Subdivision was approved 11/17/20 and 5 extensions granted on 10/5/21, 4/5/22, 6/14/22, 10/4/22, and 1/24/23.

   2) Final Fees Due:

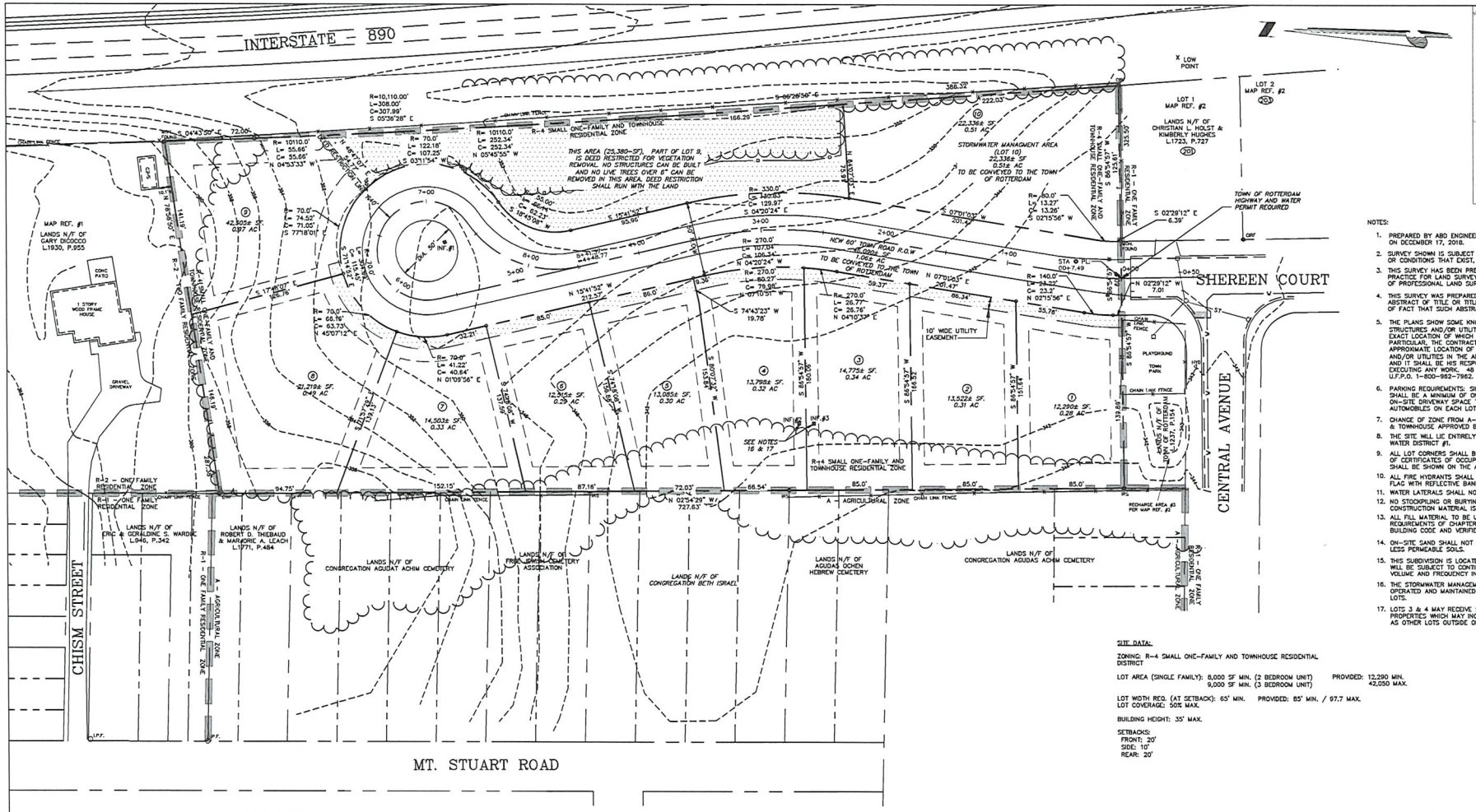
| | |
|---|---|
| Legal Notice 10/29/20 | $91.77 |
| Parkland Fees 9 lots X 1000 | $9,000.00 |
| Extension Renewal Fee | $1,050.00 |
| Legal Notice 9/29/21 | $38.30 |
| Legal Notice 4/7/26 | $43.45 |
| Total | $10,223.52 |

   3) All conditions of approval as outlined in Resolution PC51-2020 shall remain in effect and continue to apply to this subdivision.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. SEQR was completed by the Town Board during the Change of Zone process and a Negative Declaration issued on October 9, 2019.

