

**Town of Rotterdam
Planning Commission
July 19, 2022**

Workshop (7:00pm):

1. **Rotterdam Rail, LLC – 695 Rotterdam Industrial Park.** The applicant requests a Waiver of Site Plan review for the storage/distribution of beverage products in a ±228,000 square foot portion of a ±331,500 square foot building.
2. **American Beard and Body LLC – 609 Draper Avenue.** The applicant requests a Waiver of Site Plan review to operate a mobile barber shop in designated area of a ±0.7-acre parcel at the Hilderbrand-Davis VFW Post 1895 as depicted on application submitted July 8, 2022.
3. **Win Cheung – 1700 Amsterdam Avenue.** The applicant requests a Waiver of Site Plan review to operate Zhu's Kitchen, former Cusato's Pizza, ±1560 square foot building on ±0.36-acre parcel.
4. **T-Mobile NE LLC – 1598 Gordon Road.** The applicant requests a Waiver of Site Plan review to remove (4) Antenna, (2) TMS's (8) coax cables and install (6) antenna, (6) radios and (3) hybrid fiber cables on existing tower plus associated ground work on a portion of a ±243-acre parcel.
5. **Plugin Stations Online, LLC – Brookview Court.** The applicant requests a Waiver of Site Plan review to modify a previously approved Site Plan to allow for the installation of two (2) dual pedestal mount electric vehicle charging stations on a ±3.07-acre parcel.
6. **New Cingular Wireless PCS, LLC – Curry Road.** The applicant requests a Waiver of Site Plan review to replace six (6) old antennae's and six (6) old remote radio units with new, install one (1) DC9 surge suppressor, remove/install three (3) antennae frames, install three (3) DC power cables and install one (1) fiber line on existing telecommunication tower on ±5.96 acres.

Agenda (7:30pm):

1. **M & M Land Development, LLC – 1266 Duanesburg Road.** Final Waiver of Site Plan Review/Special Use Permit Public Hearing to occupy an existing ±6,300 square foot commercial building with up to five (5) tenant spaces on a ±3.31-acre parcel.
2. **Timothy Doran – 1266 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate Co Saint Apothecary, a wellness retail business and office, in ±620 square feet of a ±6,300 square foot building on a ±3.31-acre parcel.
3. **Joe & Jodi Druzba (Puppia Ventures, LLC) – Princetown Road (& Burdeck Street).** Final Site Plan/Special Use Permit Public Hearing to construct a multi-tenant ±19,570 square foot commercial building (3 tenant spaces) on a ±2.7-acre parcel. Engineer: ABD Engineers, LLP.
4. **Rotterdam Renewables, LLC (Lessee)/Dan Brudos (Owner) – 1827 Putnam Road.** Final Site Plan & Special Use Permit Public Hearing to install a 5.00 Megawatts (AC) solar energy array on approximately ±22.7 acres of land on a ±133.27-acre parcel. Engineer: Crawford and Associates.
5. **Helderberg Meadows West Phase #5 – 3379 Guilderland Avenue.** Final Site Plan Review and Boundary Line Adjustment to construct 124 condominium units on the ±67.95-acre portion of the Helderberg Meadows Planned Residential District (PRD) located on the northwest side of Guilderland Avenue. Engineer: Brett L. Steenburgh, P.E., PLLC.

DPW Comments
July 19, 2022

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Approval of the Summary of Minutes June 14, 2022

Agenda (7:30pm):

1. **M & M Land Development, LLC – 1266 Duaneburg Road.** Final Waiver of Site Plan Review/Special Use Permit Public Hearing to occupy an existing ±6,300 square foot commercial building with up to five (5) tenant spaces on a ±3.31-acre parcel.
 1. Final Fees: Advertising = \$35.52
 2. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 3. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
 4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.
 6. Owner/applicant shall install water meter. Check with DPW for specifications on meters prior to installation.
 7. Prior to occupancy/use of the site by any new tenant, such new tenant shall be required to first obtain approval of a special use permit amendment for its proposed use, as well as site plan approval or a waiver of site plan. Parking is limited and the Planning Commission reserves the right to approve, approve with modifications, or disapprove any such special use permit amendment application for any proposed tenant use. This special use permit includes approximately 890 square feet of office space occupied by the current owner, Michael Giorgio, approximately 250 square feet for a marketing company, and also includes authorization for one tenant space of 620 square feet in the building to be used as a wellness retail business and associated office by Timothy Doran/Co Saint Apothecary, subject to site plan approval or waiver of site plan review by the Planning Commission. The applicant shall apply for a waiver of site plan or site plan approval in regards to the marketing office space.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

Signature _____

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION

General Information

Legal Owner's Name:

M & M LAND DEVELOPMENT (MICHAEL GIORGIO)

Mailing Address:

6 NORMANDY SQ

City: ALBANY State:

N.Y. Zip: 12009

Daytime Phone: 518-858-1983

Fax: 518-280-5795

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

Owner's Designated Contact:

Mailing Address:

City: _____ State:

_____ Zip: _____

Daytime Phone:

Fax:

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

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

57.-3-10.1

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or
Controlled: 1222 DUANESBURG RD

- 1224

Street Address of Proposed Site (if any):

1266 DUANESBURG RD

ROTTERDAM N.Y. 12306

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

OFFICE BUILDING

Existing Zoning Classification:

B2

School District:

SCHALMONT

Fire District:

6

Water Supply

ROTTERDAM

LEGAL INFORMATION

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

Duanesburg Rd

190'

(☒) yes (☐) no

☒ yes ☐ no

applicable): () yes (✓) no

Allow up to 5 tenants/offices
in one Building

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

EXISTING

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

PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

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

Signed:

Date:

Address:

Phone:

FAX:

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

Permanent Office Space

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

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

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

NO

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

~~YES~~ No

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

No

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

EXISTING

License Number: _____

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

PART IV

LEGAL OWNER SIGNATURE

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

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

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

Name: Michael Giorgio
MICHAEL GIORGIO

Date: 6/28/22

Address:

518-858-1983

Phone:

Zip:

Michael Giorgio

Signature of Applicant or Representative

Date

7/1/22

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 1 day
of July, 2022.

NOTARY
SEAL

Diane M. Marco

Notary Signature

DIANE M. MARCO
Notary Public, State of New York
Certified Schenectady County
#4876004
Commission Expires: 11/3/2022

State of New York

Notary Public in and for the

My appointment expires:

11/3/2022

PART V

(To be completed by the Public Works Department)

Date Submitted:

Staff:



Town of Rotterdam
Office of the Planning Commission

Thomas P. Yuille, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

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

Date: July 19, 2022

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

Name of Applicant: M & M Land Development, LLC
c/o Michael Giorgio
6 Normandy Square
Altamont, NY 12009

Project: Special Use Permit to occupy a ±6,300 square foot commercial building with up to five (5) tenant spaces on a ±3.31-acre parcel.

Location: 1266 Duaneburg Road
Schenectady, NY 12306

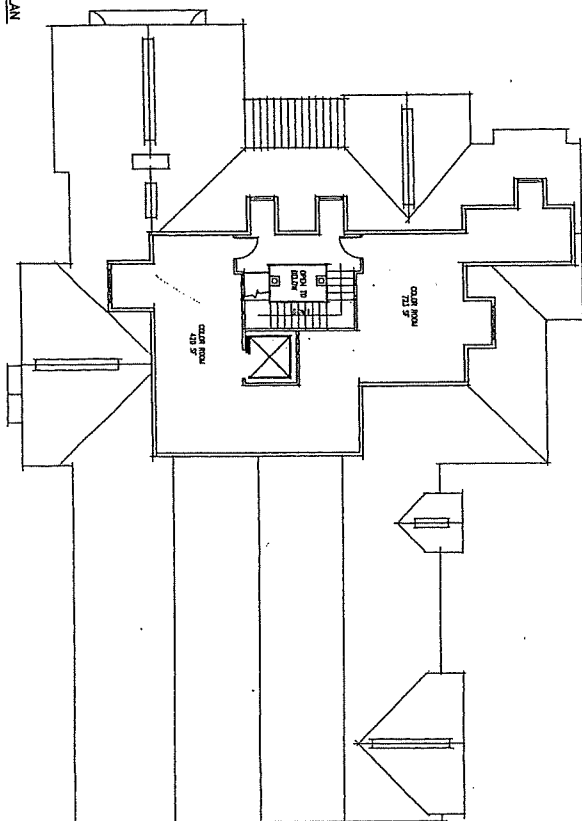
Status: A determination has been made by the Town of Rotterdam Senior Planner that this project is a SEQR Type II listed action under 6 NYCRR Part 617.5(c)(18). This action has been determined not to have a significant impact on the environment or is otherwise precluded from environmental review under Environmental Conservation Law, Article 8.

This Type II determination considers that this commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

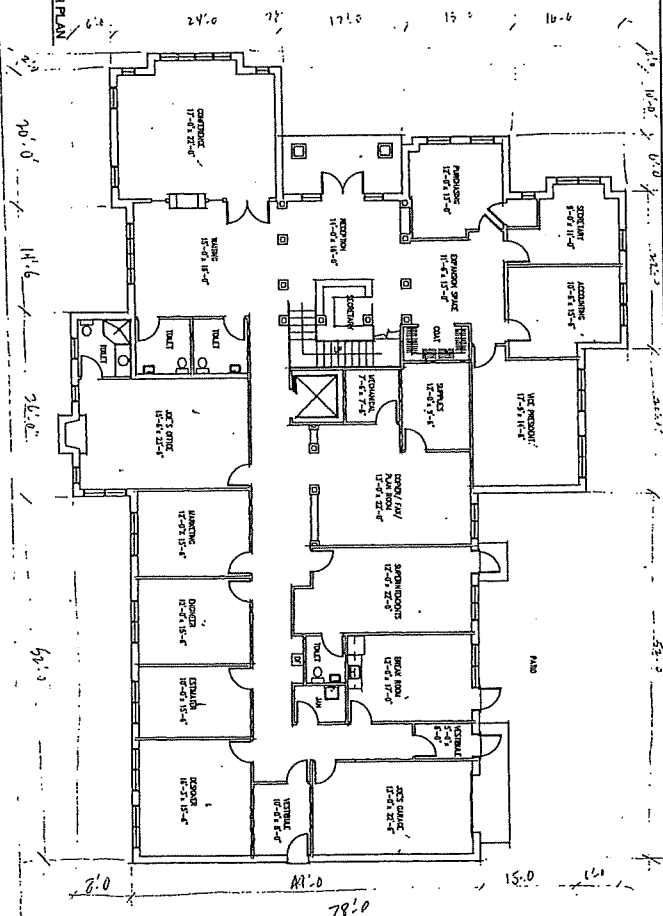
For further information contact: Peter J. Comenzo
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306
(518) 355-7575 Extension 338
pcomenzo@rotterdamny.org


Peter Comenzo
Senior Planner

2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN



TOWN OF ROTTERDAM
PUBLIC WORKS

JUN 8 0 2022

RECEIVED

SCALE:	AS NOTED	REVISIONS:
DATE:	MAY 08	△
DRAWN:	BAE	△
SHEETS		△
		△
		△
		△

A1

OFFICE FACILITY TRADITIONAL BUILDERS LTD.

DUANESBURG ROAD SCHENECTADY, NEW YORK

FLOOR PLANS

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND
CONTROL OF THE PROJECT
WILL BE UNDER MY OBSERVATION

CL

DESIGN LOGIC ASSOCIATES, INC
ARCHITECTURAL AND INTERIOR PLANNING
350 NORTH-ERN BLVD. SUITE 307
ALBANY, NEW YORK 12204
PH 518.426.8880 FX 518.426.8519
www.design-logic.com

DPW Comments
July 19, 2022

2. **Timothy Doran – 1266 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to operate Co Saint Apothecary, a wellness retail business and office, in ±620 square feet of a ±6,300 square foot building on a ±3.31-acre parcel.
 1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
 2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
 3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.