**Involved/Interested Agencies**

Schenectady County Economic Development and Planning
Schenectady County Department of Health
NYSDEC – Region #4
NYSDOT
United States Department of Army Corps of Engineers
Rotterdam Highway Department
Fire District #3
Mohonasen School District
Rotterdam Planning Commission



SITE LOCATION

NOTES:

1. PREPARED BY ABD ENGINEERS, LLP, FROM A FIELD SURVEY COMPLETED ON DECEMBER 17, 2018.
2. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE EASEMENTS, RESTRICTIONS OR CONDITIONS THAT EXIST, IF ANY.
3. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AS LAST REVISED JULY 1997.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
5. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE- GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE 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. 1-800-962-7962.
6. PARKING REQUIREMENTS: SINGLE-FAMILY RESIDENTIAL DWELLING. THERE SHALL BE A MINIMUM OF ONE GARAGE SPACE AND A SUFFICIENT PAVED ON-SITE DRIVEWAY SPACE TO ACCOMMODATE A MINIMUM OF TWO AUTOMOBILES ON EACH LOT.
7. CHANGE OF ZONE FROM A-1 AGRICULTURAL TO R-4 SMALL SINGLE-FAMILY & TOWNHOUSE APPROVED BY THE TOWN BOARD ON OCTOBER 9, 2019.
8. THE SITE WILL LIE ENTIRELY WITHIN THE EXISTING TOWN OF ROTTERDAM WATER DISTRICT #1.
9. ALL LOT CORNERS SHALL BE PINNED AND CAPPED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ALL LOTS IN THE SUBDIVISION AND SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.
10. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 4' GALVANIZED SPRING FLAG WITH REFLECTIVE BANDS.
11. WATER LATERALS SHALL NOT BE INSTALLED UNDERNEATH DRIVEWAYS.
12. NO STOCKPILING OR BURYING OF DEBRIS, SLASH, STUMPS, OR CONSTRUCTION MATERIAL IS PERMITTED.
13. 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.
14. ON-SITE SAND SHALL NOT BE MINED OFF THIS SITE AND REPLACED WITH LESS PERMEABLE SOILS.
15. THIS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO INTERSTATE 890 AND WILL BE SUBJECT TO CONTINUAL ROADWAY NOISE THAT MAY INCREASE IN VOLUME AND FREQUENCY IN THE FUTURE.
16. THE STORMWATER MANAGEMENT FACILITY ON LOT 3 & 4 WILL BE OWNED, OPERATED AND MAINTAINED BY THE RESPECTIVE LAND OWNERS OF THOSE LOTS.
17. LOTS 3 & 4 MAY RECEIVE STORMWATER RUNOFF FROM ADJACENT PROPERTIES WHICH MAY INCLUDE OTHER LOTS IN THE SUBDIVISION AS WELL AS OTHER LOTS OUTSIDE OF THE SUBDIVISION INCLUDING THE CEMETERY.

SITE DATA:

ZONING: R-4 SMALL ONE-FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICT

LOT AREA (SINGLE FAMILY): 8,000 SF MIN. (2 BEDROOM UNIT) 9,000 SF MIN. (3 BEDROOM UNIT) PROVIDED: 12,290 MIN. 42,050 MAX.

LOT WIDTH REQ. (AT SETBACK): 65' MIN. PROVIDED: 85' MIN. / 97.7 MAX.
LOT COVERAGE: 50% MAX.

BUILDING HEIGHT: 35' MAX.