WAIVER OF SITE PLAN REVIEW

Date: July 19, 2022

PC2022-W29

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: Timothy J. Doran
ADDRESS: 1061 Muriel Peterson Drive
Duanesburg, NY 12056

PROJECT ADDRESS: 1266 Duanesburg Road

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contractor

REQUEST: The applicant requests a Waiver of Site Plan review to operate Co Saint Apothecary, a wellness retail business and office, in ± 620 square feet of a $\pm 6,300$ square foot building on a ± 3.31 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. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 19, 2022 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



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

RECEIVED

JUN 2 / 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): TIMOTHY J DORAN

APPLICANT(S): TIMOTHY J DORAN

MAILING ADDRESS: 1266 DUANESEBURG RD 1061 MURIEL PETERSON DR DUANESEBURG NY 12056

CITY: ROTTERDAM STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518 280-0011 (FAX) 518-280-0011

PROJECT ADDRESS: 1266 DUANESEBURG RD ROTTERDAM NY

APPLICANT IDENTIFIED AS: ☐ Owner ☒ Lessee ☐ Contract Vendee

REQUEST: STORE FRONT 420 SQ FT OFFICE 260 SQ FT

One employee for now. Business hours - 9-6 M-S
Closed Sunday

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.

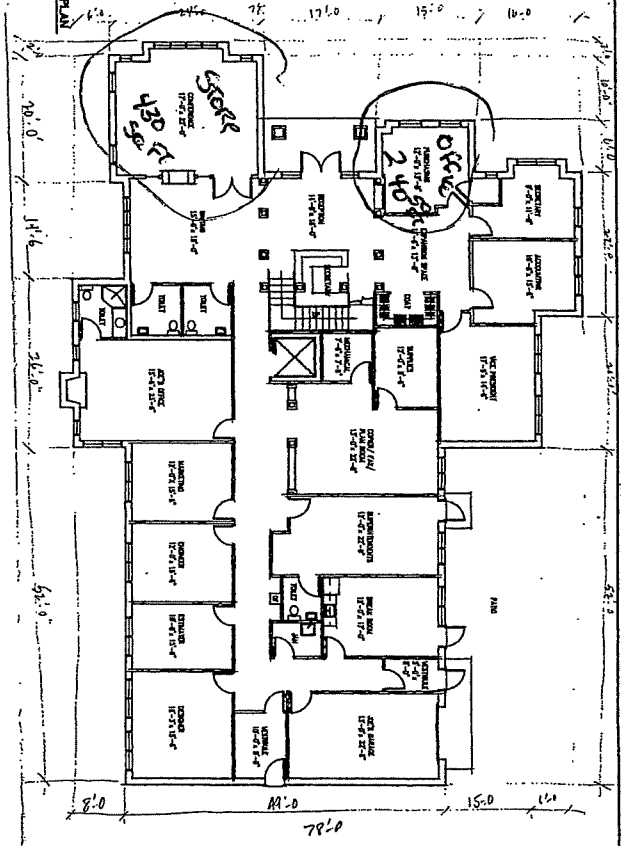
SIGNATURE OF APPLICANT Timothy J. Doran DATE 6/27/22

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

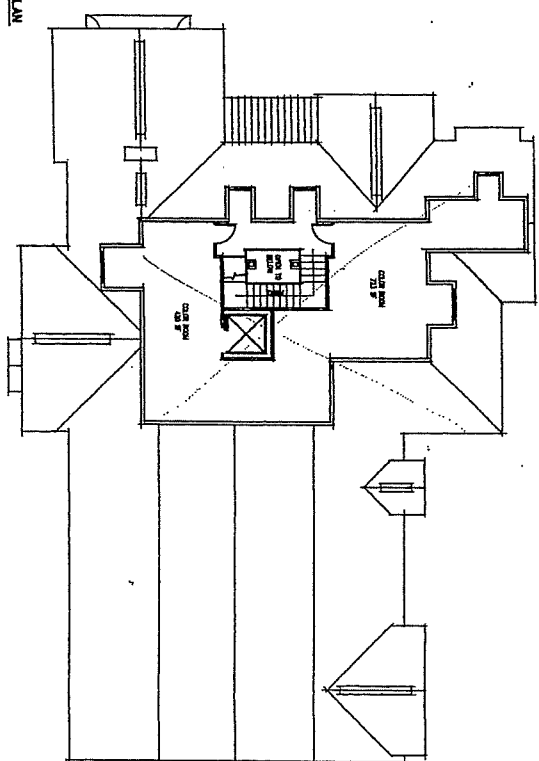
** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

PARKING
20 SPOTS

1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



SCALE: AS SHOWN	REVISIONS:	OFFICE FACILITY TRADITIONAL BUILDERS LTD. DUANEBOURG ROAD SCHEMECTADY, NEW YORK FLOOR PLANS	 DESIGN LOGIC ASSOCIATES, INC. ARCHITECTURAL AND INTERIOR PLANNING 300 NORTHERN BLVD. SUITE 607 ALBANY, NEW YORK 12204 PH 518.426.8880 FX 518.426.3379 www.design-logic.com
DATE: 10/10/00	△		
DRAWN: SJA	△		
SHEETS:	△		
A1	△		

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK. I WILL BE LIABLE FOR ANY NEGLIGENCE.

COPYRIGHT PROTECTED: THIS WORK IS PROTECTED UNDER THE 1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND ANY REVISIONS THEREOF

DPW Comments
July 19, 2022

- 3. Joe & Jodi Druzba (Puppia Ventures, LLC) – Princetown Road (& Burdeck Street).** Final Site Plan/Special Use Permit Public Hearing to construct a multi-tenant ±19,570 square foot commercial building (3 tenant spaces) on a ±2.7-acre parcel. Engineer: ABD Engineers, LLP.

- | | | |
|--------------------|--------------------|----------------|
| 1. Final Fees Due: | Final Site Plan | \$150.00 |
| | Special Use Permit | \$500.00 |
| | Advertising | <u>\$36.08</u> |
| | Total | \$686.08 |
2. See attached letter from ABD Engineering dated June 30, 2022 responding to the TDE review letter from Collier Engineering and Design dated June 8, 2022.
 3. See final review letter from Collier Engineering and Design dated July 14, 2022 addressing resubmittal for July 19, 2022 meeting.
 4. Propose curbing to protect outdoor seating area does not appear to be adequate. Proposed outdoor seating area is in a poor location directly in entryway and with vehicles backing out of parking spaces in close proximity. Ideally it should be relocated or substantial vehicular protection added.
 5. Add note to plan: “Building is proposed to be constructed and occupied in phases. All improvements proposed in Phase #1 (Fitness/Health Facility) must be constructed prior to the issuance of a certificate of occupancy. Additional tenants for Phase #2 shall be reviewed and approved by the Planning Commission and a parking space evaluation conducted regarding construction of the banked parking areas as shown.”
 6. Add note to plan: “When municipal sanitary sewers become available, the applicant shall be required to connect to municipal sewer and decommission the existing on-site septic system.”
 7. Add note to plan: “The proposed septic system shall be limited to a maximum of 990 Gallons Per Day (GPD) at full buildout (all 3 tenant spaces occupied) unless the system is redesigned and properly permitted, or if municipal sanitary sewer becomes available. The building owner shall submit proposed sewage flow rates to the Town’s Building Department for all tenant uses as they are proposed or if they are changed over time.”
 8. Prior to Chairman’s Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer 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 ABD Engineers and Surveyors.
 9. 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 the SPDES General Permit for stormwater discharges from construction activities for the project.

10. Prior to issuance of building permits for construction, the applicant must receive Highway Work Permits from the New York State DOT for access onto Burdeck Street (SR-337). Copies of all correspondence with the NYSDOT should be provided to the Town.
11. Add note to site plan: "Owner/applicant shall install a Knox Box for emergency personnel. Check with Fire District #6 for specifications."
12. Add note to site plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
13. Add note to site plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations and proposed Floor Plans dated June 20, 2022, prepared by Mark P. Bergeron, PE and presented to the Planning Commission on July 19, 2022."
14. Add note to site plan: "At least one (1) water meter shall be installed." Check with DPW for specifications on meters prior to installation.
15. Add note to landscape plan: "Landscaped areas shall contain a sprinkler system."
16. Add note to landscape plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."
17. Final site plan approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
18. Final site plan approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
19. 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.
20. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments from June 14, 2022

1. See attached letter from ABD Engineering dated May 27, 2022 responding to the TDE review letter from Collier Engineering dated April 12, 2022.
2. See attached letter from Collier Engineering dated June 8, 2022 addressing May 27th submittal from ABD Engineering.
3. Building Elevations included in last submittal do not match the site plan. Engineer should address Planning Commission to discuss changes to the building including building access doorways, second story addition, and outdoor seating area.

4. DPW still has concerns regarding protection of the septic area and is recommending boulders or other type of vehicular protection
5. Proposed outdoor seating area is in a poor location directly in entryway and with vehicles backing out of parking spaces in close proximity. Ideally it should be relocated or substantial vehicular protection added.
6. Phasing plan should be further refined to show exactly what improvements are to be constructed in Phase #1 and future phases.
7. Ground cover needs to be identified on site plan map for Phase #1 and Phase #2.

DPW Comments from March 15, 2022

1. Concept plan was originally reviewed by the Planning Commission on March 16, 2021. See attached minutes.
2. Planning Commission will need to retain the services of a Town Designated Engineer to assist in the review of this project.
3. Sewer District Extension is still being considered by the Town Board but has not progressed to date.
4. Access onto Burdeck Street will need to be evaluated. Vicinity of CSX tracks and proposed industrial entrance located to the east should be incorporated into the evaluation and may warrant discussion with NYSDOT.

DPW Comments March 16, 2021

1. Project is located in the proposed Sewer District #2 Extension #15 and will need to connect to Sanitary Sewers.
2. Multi-tenant project will require a Special Use Permit. Page #7 of the application will need to be completed.
3. Planning Commission will need 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 Planning Commission declared lead agency March 16, 2021. A Draft Negative Declaration has been prepared by the Town Planner and is attached for consideration.

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
Rotterdam Police Department
Metroplex Development Authority
Fire District #6 (South Schenectady)

Memorandum

RECEIVED

JUL 15 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

To: Peter Comenzo, Senior Planner – Town of Rotterdam
From: Daniel Farnan, PE, CPESC, CPSWQ
Date: July 15, 2022
Subject: Rotterdam Wellness, - TM# 47.-8-1.2 –Submittal Review - Final
Project No.: CED: 21002349G - 004

Mr. Comenzo,

On July 1, 2022, ABD Engineers, LLP (on behalf of the applicant Joe Druzba of Puppia Ventures, LLC) submitted a revised Site Plan/Special Use Permit Application for a 19,570± SF multi-tenant building (16,150± SF first story, 3420 SF± SF second story) proposed to be located at parcel number 47.-8-1.2, the following documents we submitted as part of revised application materials.

1. Revised Site Plans (version S11)
2. Revised Architectural Elevations and Floor plan
3. SHPO Letter of No Effect Dated June 28, 2022
4. Revised Stormwater Calculations (WQv Sheets & HydroCAD Cals)
5. Sewer Flow Calculations
6. Fire Flow data from DPW Water Pressure Testing

All technical comments from our two previous review letters, dated April 12 & June 8, 2022, have been adequately addressed by the applicant and their engineer.

Off-Street Parking Reduction

The applicant is requesting a waiver from off-street parking requirements, which is allowed under Town Code §270.149.E. The applicant must demonstrate collective parking proposed for two or more uses will experience reduced parking demand, due to staggered hours of operation, in order for the Planning Commission to authorize a reduction of no more than 20% parking spaces then required amount. The following is known to justify this request:

- Three uses are proposed,
- Average Joe's Fitness Center is publicly listed as open 24 hours per day,
- It is not expected the two other proposed tenants – restaurant and art gallery – would have the same hours of operation as Average Joe's and are therefore staggered from the main use.

We believe these conditions authorize the Planning Commission reduce total parking requirements.

In Phase 1, this proposed facility requires 82 parking spaces and only 55 spaces are provided. This is a reduction of 32% which is not allowed under Town Code §270.149. E. We recommend the applicant place gravel parking along the rear of the building where 11 parking spots are labeled as "banked" to increase Phase 1 parking to 66 total spaces. In this case, the parking reduction will meet code. If the applicant accepts our recommendation the waiver request is as follows:

- The Planning Commission may authorize a reduction of 16 parking spaces from the required 82 spaces for Phase 1 parking, a reduction of 20%;
- The Planning Commission may authorize a reduction of 8 parking spaces from the required 108 spaces at full facility buildout (Phase 2), a reduction of 7%;

However, when undertaking a site plan review, the Planning Commission is also separately authorized under Section 270-133.D to waive, modify or reduce off-street parking requirements set forth in Section 270-149 where the applicant demonstrates to the satisfaction of the Planning Commission that doing so is appropriate in light of the nature and scale of the proposed use.

Recommended Conditions of Approval:

We offer the following suggestions for conditions of approval, in addition to any other items the Planning Commission would like to include:

1. The proposed septic system shall be limited to a maximum of 990 Gallons Per Day (GPD) at full buildout (all 3 tenant spaces occupied) unless the system is redesigned and properly permitted, or if municipal sanitary sewer becomes available. The building owner shall submit proposed sewage flow rates to the Town's Building Department for all tenant uses as they are proposed or if they are changed over time.

PARTNERS
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, P.L.S.

ABD ENGINEERS, LLP.
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www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

RECEIVED

June 30, 2022

JUN 30 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

Re: **Rotterdam Wellness Center**
Burdeck Street & Princetown Road
Town of Rotterdam
Project #426D

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

Dear Peter:

In response to the comments (*in italics*) of Colliers Engineering and Design letter of June 8, 2022, we respond as follows (**in bold**):

General Comments

1. *For the Restaurant use, an estimated number of seats and/or the sqft area dedicated for such use should be included.*

a. The applicant has indicated, in their opinion, the phrase "Restaurant" and subsequent requirements of Town Code should not apply to the proposed food establishment. Town Code §137 defines all categories of food establishments as "Restaurants". The Applicant may contact the Code Enforcement Officer if they believe another interpretation of proposed use is needed.

So noted.

b. The recently submitted floor plans show 62 seats within the restaurant use, which under the Town's Zoning code for parking would require 21 spaces. The applicant has provided 23 spaces under their calculation. While this is sufficient, we recommend the calculation be updated for restaurant use in case the number of seats change or in the event the Planning Commission grants a waiver on parking requirements.

Number of seats have been revised on the site plans.

2. *Both the County DPW and NYSDOT have reviewed the project and conceptually approved curb cuts. We recommend final approval of the application be conditioned on receiving permits from these two agencies.*

Applicant and contractor will obtain curb cut approvals at time of construction.

3. *The proposed septic system appears to be designed to exceed 1000 gallons of wastewater per day. A SPDES PCI permit from the NYSDEC will be required. The applicant should indicate if coordination with SCDOH is also required for this septic. The Town should be copied on any engineering letters and applications the review agencies may require. The applicant should review recommended revisions to proposed septic details below prior to submitting to the review agencies.*

a. Please provide calculations that sum to 990 GPD for all three (3) facilities proposed on the site (Recreation/ Restaurant/Art Gallery).
See enclosed water use summary.

b. We note the proposed flow rate is only 10 GPD below the threshold for a NYSDEC permit. A condition of final approval may be required to limit expansion of proposed facility, seating, and maximum occupancy, unless sewage flows are recalculated and any required permit with the State is obtained.
So noted.

Application:

1. Capacity and water pressure testing will be required. The applicant should further coordinate with the Town for these tests as well as any Water Department required specifications or details that may be needed on the plans. See related comments below.
Water pressure and fire flow testing were performed with Town Water Department on June 29, 2022. Results enclosed.

a. DPW should opine if they wish for water pressure testing before Planning Board Approval is granted.
See response above.

SEORA Short EAF

1. Part 1.12 – Please note, the project is located within an area designated as sensitive for archeological sites. A letter of No Effect from SHPO should be provided for the SEQR review, as well as the SWPPP.
See enclosed No Effect letter.

a. In regard to SEQR, if a project is within archeological sensitive area it may need to be classified as a Type 1 action unless further documentation is provided showing the proposed action will not affect cultural resources. It is recommended the applicant utilize OPRHP's Cultural Resource Information System (CRIS) Online-Tool to request a letter of No Effect in regard to this assumed Unlisted Action. If obtained, the letter allows the Lead Agency to categorize this action as Unlisted. It may also supplement requirements of the SWPPP.
See response above.

Site Plans

1. Sheet 1 of 5

a. Parking calculations only consider a Professional Office use. Per § 270- Table 1 of Town Code, this should be suitable for Recreation Facilities (6 per 1000 sf) and exceeds Art Studio use (5 per 1000 sf). However, the applicant should clarify if a Restaurant parking demand is met.
See revised parking statistics on site plan.

i. It is recommended the applicant use appropriate parking calculation methods per Town Zoning code for restaurant uses. This would be necessary if a waiver on parking requirements is considered by the Planning Commission.
Waiver requested.

b. Show location of all soil testing (Deep Hole test, Perc Tests, Infiltration Tests) and include all soil testing results as notes on Site Plans.

These are now shown on the plans.

i. The applicant included some soil testing information on plans. Please confirm depth of tests being in Feet and not Inches.

Test pit information has been corrected.

ii. Please differentiate which tests were "Perc" tests and which are "Infiltration" tests.

Test pit information has been corrected.

2. Sheets 2 of 5

a. The leach field should be permanently protected with proposed barriers. We recommend the narrow area of snow storage directly east of the septic field be removed. Large snow piles and plow trucks driving onto grassed area of the leach field may compress the soil within the causing failure of the system. We also recommend the area be protected during construction with orange construction fencing.

Boulders are now proposed. Snow storage area near the septic system has been removed from site plan.

i. Please provide a permanent barrier to protect the septic field from vehicular traffic and snow plow.

See response above.

b. Grease trap [interceptor] will likely be required if a restaurant is considered. The applicant should show a grease trap [interceptor] location, if external to the proposed building.

A grease tank and detail has been added to the site plans.

i. The NYS Plumbing Code requires grease interceptors where facilities that may produce such wastes are proposed. Town Code §230-60 requires grease interceptors when, in the opinion of the Town, they are required for a facility. We are only requesting that if an interceptor is required and it is to be external to the building, that it be shown on the site plan. If an interceptor is proposed and allowed by the Town to be within the interior of the building the applicant may omit this comment and handle this issue prior to building permit.

So noted, see response above.

SWPPP and Stormwater Management Report (SMR)

1. The project proposes to disturb more than 1 acre of land for a commercial development, which will collect stormwater runoff and discharge it to groundwaters. Under Part I.E.1, Part III.C, and Appendix B-Table 2 of the GP-0-20-001, this project is eligible for coverage under SPDES and requires a SWPPP that includes post-construction stormwater management practices. Both reports should be revised to conform with the requirements of the GP and other applicable New York Department of Environmental Conservation standards.

a. The applicant has stated that, in their opinion, if no stormwater runoff discharges from the site a SWPPP with post-construction stormwater management practices is not required. It appears this determination was made using Technical Guidance issued by

NYSDEC on Sept. 12, 2006, known commonly as the GP FAQ, item 2. To qualify for this the applicant must show that no stormwater leaves the site during any conditions. The existing topography does not show spot grades for the assumed low point of the site. Please add existing spot elevations at the low point, and along the north property line. Existing spot shots and lowpoint are now shown on the site plans.

b. The Applicant must show that the no stormwater can runoff the site in all phases, including during construction before the infiltration basin is installed. The entire site sits lower in elevation than the road. The existing frozen ground conditions volume exceeds the 100-year stormwater water requirement for pre-developments as shown in the HydroCAD analysis. No off-site discharge is expected, pre and post.

c. Per the Town's MS4 Office request, please include calculations for WQv and RRv in the SWPPP even if they are 100% met in the Infiltration Basin. WQv and RRv worksheets are enclosed. These will be provided in the final SWPPP Report.

d. Please provide a form of pre-treatment for water sheet flowing into the infiltration basin from Phase 1 and Phase 2 parking lot construction. Phase I will sheet flow over grass, which will provide pretreatment. A stone diaphragm has been added to the site plans for Phase 2.

Building Elevations and Floor Plans (New)

1. The Architectural plans reflect new information that was not previously given to the Planning Commission in earlier presentations. It is recommended the applicant dedicate a portion of their introduction at the next Planning Commission meeting to review proposed building elevations and features.

So noted at the June 14, 2022 meeting.

2. Based on the proposed elevations and floor plans, the latest Site Plan (426A-S9) should be updated to show the following:

a. Revise "one story building" label to two stories.
Revised as requested.

b. Clarify 16,150 sf as "footprint" on the Site Plan. List total building square footage (first and second floors) in the bulk table.
Revised as requested.

c. The square footage in the bulk table for "Fitness/Health Facility" and the Architectural plans for "Gym" do not match. Verify parking calculations account for all square footage (both floors) for each type of use. Accurate parking calculations are required should the Planning Commission consider any waivers for parking spaces.
Revised as requested.

d. Please show extents of the proposed pergolas (Steel and Timber) on the Site Plans. It appears the Timber pergolas may conflict with parking directly in front of the restaurant use.

After discussing with the Applicant, pergolas and columns are future elements. The columns will only be 4 feet out from the building, which will fall within the landscape area and not conflict with the parking or pedestrians along the front.

e. Will the pergola columns allow enough clear space per ADA regulations on the sidewalks in front of the building?

If columns get installed, yes. See response above.

f. Numerous roof downspouts off the rear of the building are proposed. How will runoff be collected in a way that will not cause soil erosion?

Rooftop drainage is now shown accurately on site plans.

g. An overhead door is proposed to the "Jodi Storage Area". If this is meant for Box-Type (AASHTO 'SU') truck deliveries, please show that adequate space is provided for turning movements in the rear of the building.

According to the Applicant, large trucks do not need to back up to the overhead door.

h. We note that no loading entrances are provided for the proposed restaurant use on the floor plan. Is one front door entry sufficient for deliveries? Further, will all delivery trucks understand to not use the front parking area when delivering food supplies on-site?

This is up to the Applicant.

i. Should the proposed water and sewer lines enter/exit the building closer to the proposed utility room in the northwest corner of the building?

Utility room has been relocated. See revised floor plans.

j. The Code Enforcement Officer may further opine for fire safety ingress/egress from the restaurant and other proposed uses prior to building permit.

So noted.

k. The Code Enforcement Officer may further opine on ADA and accessibility considerations to the second floor prior to building permit.

So noted.

3. The building elevations show building mounted lighting, which are also shown on the Site Plan. Please provide a photometric map showing compliance with Town Code §270-156, specifically in the direction of residential properties to the northeast.

Lighting has been revised. All lighting will be LED down type as detailed. One foot candle is provided on the site plans. Notes added for back shield on any lights facing residential properties. This will prevent direct glare of beams onto adjacent property.

In response to the comments (*in italics*) of Department of Public Works comments of June 14, 2022, we respond as follows (**in bold**):

1. See attached letter from ABD Engineering dated May 27, 2022 responding to the TDE review letter from Collier Engineering dated April 12, 2022.

So noted. All comments have been addressed.

2. See attached letter from Collier Engineering dated June 8, 2022 addressing May 27th submittal from ABD Engineering.

So noted, see above responses.

3. *Building Elevations included in last submittal do not match the site plan. Engineer should address Planning Commission to discuss changes to the building including building access doorways, second story addition, and outdoor seating area.*

Revised building floor plans and elevations are enclosed as well as updated site plans.

4. *Phasing plan should be further refined to show exactly what improvements are to be constructed in Phase #1 and future phases.*

All except for Phase 2 parking will be constructed as noted on the site plans.

5. *Ground cover needs to be identified on site plan map for Phase #1 and Phase #2.*

Notes added as requested.

6. *DPW still has concerns regarding protection of the septic area and is recommending boulders or other type of vehicular protection.*

Boulders are now proposed.

7. *Proposed outdoor seating area is in a poor location directly in entryway and with vehicles backing out of parking spaces in close proximity. Ideally it should be relocated of substantial vehicular protection added.*

6" curb has been extended around the proposed patio area.