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 20'

## LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- ZONING BOUNDARY
- OVERHEAD POWER LINE
- WATER LINE
- GAS LINE
- FENCE
- TREE LINE
- SETBACK LINE
- *ORANGE CONSTRUCTION FENCE*
- *SILT FENCE*
- *PROPOSED WATER LINE*
- *PROPOSED UNDER DRAIN*
- *PROPOSED CONTOUR*
- *LOT NUMBER*
- *PROPOSED HYDRANT*
- TEST PIT LOCATION
- PERC TEST LOCATION
- IRON PIPE FOUND

*SCHENECTADY COUNTY DOH CONDITIONS OF APPROVAL: APPROVAL OF THIS SUBDIVISION IS GRANTED ON CONDITIONS:*

*A. ALL LOTS MUST HAVE ITS OWN SITE SPECIFIC DEEP HOLE TEST & PERCOLATION TEST WHEN EACH LOT IS TO BE DEVELOPED AND PRIOR TO HOME CONSTRUCTION SO THE PROPER LEACH FIELD LATERAL LENGTH CAN BE DETERMINED AND SITED.*

MAP REFERENCE:

1. "SITE PLAN LANDS N/F DICOCCO 333 CHISM STREET", PREPARED BY ABD ENGINEERS, LLP, DATED APRIL 6, 2016.
2. "SHEREEN ESTATES FOR CHARLEW CONSTRUCTION COMPANY INC", PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED AUGUST 4, 1987, LAST REVISED MARCH 15, 1988 AND FILED IN THE SCHENECTADY COUNTY CLERKS OFFICE ON APRIL 11, 1988 IN CABINET D AS MAPS 196-197.

OWNER/APPLICANT:
DAVID DEL ZOTTO
LINO DEL ZOTTO & SON
5 VIA DEL ZOTTO DRIVE
SCOTIA, NY 12302

TAX MAP #: 49.20-1-1

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 7. | REVISED PLAYLOT & HYDRANT DETAILS | JDH | 12.27.20 |
| 6. | TOWN APPROVAL CONDITIONS | JDH | 11.05.20 |
| 5. | TOC COMMENTS | JDH | 10.13.20 |
| 4. | REVISION PER MEETING W/ TOWN | JDH | 7.17.20 |
| 3. | TOWN & TOC COMMENTS | JDH | 6.24.20 |
| 2. | NO CHANGES | | |
| 1. | INFILTRATOR DETAILS ADDED | JDH | 11.15.19 |

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

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES.
CERTIFICATIONS INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY IS PREPARED AND TO THE LENDER, TITLE COMPANY, GOVERNMENT AGENCY OR ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

ROBERT D. DAVIS, JR., P.L.S.
N.Y.S. LICENSE NO. 51060

SCHENECTADY COUNTY HEALTH DEPARTMENT

TOWN OF ROTTERDAM PLANNING BOARD DATE

SUBDIVISION PLAN

# 9-LOT SUBDIVISION

SHEREEN COURT

TOWN OF ROTTERDAM | COUNTY OF SCHENECTADY

STATE OF NEW YORK

ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax: 518-377-0379
www.abdeng.com

| DATE: | SCALE: | DWG. | SHEET | OF |
|---|---|---|---|---|
| OCTOBER 21, 2019 | 1" = 40' | 5006A-SUBD-9 LOTS_REV | 1 | 5 |

# Town of Rotterdam
## Office of the Planning Commission

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7875
Facsimile (518) 355-2725

RECEIVED
SEP 03 2021
TOWN OF ROTTERDAM
BUILDING DEPT.

**Resolution Number PC51-2020**
Moved by Mrs. Flansburg seconded by Mr. D'Alessandro
Applicant: David Del Zotto (Contract Vendee)

| | |
|---|---|
| **Applicant:** | David Del Zotto (Contract Vendee) |
| **Project Location:** | Shereen Court & Central Avenue<br>Rotterdam, NY |
| **Tax Number or Numbers:** | 49.20-1-1.2 |
| **Proposed Project:** | Final Nine (9) Lot Major Subdivision: Lot 1 = ±12.290 square feet, Lot 2 = ±13,522 square feet, Lot 3 + ±14,775 square feet, Lot 4 + ±13,798 square feet, Lot 5 + ±13,085 square feet, Lot 6 + ±12,515 square feet, Lot 7 + ±14,503 square feet, Lot 8 + ±21,219 square feet and Lot 9 + ±42,050 square feet all with proposed single family residences. |

**WHEREAS**, public meetings were conducted by the Town of Rotterdam Planning Commission on November 7, 2019 and July 14, 2020, and a public hearing on November 5, 2020 and continued to November 17, 2020 to consider the above referenced Nine (9) Lot Major Subdivision; and,