Enclosed are:

1. Twelve (12) copies of revised site plans.
2. Twelve (12) copies of Floor Plans and Building Elevations.
3. Water Use Summary
4. Fire Flow calculations
5. SHPO letter
6. RRV, WQv, and Frozen Ground Conditions Summary

We would greatly appreciate the Planning Commission consider final site plan approval at the July 19, 2022 meeting. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Joe Druzba (Puppia Ventures, LLC) w/encl. (via email)

Daniel Farnan (Colliers Engineering and Design) w/encl. (via email)

0426D-06302022

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ROTTERDAM WELLNESS CENTER
746-782 Burdeck Street
Town of Rotterdam
Schenectady County, New York

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JUL 13 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

The Town of Rotterdam provided actual water usage information for 90 W Campbell Rd Building from 2015 through 2021. Year 2019 was the most usage over the six years. The existing building is 18,000± sf and the annual water usage totaled 250,000 gallons. The businesses occupying this building are Average Joe's Fitness, Hair Salon, Medical Ear, Dental, Warehouse, Office and AT+T. Most of these businesses operate M-F with occasional weekend hours and on average facility usage is based over 300 days. Therefor the average daily demand equals 833 GPD or 0.046 gpd/sf.

SITE DESIGN FLOW CALCULATIONS

Tenant 1

Average Joe's Fitness
(13,620± SF)

Required daily design rate =	0.046 gpd/gfa
Daily design rate =	627± GPD

Tenant 2 (2,550± SF)

Required daily design rate =	0.046 gpd/gfa
Daily design rate =	117± GPD sf

Tenant 3 (3,400± SF)

Required daily design rate =	0.046 gpd/gfa
Daily design rate =	157 gpd

Total Required = 901 GPD

Total Design Provided = 990 GPD

FIRE FLOW CALCULATION FOR:

PROJECT: 426-Rotterdam Wellness
DATE: 6/29/2022 TIME: 10:00AM
BY: Town of Rotterdam
WITNESSED: ABD Engineers, LLP

STATIC HYDRANT: 1274 Princetown Road
20" D.I.P.
FLOW HYDRANT: 1032 Princetown Road
(across from)

Q_F = TEST FLOW (GPM)

Q_R = FLOW AVAILABLE AT STANDARD RESIDUAL PRESSURE (GPM)

h_r = PRESSURE DROP TO STANDARD RESIDUAL PRESSURE (PSI)

h_f = PRESSURE DROP DURING TEST

Q_F =	920	GPM
STATIC =	82	PSI
RESIDUAL =	75	PSI

h_r =	62	PSI
h_f =	7	PSI

$$Q_R = Q_F \times \frac{h_r^{0.54}}{h_f^{0.54}} = 920 \times \frac{9.28734}{2.85991} = 2988 \text{ GPM}$$

THE DISCHARGE RATE AT RESIDUAL PRESSURE OF 20 PSI = 2988 GPM

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

Date: July 19, 2022

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

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner:	Puppia Ventures, LLC c/o Joseph and Jodi Druzba 520 Stanek Road Schenectady, NY 12306
---------------	--

Tax Map Number(s):	#47.00-8-1.2
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Project Location:	Northwest Corner of Burdeck Street and Princetown Road
--------------------------	--

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

Action:	Site Plan and Special Use Permit to construct a multi-tenant ±19,570 square foot commercial building (3 tenant spaces) on a ±2.7-acre parcel.
----------------	---

Reasons Supporting This Determination:

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

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on March 17, 2021. All comments and concerns have been addressed.

The project consists of a Site Plan and Special Use Permit to construct a multi-tenant $\pm 19,570$ square foot commercial building (3 tenant spaces) on a ± 2.7 -acre parcel. The existing ± 2.7 acre parcel is currently vacant and is located along Burdeck Street and Princetown Roads. The applicants are seeking site plan approval and to construct the multi-tenant building in phases. Phase one will consist of $\pm 16,150$ two story fitness and health facility located in the center of the structure. Phase two will consist of two additional tenant spaces of $\pm 2,550$ square feet and $\pm 3,400$ square feet.

The Town has retained the services of a Town Designated Engineer to assist in the review of this project. The developer and the Town of Rotterdam entered into an agreement to provide the town with funds for the appointment of a Town Designated Engineer (TDE) to assist the Planning Commission with the technical review of this project pursuant to 6 NYCRR 617 and Local Law. The project engineer completed additional investigative work and site design modification as requested by the Planning Commission and the Town Designated Engineer.

Municipal water is available along Princetown Road but municipal sanitary sewer is not currently available and an on-site subsurface wastewater system will be developed. It is anticipated that sanitary sewer will be available in the future and the wastewater system will be designed in such a manner to be able to connect to the system at a future date.

A Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Operation and Maintenance Manual were prepared by ABD Engineers and Surveyors and submitted to the Town of Rotterdam. These stormwater related items were reviewed by the Town Designated Engineer on this project Colliers Engineers as well as the Town Stormwater Manager. Comments were provided to the project engineer.

Based upon comments from the TDE, a revised Stormwater Report and frozen ground condition calculations were submitted to the Town and TDE on June 30, 2022. After a review by the Town as well as the TDE it has been determined that these plans and reports sufficiently addresses stormwater impacts associated with the development of this project site. The project is conditioned upon full and final review and approval of these documents by the Town Designated Engineer. The applicant will file a Notice of Intent with the New York State Department of Environmental Conservation in order to gain coverage under the SPDES General Permit for stormwater discharges from construction activities for the project.

The proposed project will not have noise impacts since it will be similar to other uses that already exist at the site or nearby. The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system. The proposed development will require a water supply that will connect to the existing municipal water system that is located along

the Princetown Road frontage. The soils are very consistent and consist of deep sand deposits. They are conducive to an on-site septic system and the stormwater retention basin.

According to the Environmental Assessment form mapper the property is located in a potential archeological area. A letter from OPRHP was received on June 28, 2022 indicating that no properties will be impacted by this project.

The proposed site is located within the (L-1) Light Industrial 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.

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

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

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

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

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

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on July 19, 2022. Adoption of this negative declaration was moved by XXXXXX, seconded by XXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

Instructions for Completing

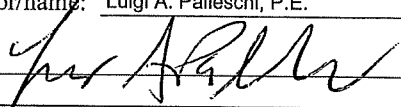
MAY 27 2022

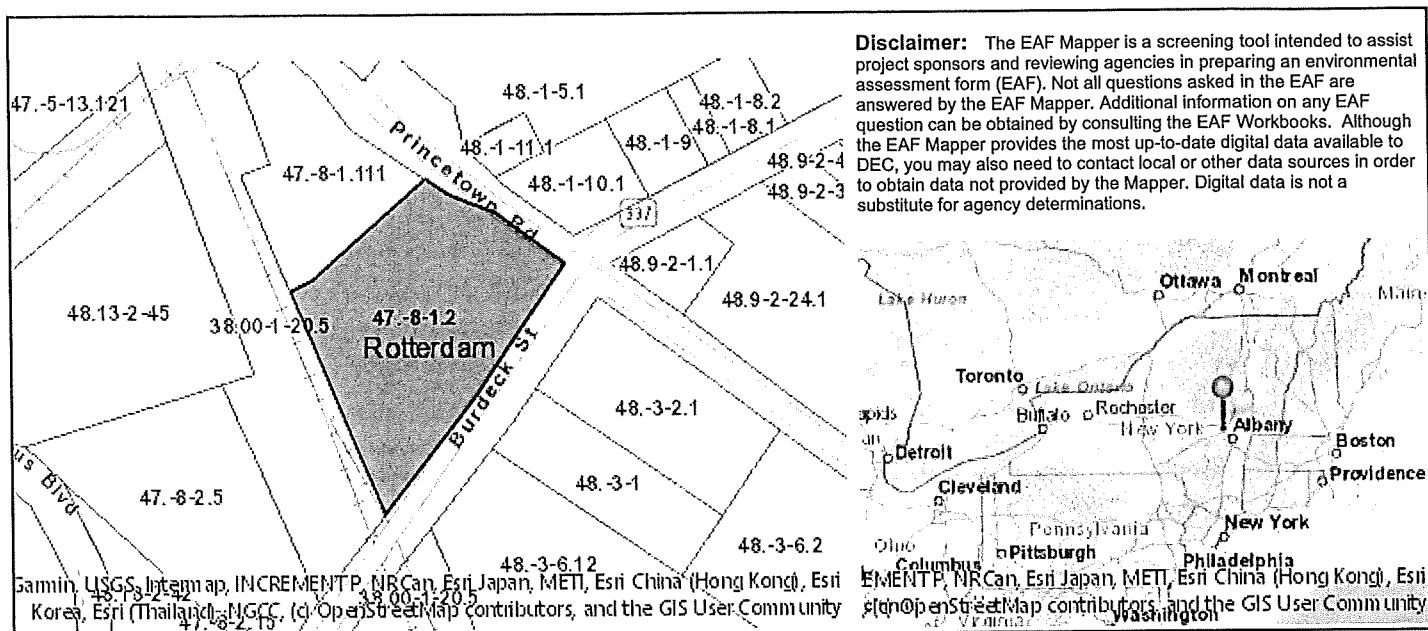
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Rotterdam Wellness Center			
Project Location (describe, and attach a location map): Burdeck Street & Princetown Road, Rotterdam, NY			
Brief Description of Proposed Action: Construct 16,150± SF one-story mixed use retail building with utilities, parking lot, landscaping, lighting, stormwater management areas, and septic system. Access to the site will be via two curb cuts, one on Burdeck Street and the other on Princetown Road.			
Name of Applicant or Sponsor: Joe Druzba (Puppia Ventures, LLC)		Telephone: 518-377-5637	
		E-Mail: joe@averagejoesrotterdam.com	
Address: 520 Stanek Road			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Dept - site plan approval, Town of Rotterdam Building Dept. - Building permit, NYSDOT - curb cut Schenectady Cnty DPW - curb cut permit			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			2.7± acres 2.5± acres 2.7± acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ On-site storm _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E.</u> Date: <u>May 27, 2022</u> Signature: <u></u> Title: <u>Professional Engineer</u>		



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

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

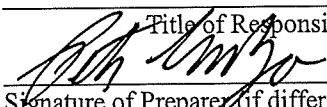
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering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

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

Short Environmental Assessment Form

Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Rotterdam Planning Commission Name of Lead Agency Thomas P. Yuille Print or Type Name of Responsible Officer in Lead Agency	July 19, 2022 Date Planning Commission Chairman Title of Responsible Officer  Signature of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 28, 2022

Luigi Palleschi
ABD Engineers, LLP
411 Union Street
Schenectady, NY 12305

Re: SEQRA
Rotterdam Wellness Center
Town of Rotterdam, Schenectady County, NY
22PR04204

Dear Luigi Palleschi:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

DPW Comments
July 19, 2022

- 4. Rotterdam Renewables, LLC (Lessee)/Dan Brudos (Owner) – 1827 Putnam Road.** Final Site Plan & Special Use Permit Public Hearing to install a 5.00 Megawatts (AC) solar energy array on approximately ±22.7 acres of land on a ±133.27-acre parcel. Engineer: Crawford and Associates.

1. Final Fees Due:	Final Site Plan	\$150.00
	<u>Advertising</u>	<u>39.96</u>
	Total	\$189.96

2. See attached letter from Crawford and Associates dated June 30, 2022 responding to the TDE review letter from Colliers Engineers dated June 22, 2022.
3. See attached TDE review letter from Colliers Engineers dated July 14, 2022 addressing resubmittal for July 19, 2022 meeting.
4. The applicant has not modified the site plan and is still proposing tree clearing up to the southern property line of the site parcel which does not meet Chapter 270- 153 C (7). This needs to be addressed to the satisfaction of the Planning Commission prior to final site plan approval.
5. Add note to final plan: "Access Road shall comply with the NYS Fire Code."
6. Prior to Chairman's Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer on all current and potential forthcoming technical comments on the project documents.
7. Prior to Chairman's Signature on the Final Site Plan, the applicant must receive full and final approvals by the Town Designated Engineer and Town Stormwater Manager of the Stormwater Operation and Maintenance Manual and Stormwater Pollution Prevention Plan as prepared by Crawford and Associates.
8. Prior to the issuance of Building Permits for construction, funds in the amount of \$276,809.00 shall be provided to the Town of Rotterdam for financial surety to implement the decommissioning plan. Type of surety shall be approved as to form by the Attorney for the Town and accepted by the Town Board.

9. 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 the 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 prior to a Certificate of Occupancy (CO) being issued.
10. Prior to issuance of site development permits, the applicant must receive Highway Work Permits from Schenectady County for work onto Putnam Road. Copies of all correspondence with Schenectady County shall be provided to the Town.
11. If the site access for the solar project is intended to be a shared driveway with the existing property owner, provide documentation concerning maintenance of roadway prior to Chairman's Signature. Any maintenance agreement for the shared driveway must be submitted to the Attorney for the Town, approved as to form, and filed with Schenectady County prior to the issuance of a site development permits.
12. Project identification signage needs to be installed at the Putnam Road entrance to the facility and shall contain reflective material so that it can be easily read during the evening hours.
13. 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.
14. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to confirm the completion of the above stated conditions.

DPW Comments from November 4, 2021

1. Planning Commission should discuss with the applicant the attached memorandum dated October 28, 2021 from Dan Farnan with Colliers Engineering our TDE on this project.
2. See attached memorandum on the Second Submittal Review dated October 28, 2021 from Dan Farnan with Colliers Engineering our TDE on this project.
3. See attached 239-m Response from Schenectady County Economic Development and Planning dated July 7, 2021.
4. See attached comments from Schenectady County DPW dated July 14, 2021.
5. See attached "no impact" letter from SHPO dated September 7, 2021
6. See attached submittal from Crawford and Associates to the Planner dated October 8, 2021.
7. See attached submittal from Crawford and Associates to the ACOE dated October 8, 2021.
8. See attached draft Decommissioning Plan for the solar project.

Rotterdam Renewables, LLC
1827 Putnam Road
July 19, 2022
Page 3

DPW Comments from June 15, 2021

1. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist with the review of this project.

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Rotterdam Planning Commission declared lead agency on June 15, 2021. Project has been circulated to involved/interested agencies.

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
United States Department of the Army, Corps of Engineers
Rotterdam Police Department
Schenectady County Industrial Development Agency
Metroplex Development Authority
Fire District #6
Schalmont School District



Engineering
& Design

Memorandum

To: Peter Comenzo, Senior Planner – Town of Rotterdam
From: Daniel Farnan, PE, CPESC, CPSWQ
Date: July 14, 2022
Subject: Rotterdam Solar, LLC, - Putnam Road –Submittal Review 04
Project No.: CED: 21002349G - 003

RECEIVED

JUL 15 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Mr. Comenzo,

On July 6, 2022, Crawford & Associates Engineering, PC, (on behalf of the applicant Christopher Clark of Nexamp Solar) has submitted revised Site Plan/Special Use Permit Application for a 5.0 MW AC Community Solar Facility proposed to be located at Parcel number 47.00-2-19.1, 1827 Putnam Road (CR 54).

The applicant and their engineer have addressed all technical comments from our August 19 and October 28, 2021, review letters. However, general comments from our June 22, 2022 letter still remain as follows.

General Comments:

1. *The applicant proposes tree clearing up to the southern property line of the site parcel. Per § 270-153.C (7) a form of screening (natural vegetation, berm, landscaping) shall be provided. The applicant cannot consider existing vegetation on adjacent parcels for this screening in the event that landscaping is removed by adjacent landowners. We recommend limiting clearing along the southern property line to provide required screening. This area should be studied within required photo simulations to demonstrate sufficient screening.*
 - a. *The applicant and Planning Commission discussed this item on Nov 4, 2021. Meeting minutes from that discussion do not indicate a resolution was reached. The code is clear in stating a Vegetated Buffer is required. To meet this requirement, we suggest the applicant leave a slight portion of naturally vegetated area along the southern property line that does not significantly interfere with their shading analysis.*

Applicant's response: The Applicant and the Brudos family are sensitive to the neighborhood and have worked together to ensure appropriate location and screening of the project, with integration into the existing natural features of the lands. Due to a combination of existing vegetation and/or existing topography both on and beyond the subject parcel, and/or large setback distances (from the extents of the project area, approximately 1100' or more to Putnam Road and abutting

property residences along it, approximately 690' to one residence set back significantly from Currybush Road, and approximately 2200' or more to Currybush Road and other residences along it), sight lines to the project area are anticipated to be mostly or wholly obstructed. Therefore, little to no visual impact is anticipated. Two images are attached to show distance and views from residents on Currybush Road.

Subsequent conversations between CED and the Town's Planning Department note this response does not satisfy Town Code § 270-153.C (7). Further, the applicant has not submitted visual analysis from property located at 1748 Currybush Rd, noted as approximately 690' from the southern property line of this project parcel. The Planning Commission may request further visual analysis to verify the solar facility is screened to avoid or minimize visual impacts from the closest residence a on contiguous parcel.

Town Code § 270-153.C (7) reads as follows:

- (7) A berm, landscape screen, natural vegetation, or any combination thereof acceptable to the Planning Board capable of screening the site, shall be provided. The solar facility, including any proposed off-site infrastructure, shall be located and screened in such a way as to avoid or minimize visual impacts as viewed from:
- (a) Publicly dedicated roads and highways; and
 - (b) Existing residential dwellings located on contiguous parcels.

2. The applicant shall add a note to the Site Plans stating "Access roads shall comply with NYS Fire Code".

18 Computer Drive E Suite 203 Albany New York 12205

Main: 877 627 3772



Engineering
& Design

July 14, 2022

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

RECEIVED

JUL 14 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam Planning Commission Project Review
Rotterdam Renewables, LLC
Decommissioning Plan and Financial Surety

Dear Peter,

We have reviewed the Decommissioning Plan and financial surety estimate for Rotterdam Renewables, LLC and find that it complies with Town Code §270-153.B(7), New York State Energy Research and Development Authority (NYSERDA) guidance on decommissioning, and industry standards for a 5 megawatt (MW) solar photovoltaic facility. If the facility is abandoned, funds in the amount of \$276,809.00 should be provided to the Town of Rotterdam for financial surety to implement the decommissioning plan.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

A handwritten signature in black ink, appearing to read "Daniel Farnan", written over a horizontal line.

Daniel Farnan, PE, CPESC, CPSWQ
Project Manager

R:\Projects\2021\21002349G\PB PROJECTS\002 - Rotterdam Solar LLC (Putnam)\Correspondence\20220714_TDE_DecommReviewLetter.docx



Crawford & Associates Engineering, PC

Engineering Consultants, Planners, Geologists & Surveyors

4411 Route 9 • Suite 200 • Hudson, NY 12534

Tel: (518) 828-2700 • Fax: (518) 828-2723 • www.crawfordandassociates.com

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Daniel J. Russell, LS

Donna M. Verna, P.E.

PRINCIPAL

Jennifer S. Crawford, PE

May 24, 2022

Dallas Manson, Business Development Manager
Nexamp Inc.
101 Summer Street, 2nd Floor
Boston, MA 02110

**Re: Rotterdam Renewables, LLC
Decommissioning Estimate
1827 Putnam Road, Rotterdam NY 12306
Tax Map ID: 47.-2-19.1
C&A # 4959.35**

Dear Ms. Manson:

Crawford and Associates Engineering (C&A) has reviewed the Decommissioning Estimate by Rotterdam Renewables, LLC, dated 5/11/22.

Based on C&A's extensive experience in the solar industry, the Decommissioning Estimate appears to be consistent with industry standards and other engineered plans submitted by various applicants we work with. Please accept our review of the Decommissioning Estimate as fulfilling the requirement of submission of said estimate by a licensed engineer.

Should you have any questions or comments, please do not hesitate to contact me at (518) 828-2700 extension 1138.

Very truly yours,
**Crawford & Associates
Engineering PC**

Christopher J. Knox, PE
Project Manager I



NEXAMP – DECOMMISSIONING PLAN FOR ROTTERDAM RENEWABLES, LLC
5MW Community Solar Facility
V3 5.11.2022

Rotterdam Renewables, LLC affiliates of Nexamp Solar, LLC, have prepared this Decommissioning Plan (Plan) for its proposed solar photovoltaic facility (Facility) to be constructed on private property located in Town of Rotterdam, NY at 1827 Putnam Road (Tax ID 47.-2-19.1). Nexamp and the landowner have entered into a Lease Agreement for a project life period of 25 years with two 10 year extensions if granted by the State. The Plan describes the process for decommissioning the Facility in accordance with state requirements and the Town of Rotterdam local laws.

Facility Description

The Facility will consist of a 5 MW (AC) capacity solar power-generating array secured within a farm fence surrounding the solar panels and equipment, accessed through a locked gate located inside the property. The Facility will include the following site features:

- PV Modules, inverter(s), and transformer (filled with biodegradable mineral oil)
- Combiner boxes and switchgear
- Concrete pad(s)
- Screw or driven piles and racking to support the PV modules
- DC and AC wiring
- Aboveground wooden utility poles and overhead wires
- A gravel access drive
- Exterior security farm fencing
- A locked metal security gate at the entrance to the array area

Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: Dismantlement, Demolition, and Disposal or Recycle; and Site Stabilization, as further described below.

Dismantlement, Demolition, and Disposal or Recycle

A significant portion of the components that comprise the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of.



Following coordination with National Grid (NGRID) regarding timing and required procedures for disconnecting the Facility from the utility distribution network, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the PV modules will be severed at each module, and the modules will then be removed from their framework by cutting or dismantling the connections to the supports. Modules will be removed and sold to a purchaser or recycler. In the event of a total fracture of any modules, the interior materials are silicon-based and are not hazardous. Disposal of these materials at a landfill will be permissible.

The PV mounting system framework will be dismantled and recycled. The metal piles will be removed from their approximated depth of four feet and recycled. All other associated structures and underground wiring and conduits will be removed from the site for recycling or disposal. This also includes the site fence and gates, which will likely be reclaimed or recycled.

Grade slabs will be broken and removed to a depth of one foot below grade, and clean concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site). The portion of the gravel access road created specifically for the project, namely that portion within the perimeter fence surrounding the PV modules, will be removed as well.

The access road to the facility entrance will remain in place if requested by the landowner with an agreement in place outlining the duty of maintaining necessary stormwater management features relating to the roadway. All stormwater management features will be removed from the property and re-graded or stabilized unless requested by the landowner.

Above ground utility poles owned by Rotterdam Renewables will be completely removed and disposed of offsite in accordance with utility best practices. Any overhead wires will be removed from the Facility and will terminate at the utility-owned (NGRID) connections inside the property. NGRID will be responsible for dismantling those overhead wires and poles under its ownership. Coordination with NGRID personnel will be conducted to facilitate NGRID removal of any poles and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated during the decommissioning process, and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

Site Stabilization

The areas of the Facility that are disturbed during decommissioning will be re-graded to establish a uniform slope and stabilized via hydroseeding with a ground treatment approved by the Building Inspector. All soil areas compacted will be decompacted to a depth of 18 inches with a deep ripper or heavy-duty chisel plow.

Permitting Requirements

Given the size and location of the Facility, several approvals will be obtained prior to initiation of the decommissioning process. Table 1 provides a summary of the expected approvals if the decommissioning were to take place in June, 2021. Noting that the decommissioning is expected to occur at a much later date, the permitting requirements listed in the table below will be reviewed at that time and updated based on then current local, state, and federal regulations.

Table 1. Current Permitting Requirements for Decommissioning

Permit	Agency	Threshold/Trigger
State Pollutant Discharge Elimination System (SPDES) General Permit for Discharges from Construction Activity	New York State Department of Environmental Conservation (NYSDEC)	Ground disturbance of greater than 1 acre with discharge to wetlands or water bodies. Requires preparation of a Stormwater Pollution Prevention Plan, including erosion and sedimentation controls.
Building Permit	Town of Rotterdam Building Department	A building permit must be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

The decommissioning process is estimated to take approximately six to eight (8-12) weeks and is intended to occur outside of the winter season.