**WHEREAS**, this matter was discussed and approved, as meeting the standards for Subdivision as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND; and,

**WHEREAS**, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record HEREBY APPROVES THE NINE (9) LOT MAJOR SUBDIVISION; **NOW**

**IT IS HEREBY RESOLVED THAT** this Final Nine (9) Lot Major Subdivision is approved with the following conditions as stipulated by the Planning Commission:

1. Revise stormwater area fencing and gate detail. This is proposed infrastructure to be turned over to the Town. Larger gate is needed for machine access and fencing needs to be durable. Highway Superintendent requests that the stormwater areas gates be 6 foot on center to provide a 12-foot-wide entrance. Fencing and gate shall be commercial grade, revise from 6' to 4' in height, and black vinyl coated. Specs shall be provided on final subdivision and approved by DPW and the Highway Superintendent.
2. Final Fees Due:

| | |
|---|---|
| Legal Notice | $ 91.77 |
| Parkland Fees 9 x 750 | $6,750.00 |
| Total | $6,841.77 |

3. Approval conditioned upon applicant addressing all TDE and Rotterdam DPW comments and full and final approval of the TDE and DWP. Any outstanding TDE fees must be paid.
4. Approval contingent upon receiving a curb cut permit from the Rotterdam Highway Department for access onto Shereen Court.
5. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall receive NYSDEC and/or DPW approval of the Stormwater Plan.
6. Final approval is contingent upon receiving Schenectady County Health approval of the proposed water facilities.
7. The Town may request modification/additions to the stormwater plans. Final system design may require modifications and shall be reviewed and approved by the Rotterdam DPW and TDE.
8. The developer shall be required to enter into a three-party contract with the Town of Rotterdam and an engineering firm(s) to provide construction oversight for all infrastructure improvements and compliance with stormwater regulations.
9. Add note to plan: "Lot #9 shall contain a deed restriction for vegetation removal. Deed restriction shall run with the land."
   The applicant shall provide the Town of Rotterdam DPW paper and electronic file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
10. Proposed privately owned infiltrator between Lots #3 and #4 should be eliminated if possible. Future problems with access, maintenance, and ownership.
11. 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, DPW staff, and the TDE to confirm the completion of the above state conditions.
12. Add note to plan: "All lot corners shall be pinned and capped prior to the issuance of certificates of occupancy for all lots in the subdivision and shall be shown on the as-built drawings.
13. Add note to plan: "This subdivision is located in close proximity to Interstate 890 and will be subject to continual roadway nose that may increase in volume and frequency in the future."
14. Add note to plan: "Water meters are required on all service connections and shall read in gallons. Type shall be approved by DPW prior to the issuance of permits and installation of water service."
15. The final subdivision plat should be modified to show two (2) separate parcels one for the roadway and one for the infiltration basin.
16. Add note to plan: "The stormwater management facilities on lot 3 and 4 will be owned, operated and maintained by the respective owners of those lots."
17. Add note to plan: "Lot 3 and lot 4 may receive stormwater runoff from adjacent properties which may include other lots in the subdivision as well as other lots outside of the subdivision including the cemetery."

Peter J. Comenzo
Senior Planner

John A. Denny III

John Denny, III
Planning Commission Chairman

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

Date: October 9, 2019

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town Board of the Town of Rotterdam has determined that the proposed action described below will not have a significant adverse impact on the environment and a Draft Impact Statement will not be prepared.

| | | |
|---|---|---|
| **SEQRA Status:** | Type I | ( ) |
| | Type II | ( ) |
| | Unlisted | (X) |
| **Conditioned Negative Declaration:** | Yes | ( ) |
| | No | (X) |

**Owner:** Congregation Beth Israel
2195 Eastern Parkway
Schenectady, NY 12309.

**Property Location:** Northern terminus of Shereen Court bordered by an existing cemetery to the west and Interstate 890 to the east.

**Tax Map Number(s):** A portion of Tax Map No. 49.20-1-1

**Action:** Change of Zone from Change of Zone from Agricultural (A-1) to Small One Family and Townhouse (R-4) on ±5.2 acres.

Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination)

The Town of Rotterdam Department of Public Works transmitted this application information to all involved and interested agencies for review on August 29, 2019. These agencies include the following: Schenectady County Economic Development and Planning, Schenectady County Department of Health, NYSDEC – Region #4, NYSDOT, United States Department of Army Corps of Engineers, Rotterdam Highway Department, Fire District #3, Mohonasen School District, and the City of Schenectady (239nn). Any comments and concerns from the agencies regarding this action have been addressed.