DECOMMISSIONING PERFORMANCE BOND

Consistent with the attached NYSERDA's *Decommissioning Solar Panel Systems* guidelines, the approach it has taken in other communities, and pursuant to the Town of Rotterdam's Solar Energy Facility Law, Nexamp shall provide a decommissioning surety, to be posted in suitable form prior to the issuance of a Building Permit from the Building Inspector/Code Enforcement Officer in the amount of **\$276,809**. This surety will provide the requisite capital for solar project decommissioning in the unlikely event that Nexamp is unable to meet its contractual obligations for solar project removal and restoration.

Please see the attached decommissioning estimate summary, including prevailing wage assumptions:

Category	LABOR	DISPOSAL	TOTAL
	Decomm	Decomm	Decomm
	Prevailing Wages		
MODULES		\$ 32,000	\$ 32,000
MODULE MOUNTING		\$ (35,148)	\$ (35,148)
BOS EQUIPMENT		\$ (4,059)	\$ (4,059)
INVERTERS		\$ (6,203)	\$ (6,203)
DAS		\$ (2,134)	\$ (2,134)
ELECTRICAL - MATERIAL			
- ARRAY wiring materials	\$ 14,657	\$ (10,432)	\$ 4,225
- AC wiring materials			
- MV underground conductor & equipment			
- MV overhead conductor & equipment	\$ 3,632		\$ 3,632
- ARRAY wiring installation (incl u. cond labor)			
- DC equipment & wiring installation	\$ 11,070		\$ 11,070
- AC equipment & wiring installation(incl u. cond)			
- Medium Voltage installation			
- General Conditions	\$ 23,021		\$ 23,021
INSTALLATION LABOR			
- Racking	\$ 34,529		\$ 34,529
- Mounting system foundation	\$ 42,864		\$ 42,864
- Modules	\$ 38,956		\$ 38,956
SITE CONSTRUCTION			
- Mobilization/General Conditions			
- Tree removal & Clearing			
- Access Roads & Laydown areas	\$ 62,222		\$ 62,222
- Stormwater management			
- Trenching & directional boring	\$ 7,624		\$ 7,624
- Seeding / Hydroseeding	\$ 25,000		\$ 25,000
- Vegetative Buffer			
- Equipment & Storage Pads	\$ 2,301		\$ 2,301
FENCING	\$ 35,105	\$ (1,553)	\$ 33,552
CONSTRUCTION MANAGEMENT	\$ 3,359		\$ 3,359
TOTAL	\$ 304,338	\$ (27,530)	\$ 276,809



Crawford & Associates Engineering, PC

Engineering Consultants, Planners, Geologists & Surveyors

4411 Route 9 • Suite 200 • Hudson, NY 12534

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Daniel J. Russell, LS

Donna M. Verna, PE

PRINCIPAL

David J. Crawford, PE (NY, MA, VT)

June 30, 2022

Town of Rotterdam Planning Commission
Peter Comenzo, Senior Planner
18 Computer Drive
E Suite 203
Albany, NY 12205

**Re: Rotterdam Renewables, LLC
Submittal Review Response
Tax Map ID: 47.-2-19.1
C&A # 4959.35**

Dear Mr. Comenzo:

Nexamp and C&A have previously submitted an application for special use permit and site plan approval for a 5 MW AC ground-mounted solar farm located at Putnam Road in the Town of Rotterdam, New York. Comments have been received on this application in the Town Engineer (Colliers Engineering & Design (CED)) Submittal Review letter dated June 22, 2022. C&A has considered the comments and prepared the following responses. The original review comments are in *italics*, and our corresponding responses are in plain text.

General Comments

1. *The applicant proposes tree clearing up to the southern property line of the site parcel. Per § 270-153. C (7) a form of screening (natural vegetation, berm, landscaping) shall be provided. The applicant cannot consider existing vegetation on adjacent parcels for this screening in the event that landscaping is removed by adjacent landowners. We recommend limiting clearing along the southern property line to provide required screening. This area should be studied within required photo simulations to demonstrate sufficient screening.*
 - a. *The applicant and Planning Commission discussed this item on Nov 4, 2021. Meeting minutes from that discussion do not indicate a resolution was reached. The code is clear in stating a Vegetated Buffer is required. To meet this requirement, we suggest the applicant leave a slight portion of naturally vegetated area along the southern property line that does not significantly interfere with their shading analysis.*

The Applicant and the Brudos family are sensitive to the neighborhood and have worked together to ensure appropriate location and screening of the project, with integration into the existing natural features of the lands. Due to a combination of existing vegetation and/or existing topography both on and beyond the subject

parcel, and/or large setback distances (from the extents of the project area, approximately 1100' or more to Putnam Road and abutting property residences along it, approximately 690' to one residence set back significantly from Currybush Road, and approximately 2200' or more to Currybush Road and other residences along it), sight lines to the project area are anticipated to be mostly or wholly obstructed. Therefore, little to no visual impact is anticipated. Two images are attached to show distance and views from residents on Currybush Road.

Further, tree clearing to the south of the project area is necessary for both access to the solar resource (to allow the benefit of clean, discounted electricity to be distributed to the community), and for safety (to prevent trees / limbs from falling on and damaging array security fencing and/or modules / electrical components).

2. *We note that snow storage and removal is accounted for within the site design. Please indicate the frequency of snow removal services planned for operation & maintenance of the facility. In general, a statement regarding the facility's long-term operation and maintenance (mowing, repairs, yearly visits, snow removal, stormwater management maintenance, etc.) should be submitted for Town records.*
 - a. *We understand the applicant has been communicating with the Fire Department concerning this item. The applicant should provide documentation of the Fire Department's decision concerning snow plowing frequency and access for emergency services during winter months. Documentation can be in the form of: Fire Department letter, e-mail from Fire Chief, applicant generated meeting minutes of discussion with Fire Department, a statement at next Planning Commission meeting from a Fire Department member, etc. Please note, the Town's DPW should be informed of the Fire Department's decision on this matter before the next Planning Commission meeting.*
 - b. *Please update all application documents where snow plowing is mentioned with the resolution to this item.*

The attached proposed project Operations & Maintenance (O&M) Plan indicates that snow removal from the access drive will be required to allow site access during winter months when snow accumulation is greater than 10" in any one snowfall event, however no snow removal operations will be performed within the array areas. Snow removal may also be performed if emergency inspection / repairs are needed.

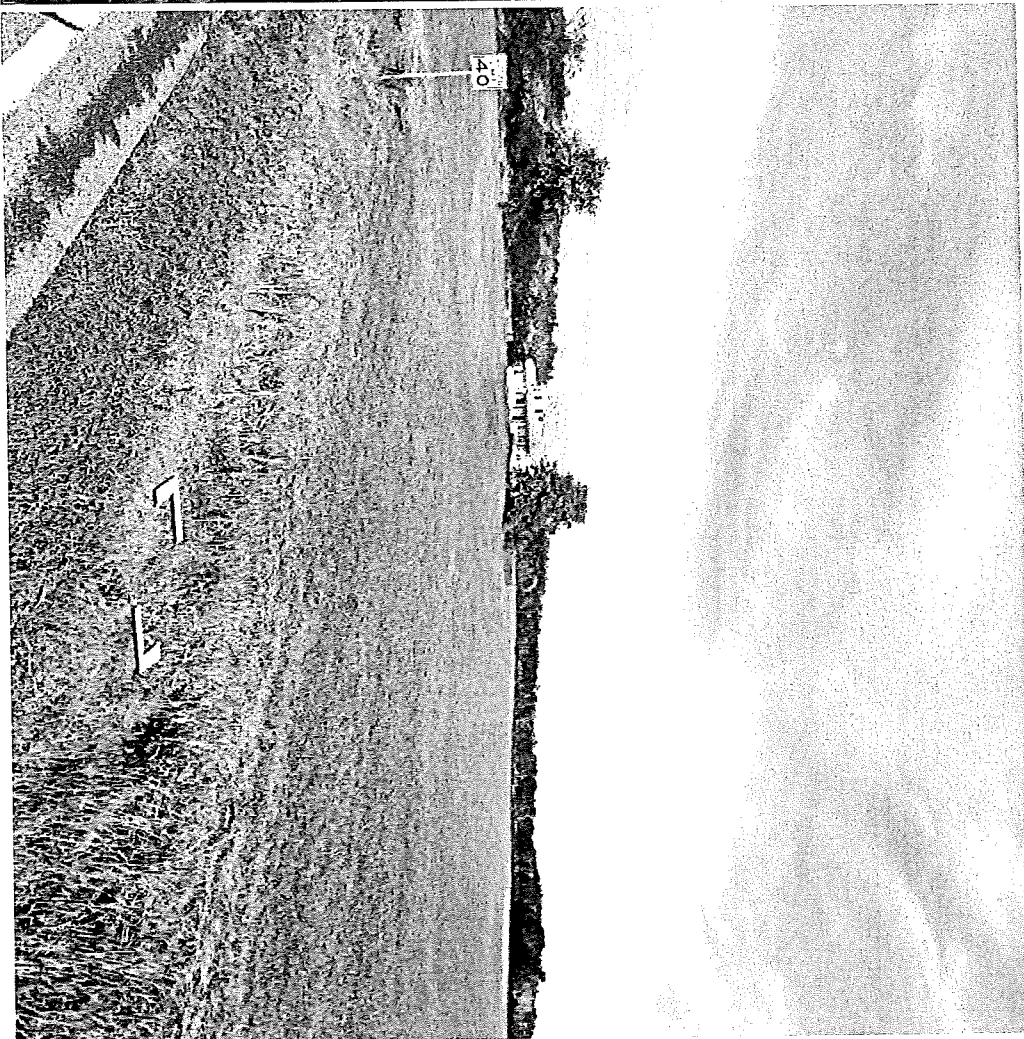
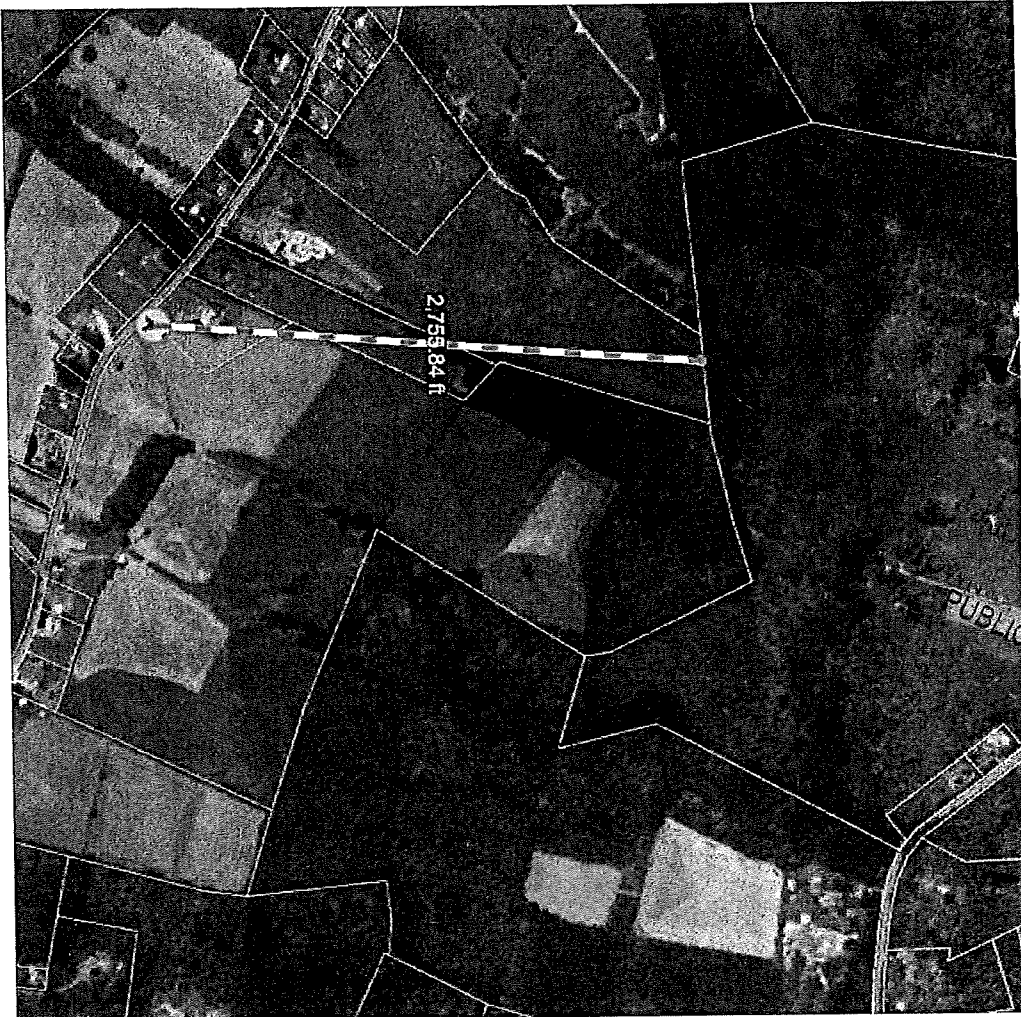
It should be noted that the proposed access drive is entirely privately owned and therefore would not be under Town DPW jurisdiction or maintenance. The Applicant has been in communication with the Fire Department regarding emergency access, including snow removal, and no exception has been taken to the project as currently proposed. Documentation from the Fire Department will be provided upon its availability.

Twelve (12) copies of all requested documents are included for your review. We look forward to discussion at the July 19, 2022 Planning Commission meeting. Should you have any further questions or comments, please do not hesitate to contact me at (518) 828-2700 extension 1138. Thank you for your time.

Very truly yours,
Crawford & Associates
Engineering PC

A handwritten signature in black ink that reads "Christopher J. Knox". The signature is written in a cursive, flowing style.

Christopher J. Knox, PE
Project Manager I





Lisa Gallo

From: Diane Marco
Sent: Tuesday, January 18, 2022 6:01 PM
To: Mickey Maher; James Keith; Peter Comenzo; Lisa Gallo; Samantha Dearaway; Donna Levasseur; Tammy Whelan; James Woods
Subject: FW: NAN-2021-01216-USH, Rotterdam Renewables, LLC

FYI

From: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>
Sent: Thursday, January 13, 2022 3:45 PM
To: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>; cknox@crawfordandassociates.com
Cc: Diane Marco <dmarco@rotterdamny.org>; cclark@nexamp.com
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC

Good afternoon,

Please copy me on your reply to the items requested by US Army Corps of Engineers in the below email. This application is currently incomplete pending resubmission as outlined below.

Thank you,
Kate

Kate Kornak

Regional Permit Administrator
Region 4, Division of Environmental Permits

New York State Department of Environmental Conservation
1130 North Westcott Rd. Schenectady, NY 12306
P: (518) 357-2459 | kate.kornak@dec.ny.gov



Department of
Environmental
Conservation

From: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>
Sent: Thursday, January 13, 2022 6:53 AM
To: cknox@crawfordandassociates.com
Cc: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>; dmarco@rotterdamny.org; cclark@nexamp.com
Subject: NAN-2021-01216-USH, Rotterdam Renewables, LLC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good morning,

On December 3, 2022, the New York District of the U.S. Army Corps of Engineers received your revised Joint Application Form that detailed your request for Department of the Army authorization for the discharge of fill material into waters

of the United States, including wetlands to facilitate the installation of an access road for a proposed 5 MW solar facility. The proposed work is located at 1827 Putnam Road, in the Town of Rotterdam, Schenectady County, New York.

I have reviewed this information and determined that additional information and clarification is necessary, as the submitted information failed to provide a complete preconstruction notification (PCN). Please provide the following information so we may continue processing your application:

1. Revised plan view and cross-section drawings that clearly and accurately identify the location of the wetland boundary and the ordinary high water mark (OHWM) at the proposed crossing. In addition, please provide the amount, in square footage of wetland and linear feet of stream channel, that is proposed to be both temporarily and permanently impacted. These drawings should clearly identify the size and dimensions of the proposed crossing and culvert; and
2. Color photographs of the project site, including of the proposed crossing.

Please send this office the requested information, or indicate that you are in the process of preparing the items listed above, in writing within thirty days of the date of this letter. If the requested information is not received within this period, in accordance with Title 33 of the Code of Federal Regulations Part 325.2(d)(5), it will be understood that you no longer wish to undertake the proposed work and the application will be withdrawn.

Thanks,
Brad

Brad Sherwood, Senior Project Manager
NY District, U.S. Army Corps of Engineers
Upstate Regulatory Field Office
Bldg 10, 3rd Floor
1 Buffington St.
Watervliet, NY 12189-4000
518-266-6355 - office
518-487-0382 - mobile

<dmanson@nexamp.com>

Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC

Good Morning Brad,

We have received your comments and we are in the process of preparing the items requested.

Before submitting our full response with drawings, I wanted to quickly clarify our design direction with you. We have visited the site on several occasions from 2020 – 2022 to observe conditions. Flow in the stream channel at the proposed crossing location appears to be intermittent and is fairly minimal even following rain / thaw events. Existing topography in the area of the proposed crossing is gentle and the proposed crossing location appears to have been utilized by the landowner for agricultural vehicle traffic; thus, the stream channel is not well defined. C&A examined the proposed crossing location as well as areas immediately upstream and downstream to determine a discernible channel width. Per the photos at this link (obtained 11/19/20 and 1/15/22 and marked up to emphasize the channel), it appears that the channel width at ordinary high water varies somewhat, but can be conservatively generalized as approximately 24". Thus, it is proposed to install a new 30" culvert with inverts embedded 6" min. to meet the 1.25 x channel width and 20% embedment criteria.

Please confirm if this approach is agreeable to your office.

Should you have any questions or comments, please feel free to contact me.

Thank you!

Christopher J. Knox, PE
Project Manager I

Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists

4411 Route 9, Suite 200 (Flanders Building)

Hudson, New York 12534

Office: (518) 828-2700 ext. 1138

Fax: (518) 828-2723

Cell: (518) 610-2688

E-Mail: cknox@crawfordandassociates.com

www.crawfordandassociates.com



Please consider the environment before printing this email

From: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>

Sent: Thursday, January 13, 2022 3:45 PM

To: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>; Christopher Knox
<cknox@crawfordandassociates.com>

Cc: dmarco@rotterdamny.org; cclark@nexamp.com

Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC

Good afternoon,

Please copy me on your reply to the items requested by US Army Corps of Engineers in the below email. This application is currently incomplete pending resubmission as outlined below.

Thank you,
Kate

Lisa Gallo

From: Peter Comenzo
Sent: Tuesday, June 28, 2022 3:52 PM
To: Lisa Gallo
Cc: Tom Yuille
Subject: FW: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

Agency Comments for agenda

Thanks
Peter

*Peter Comenzo - Senior Planner
Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306
Phone # 518-355-7575 Extension 338
Fax # 518-355-2725*

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

From: Christopher Knox <cknox@crawfordandassociates.com>
Sent: Tuesday, June 7, 2022 8:52 AM
To: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>
Cc: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>;
(daniel.farnan@colliersengineering.com) <daniel.farnan@colliersengineering.com>; Peter Comenzo
<pcomenzo@rotterdamny.org>; Dallas Manson <dmanson@nexamp.com>
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

Good Morning Kate,

Yes, the project is proposed to meet all conditions listed in Attachment 5 of the BWQC. Please let me know if any additional information is needed to confirm coverage under the BWQC.

Thank you!

Christopher J. Knox, PE
Project Manager I

Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists
4411 Route 9, Suite 200 (Flanders Building)
Hudson, New York 12534
Office: (518) 828-2700 ext. 1138
Fax: (518) 828-2723
Cell: (518) 610-2688
E-Mail: cknox@crawfordandassociates.com
www.crawfordandassociates.com

RECEIVED

JUN 29 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

From: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Sent: Wednesday, April 27, 2022 9:24 AM
To: Robert Queirolo <rqueirolo@crawfordandassociates.com>
Subject: RE: County Entrance - Rotterdam Renewables, LLC

Robert,

We the County have reviewed your preliminary plans and do not have any concerns.
Resubmit the application and final plans for us to approve when ready.

Angelo Melillo
Junior Civil Engineer
Schenectady County Department of
Engineering & Public Works
100 Kellar Avenue
Schenectady, NY 12306
518-356-5340 EXT: 3233
Email: angelo.melillo@schenectadycounty.com



From: Robert Queirolo <rqueirolo@crawfordandassociates.com>
Sent: Monday, April 04, 2022 5:03 PM
To: Angelo Melillo <Angelo.Melillo@schenectadycounty.com>
Cc: Christopher Knox <cknox@crawfordandassociates.com>; dmanson@nexamp.com;
pcomenzo@rotterdamny.org; daniel.farnan@colliersengineering.com
Subject: County Entrance - Rotterdam Renewables, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Angelo,

My name is Robert Queirolo and I am part of the engineering team here at Crawford & Associates. I believe we spoke over the phone a little while back regarding entrance permitting for the Rotterdam Renewables, LLC solar project located along Putnam Road (CR-54) in the Town of Schenectady, NY.

Please see attached our draft application in addition to our current proposed site plan. Please note these are draft documents for initial review. If you would like hard copies to supplement the electronic submission, we can have them put together and delivered to your office. We are planning on providing items such as stamped/signed copies, confirmation of fees, insurance docs, etc. once we have a finalized package set for submission.

Please review these documents and let me know if you have any questions or if anything additional would be needed to obtain permits.

Looking forward to discussing with you.

Thank You,

Robert E. Queirolo, Staff Engineer
Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists

4411 Route 9 Suite 200
Hudson, New York 12534
Office Phone: (518) 828-2700 ext. 1124
Cell Phone: (518) 929-3637
www.crawfordandassociates.com



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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers, ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Building 10, 3rd Fl. North
Watervliet, New York 12189-4000

Upstate New York Section

April 21, 2022

SUBJECT: Permit Application No. NAN-2021-01216-USH
by Rotterdam Renewables, LLC
Town of Rotterdam, Schenectady County, New York

Chris Clark
Rotterdam Renewables, LLC
101 Summer St. 2nd Floor
Boston, MA 02110

Dear Mr. Clark:

On April 4, 2022, this office received additional information regarding your Joint Application Form dated November 22, 2021, and the attached drawing entitled, "Site Plan: Proposed Overall Layout", "Site Plan: Proposed Layout Focused Central", and "Profile/Details: Access Drive & Wetland/Stream Crossing", prepared by Crawford & Associates; June 3, 2021, and last revised March 25, 2022. The submitted information describes a proposal that would consist of the following:

The discharge of material into 0.01 acres of waters of the United States, including wetlands and 40 linear feet of stream channel to facilitate the installation of a 30-inch diameter culvert as part of an access road and crossing to a proposed 5-Megawatt solar facility at 1827 Putnam Road. In addition, 0.03 acres of wetland and 65 linear feet of stream channel will be temporarily impacted and restored to preexisting conditions the completion of the work. The work site will be dewatered utilizing cofferdams and/or pumps to ensure all work is conducted in the dry.

Based upon the information provided, it appears that your proposed work may be authorized under Department of the Army nationwide general permit number: 14. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated December 27, 2021 (86 FR 73522).

The work may be performed without further authorization from this office provided the activity complies with the terms and conditions of the Nationwide Permits (NWP) and the permit conditions listed in Section B, No. 14, Section C, any applicable New York District regional conditions, and any applicable regional conditions added by the State of New York. Please note that NWP General Condition No. 12 requires the installation and maintenance of proper soil erosion and sediment controls during construction.

PLEASE USE THE ABOVE 18-CHARACTER FILE NUMBER ON ALL CORRESPONDENCE WITH THIS OFFICE

The 2022 Nationwide Permits, including their final regional conditions, water quality certifications, and coastal zone concurrence statements are available at:

<http://www.nan.usace.army.mil/Missions/Regulatory/Nationwide-Permits/>

Please review and familiarize yourself with all relevant terms and conditions of the nationwide permit prior to proceeding with your project, and subsequently ensure you adhere to all conditions through the duration of the project. If you do not have internet access and require a specific paper copy, please contact the undersigned to request one be mailed to you. Please be sure to have your permit application number readily available when you call.