The subject property is located on the east side of Hamburg Street and is currently zoned Agriculture (A-1). It is being rezoned to Small One Family Residential (R-4). Applicant is proposing to sell the property to Del Zotto and Son Builders, LLC who propose to subdivide the ±5.2 acres of property into nine (9) single family residential lots. The proposed property was intended to be cemetery property but has been deemed excess land owned by the congregation. The property is located at the northern terminus of Shereen Court bordered by an existing cemetery to the west and Interstate 890 to the east. Property in this area is developed with small single family residential lots of similar size. This Change of Zone is consistent with development patterns in the area.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town Board of the Town of Rotterdam has determined that this proposal will not have a significant adverse impact on the environment.

**The Town Board 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 Town Board has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:**
(i) included in any long-range plan of which the action under consideration is a part;
(ii) likely to be undertaken as a result thereof; or
(iii) dependent thereon.
(3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has be assessed in connection with:
(i) its setting (e.g., urban or rural);
(ii) its probability of occurrence;
(iii) its duration;
(iv) its irreversibility;
(v) its geographic scope;
(vi) its magnitude; and
(vii) the number of people affected

**At a regularly scheduled public meeting of the Town Board of the Town of Rotterdam, held at the John F. Kirvin Government Center, Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY on the 9th day of October, 2019 hereby adopted this NEGATIVE DECLARATION pursuant to 6NYCRR PART 617, State Environmental Quality Review.**

**Steven A. Tommasone**
**Town Supervisor**

**For further information contact:**

Peter J. Comenzo
Town of Rotterdam Senior Planner
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 x-338

RECEIVED
NOV
TOWN OF ROTTERDAM
PUBLIC WORKS

*Rotterdam Fire District No. 3*
*Carman Fire Department*
*2435 Hamburg Street*
*Schenectady, New York 12303-3083*

**Office Phone (518) 355-0291**
**Cell Phone (518) 312-0426**
**Fax (518) 218-9400**

Office of the Chief

November 15, 2019

Re. Proposed subdivision of parcel at Shereen Court and Central Ave.

Mr. Comenzo

I've reviewed the proposed subdivision and cul-de-sac plans. I find no problems with the number of new fire hydrants and the distance between them. My only concern is that they be installed with 4-inch Storz adaptors on the steamer connection. All hydrants in the town were fitted with these adaptors in 2018. We do not have extras to accommodate new hydrants. Future plans for new hydrants at other sites in Rotterdam should also take this into consideration.

Thank you in advance for your cooperation.

Sincerely,
Dominic Domanico
Chief
Carman Fire Dept.

**DPW Comments**
**April 7, 2026**

5. **Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Sketch Site Plan to construct 32 additional apartment units (4 - 8 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter on a 10.85-acre parcel. Engineer: ABD Engineers, LLP.

    1) Applicant has reduced the project scope and received ZBA approvals for the entire existing and proposed number of bedrooms in the complex. Revised layout is being presented for the Planning Board's consideration.

    2) Water system needs to be evaluated and pressure tests performed.

    3) Provide building elevations with next submittal.

    4) Extensive grading has occurred to the south and contours altered. Provide updated contours and revised grading plan along with a temporary grading easement for the Lands N/F Adamec if needed.

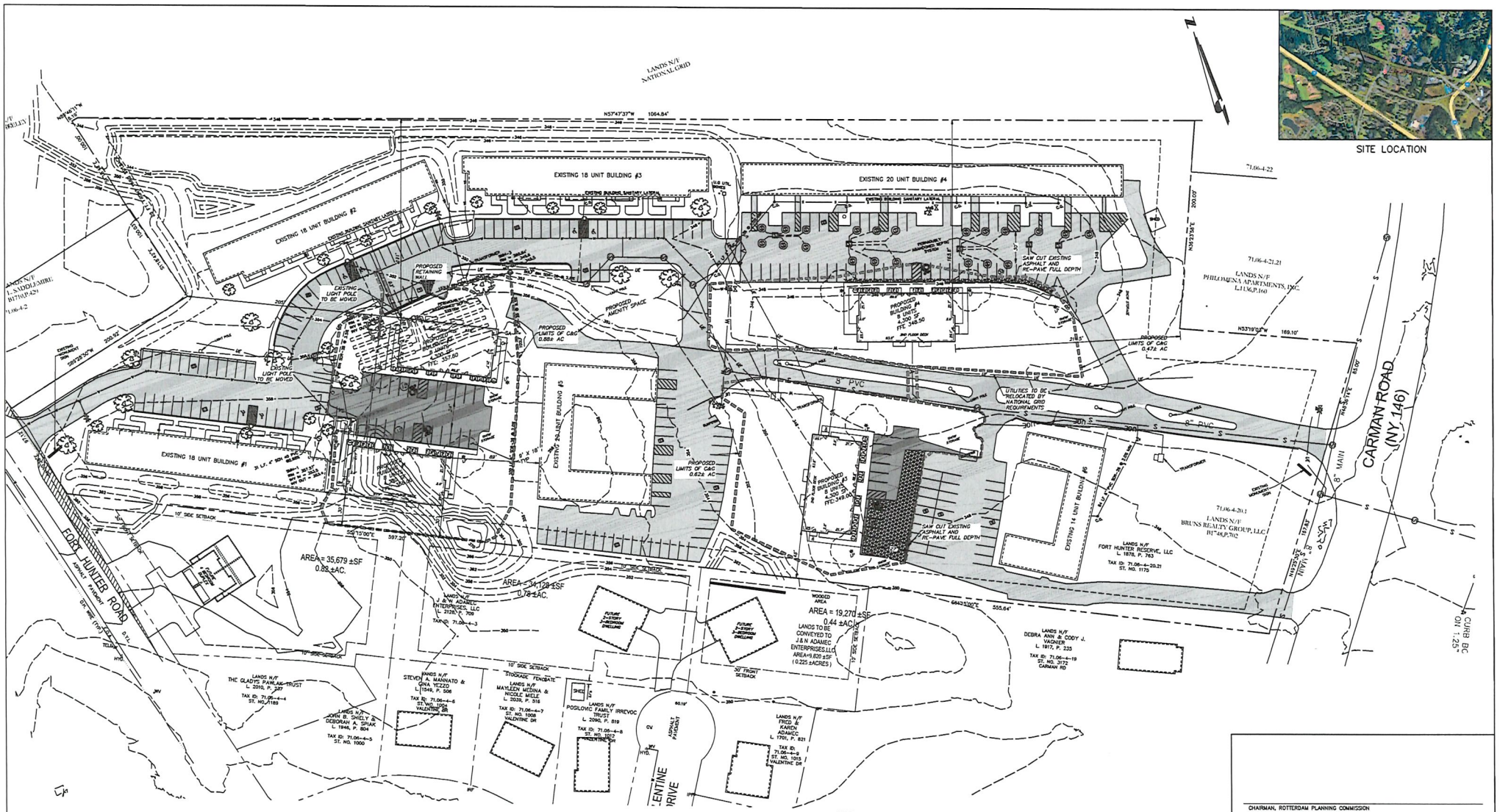
    5) Applicant shall install a new water meter on all service connections which should be noted on the site plan. (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

***DPW Comments November 6, 2025***

1. Provide existing/proposed number of bedrooms and add statistics to site plan. Are variances required? Density of project should be discussed.
2. Planning Commission should consider requiring some type of recreational or clubhouse amenities due to the increased size of the complex. This is a fairly large development with 140+ units and the loss of trees & open space should be considered.
3. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist with the review of this project.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on November 6, 2025. Revised site plans should be distributed to agencies if Planning Board is comfortable with the revised layout.

**<u>Involved/Interested Agencies</u>**
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
Rotterdam Police Department
Carman Fire District #3




| REQUIRED: | | |
|---|---|---|
| ZONING: | R-3 MULTI FAMILY RESIDENTIAL | |
| | REQUIRED | PROVIDED |
| LOT AREA: | 20,000 SQUARE FEET, EXCEPT THAT BUILDINGS OR STRUCTURES WITH MORE THAN FOUR BEDROOMS SHALL INCREASE THE TOTAL LOT AREA BY A MINIMUM OF 3,000 SQUARE FEET FOR EACH ADDITIONAL BEDROOM OVER FOUR | 472,832 SF (10.85 ACRES) |
| LOT WIDTH: | 100' MIN. | 350'± |
| BLDG. HEIGHT: | 40' MAX. | 35'± |
| LOT COVERAGE: | 45% MAX. | 13.8% |
| SETBACKS: | | |
| FRONT: | 30' | 30'± |
| SIDE: | 20' | 42'± |
| REAR: | 25' | N/A |

| PARKING REQUIREMENTS: |
|---|
| MULTIPLE FAMILY DWELLINGS: 1.5 SPACES/ UNIT 140 UNITS = 210 SPACES REQUIRED |
| 200 EXISTING SPACES 45 PROPOSED SPACES |
| 245 SPACES PROVIDED |

| COVERAGE STATISTICS | EXISTING | PROPOSED |
|---|---|---|
| BUILDINGS: | 43,610 SF 9.2% | 60,810 SF 12.8% |
| PAVEMENT: | 122,851 SF 26.0% | 144,647 SF 30.5% |
| GREEN SPACE: 35% MIN. | 306,371 SF 64.8% | 267,375 SF 56.7% |
| TOTAL | 472,832 SF (10.85 ACRES) | 100% |

HATCH LEGEND

EXISTING PAVEMENT

PROPOSED PAVEMENT

GRAPHIC SCALE

40 0 40 80 160

( IN FEET )
1 inch = 40 ft.

NOTES:

1. BASE MAPPING PREPARED FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE 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. (1-800-962-7962). TOLL FREE.
3. DEVELOPMENT MUST MEET ALL NYS BUILDING AND FIRE CODES.
4. ALL LIGHTING SHALL BE SHIELDED AND/OR PLACED IN SUCH A MANNER AS TO PREVENT OFF-SITE ILLUMINATION.
5. SNOWFALL ACCUMULATIONS IN EXCESS OF FOUR (4) INCHES SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE: _____

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

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

STATE OF NEW YORK · LUIGI A. PALLESCHI · 94676 · LICENSED PROFESSIONAL ENGINEER

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

# LAYOUT PLAN
# RESIDENCE AT FORT HUNTER
# (A.K.A. PHILOMENA ESTATES)
# 1175 FORT HUNTER ROAD

TOWN OF ROTTERDAM | COUNTY OF SCHENECTADY

STATE OF NEW YORK

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

| DATE: | SCALE: | DWG. | SHEET OF |
|---|---|---|---|
| OCTOBER 23, 2025 | 1" =40' | 5781A-S6 | 1 3 |

Dig. Safely. New York
Call 811
before you dig

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

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DEDICATED
RESPONSIVE
PROFESSIONAL

March 27, 2026

**Re: 1175 Fort Hunter Road**
**Proposed Apartment Buildings**
**Town of Rotterdam**
**Project # 5781A**

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

Dear Peter,

As you know, the project received an area variance for the Fort Hunter Philomena Holdings, LLC project to build four 8 unit apartment buildings totaling 32 apartments with landscaping, parking areas, utilities and stormwater utilities.

Enclosed for continued Site Plan review are the following:

1.) Twelve (12) copies of the revised Site Plan Application form.

2.) Twelve (12) copies of the revised Site Plans.

3.) Twelve (12) copies of the revised Short Environmental Assessment Form.

4.) Two (2) copies of the SWPPP

5.) Two (2) copies of the SMR

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

1. Provide existing/proposed number of bedrooms and add statistics to site plan. Are variances required? Density of project should be discussed.
   **Area variance was granted on January 21, 2026, allowing 64 new bedrooms, for a total of 246 bedrooms on 10.85± acres. As requested by the planning commission, density has been reduced from the original proposal.**
2. Planning Commission should consider requiring some type of recreational or clubhouse amenities due to the increased size of the complex. This is a fairly large development with 140+ units and the loss of trees & open space should be considered.
   **Proposed amenity space is now noted on the revised site plans.**

3. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist with the review of this project.
   **Our understanding is Labella will be the reviewing engineer. They have been copied on our electronic submission.**

We would greatly appreciate you scheduling this for the Planning Commission meeting at the April 7, 2026 meeting to provide updates and continue towards project approval.

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

Very truly yours,
**ABD ENGINEERS & SURVEYORS, LLP**

Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Paul Nichols w/encl. (via email)
5781A-03272026