This verification is valid until March 14, 2026, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 14, 2026, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

Please note that this determination does not eliminate the need to obtain any other Federal, State, or local authorizations required by law for the above-described work, including any required permit from the NYSDEC.

In order for us to better serve you, please complete our Customer Service Survey located at:

<http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>

Any inquiries can be directed to the undersigned at (518) 266-6355.

Sincerely,



Brad Sherwood
Project Manager
Upstate New York Section

Enclosure

Cf: Kornak, K. - NYSDEC Region 4, Schenectady
Town of Rotterdam
Knox, C. - Crawford



DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers, ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Building 10, 3rd Fl. North
Watervliet, New York 12189-4000

CENAN-OP-RU

NATIONWIDE PERMIT COMPLIANCE CERTIFICATION AND REPORT FORM

Permittee: Rotterdam Renewables, LLC

Permit No. NAN-2021-01216-USH

Date Permit Verification Issued: April 21, 2022

Location: Town of Rotterdam, Schenectady County, New York

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

Date Work Started: _____

Date Work Completed: _____

Signature of Permittee

Date

Fold this form into thirds, with the bottom third facing outward. Tape it together and mail to the address below
or EMAIL TO: cenan.rfo@usace.army.mil

Place Stamp
Here

DEPARTMENT OF THE ARMY
U.S. Army Corps of Engineers
ATTN: CENAN-OP-RU
Upstate Regulatory Field Office
1 Buffington St., Bldg. 10, 3rd Fl. North
Watervliet, New York 12189-4000

From: Kornak, Kate F (DEC)
To: Christopher Knox
Cc: Sherwood, Bradley J CIV USARMY CENAN (USA); (daniel.farnan@colliersengineering.com); pcomenzo@rotterdamny.org; Dallas Manson; O'Connor, Kevin M (DEC)
Subject: Section 401 Blanket WQC, Rotterdam Renewables Solar Facility, NAN-2021-01216-USH
Date: Wednesday, June 08, 2022 2:19:40 PM
Attachments: 2021-10-15 NWP DEC Blanket WQC Revision Final protected.pdf
2022.04.06 resub plans.pdf

Good afternoon,

The Department received a revised Joint Application Form, plans, and associated documents on December 3, 2021 regarding the proposed construction of a solar facility and associated ancillary structures, including an access road which crosses a Class C stream. This proposed project "Rotterdam Renewables, LLC." is located at 1827 Putnam Road in Rotterdam, NY. Based on the attached plans submitted by Crawford & Associates Engineering [Revision C dated 3/25/2022, received by the Department on 4/6/2022], it has been determined that this proposal falls under a Section 401 Blanket Water Quality Certification.

Per the attached document, a Section 401 Blanket Water Quality Certification has been issued for the US Army Corps of Engineers Nationwide Permits. This project is covered under a Nationwide Permit #14 – NAN-2021-01216-USH, and work must comply with all of the required general conditions.

Please note that any site disturbance of 1-acre or more will require this project to gain coverage under the State Pollutant Discharge Elimination System (SPDES) Permit for Stormwater Discharges Associated with Construction. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the Department's website at <http://www.dec.ny.gov/chemical/8468.html>.

If there are any questions on the Blanket Water Quality Certification or your obligations for compliance, please contact me.

Thank you,
Kate

Kate Kornak

Regional Permit Administrator
Region 4, Division of Environmental Permits

New York State Department of Environmental Conservation
1130 North Westcott Rd. Schenectady, NY 12306
P: (518) 357-2459 | kate.kornak@dec.ny.gov



**Department of
Environmental
Conservation**



From: Christopher Knox <cknox@crawfordandassociates.com>
Sent: Tuesday, June 7, 2022 8:52 AM
To: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>
Cc: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>;
(daniel.farnan@colliersengineering.com) <daniel.farnan@colliersengineering.com>;
pcomenzo@rotterdamny.org <pcomenzo@rotterdamny.org>; Dallas Manson
<dmanson@nexamp.com>
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

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Good Morning Kate,

Yes, the project is proposed to meet all conditions listed in Attachment 5 of the BWQC. Please let me know if any additional information is needed to confirm coverage under the BWQC.

Thank you!

Christopher J. Knox, PE
Project Manager I

Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists
4411 Route 9, Suite 200 (Flanders Building)
Hudson, New York 12534
Office: (518) 828-2700 ext. 1138
Fax: (518) 828-2723
Cell: (518) 610-2688
E-Mail: cknox@crawfordandassociates.com
www.crawfordandassociates.com



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From: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>
Sent: Tuesday, May 31, 2022 2:05 PM
To: Christopher Knox <cknox@crawfordandassociates.com>
Cc: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>;
(daniel.farnan@colliersengineering.com) <daniel.farnan@colliersengineering.com>;
pcomenzo@rotterdamny.org <pcomenzo@rotterdamny.org>; Dallas Manson
<dmanson@nexamp.com>
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

Hello Christopher,

Can you please confirm that the conditions listed in Attachment 5 of the October 15, 2021 Blanket

Water Quality Certification (attached) are able to be met?

Thank you,

Kate

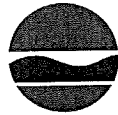
Kate Kornak

Regional Permit Administrator
Region 4, Division of Environmental Permits

New York State Department of Environmental Conservation
1130 North Westcott Rd. Schenectady, NY 12306
P: (518) 357-2459 | kate.kornak@dec.ny.gov



**Department of
Environmental
Conservation**



From: Christopher Knox <cknox@crawfordandassociates.com>
Sent: Friday, May 27, 2022 11:27 AM
To: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>
Cc: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>;
(daniel.farnan@colliersengineering.com) <daniel.farnan@colliersengineering.com>;
pcomenzo@rotterdamny.org <pcomenzo@rotterdamny.org>; Dallas Manson
<dmanson@nexamp.com>
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

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Good Morning Kate,

Just touching base regarding coverage under the NYSDEC Blanket Water Quality Certification for this project. Please let me know at your earliest convenience.

Thank you!

Christopher J. Knox, PE
Project Manager I

Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists
4411 Route 9, Suite 200 (Flanders Building)
Hudson, New York 12534
Office: (518) 828-2700 ext. 1138
Fax: (518) 828-2723
Cell: (518) 610-2688
E-Mail: cknox@crawfordandassociates.com

www.crawfordandassociates.com



Please consider the environment before printing this email

From: Christopher Knox
Sent: Thursday, April 21, 2022 11:31 AM
To: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>
Cc: Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>; Daniel Farnan <daniel.farnan@colliersengineering.com>; pcomenzo@rotterdamny.org <pcomenzo@rotterdamny.org>; Dallas Manson <dmanson@nexamp.com>
Subject: RE: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

Brad, thank you for your prompt review, we appreciate it!

Kate, please advise regarding coverage under the NYSDEC Blanket Water Quality Certification.

Should you have any questions or comments, please feel free to contact me.

Thanks again!

Christopher J. Knox, PE
Project Manager I

Crawford & Associates Engineering, PC
Engineering Consultants, Land Surveyors, Planners, Geologists
4411 Route 9, Suite 200 (Flanders Building)
Hudson, New York 12534
Office: (518) 828-2700 ext. 1138
Fax: (518) 828-2723
Cell: (518) 610-2688
E-Mail: cknox@crawfordandassociates.com
www.crawfordandassociates.com



Please consider the environment before printing this email

From: Sherwood, Bradley J CIV USARMY CENAN (USA) <Brad.Sherwood@usace.army.mil>
Sent: Thursday, April 21, 2022 10:33 AM
To: cclark@nexamp.com
Cc: Christopher Knox <cknox@crawfordandassociates.com>; Kornak, Kate F (DEC) <Kate.Kornak@dec.ny.gov>; dmarco@rotterdamny.org
Subject: NAN-2021-01216-USH, Rotterdam Renewables, LLC, NWP

Good morning,

Please see attached.

Please provide all responses electronically whenever possible.

Thank you,

Brad

Brad Sherwood, Senior Project Manager
NY District, U.S. Army Corps of Engineers
Upstate Regulatory Field Office
Bldg 10, 3rd Floor
1 Buffington St.
Watervliet, NY 12189-4000
518-266-6355 - office
518-487-0382 - mobile

DPW Comments
July 19, 2022

- 5. Helderberg Meadows West Phase #5 – 3379 Guilderland Avenue.** Final Site Plan Review and Boundary Line Adjustment to construct 124 condominium units on the ±67.95-acre portion of the Helderberg Meadows Planned Residential District (PRD) located on the northwest side of Guilderland Avenue. Engineer: Brett L. Steenburgh, P.E., PLLC.

- 1) Fees: Parkland: Originally 58 Residential Units (addressed - Masullo Parkland)
Proposed 124 Units = 66 additional units @ \$600/unit \$39,600
- 2) See final review letter from LaBella Associates dated July 14, 2022 addressing resubmittal for July 19, 2022 meeting.
- 3) 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.
- 4) Final site plan approval is contingent upon receiving a sanitary sewer district extension from the Town Board of the Town of Rotterdam.
- 5) Final site plan approval is contingent upon receiving NYSDEC approval of the sanitary sewer facilities.
- 6) 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 the 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 for 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.
- 7) 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 (both public and private) and compliance with Town of Rotterdam and NYSDEC stormwater regulations.
- 8) Final site plan approval is contingent upon receiving Schenectady County Health approval of the proposed water facilities.
- 9) The Town may request modifications/additions to the sanitary sewer pump stations and infrastructure. Final pump station and system designs may require modifications and shall be reviewed and approved by the Rotterdam DPW and TDE. This may include but is not limited to the installation of a SCADA system.

- 10) All potable water supply, sanitary sewer, and pump stations shall be privately owned and operated and the town will have no obligation thereto in the absence of dedication and acceptance. However, they must be constructed to town standards and permanent easements granted to the Town of Rotterdam prior to the issuance of a certificate of occupancy.
- 11) The developer/homeowner's association shall own and maintain the roadways, stormwater facilities, and parking areas in the proposed condominium development areas. However, they must be constructed to town standards (other than waiver for roadway width).
- 12) Add note on final site plan: "Conservation Easement/Open Space Parcel is subject to a general blanket easement granted to the Town of Rotterdam for potential future access, drainage and/or utility purposes." Final approval as to form must be reviewed by the Attorney for the Town, accepted by the Town Board and filed with the Schenectady County Clerk prior to the issuance of site development permits.
- 13) Prior to the issuance of site development permits, the applicant must receive full and final approvals by the Town Designated Engineer 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.
- 14) 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 the SPDES General Permit for stormwater discharges from construction activities for the project.
- 15) Prior to work in the State right-of-way, the applicant must receive Highway Work Permits from the New York State DOT for work onto Guilderland Avenue (SR-158). Copies of all correspondence with the NYSDOT should be provided to the Town.
- 16) Add note to site plan: "Owner/applicant shall install a Knox Box for emergency personnel onto the clubhouse. Check with Fire District #5 for specifications."
- 17) Add note to site plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon or monument signage."
- 18) Add note to landscape plan: "Landscaped areas around residential buildings and grassy areas shall contain a sprinkler system."
- 19) Add note to landscape plan: "Landscaping shall be maintained in perpetuity and dead/dying plant materials shall be replace in-kind."

- 20) Final site plan approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
- 21) Final site plan approval is contingent upon Town DPW review and approval of proposed water supply and sanitary sewer for the project and the issuance of permits to connect to these municipal facilities.
- 22) The applicant shall provide the Town of Rotterdam DPW paper and electronic AutoCAD file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
- 23) Prior to the issuance of site development permits, the approved joint NYSDEC/ACOE Conservation Easement shall be granted.
- 24) The applicant shall provide the Town of Rotterdam Department of Public Works paper and electronic file copies of the utility "As-Built Record Drawings" upon completion and testing of the utilities.
- 25) 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 planned residential development.
- 26) The phasing plan proposed for the development as described on Sheet P1 of the final plans shall be followed. Any deviation to the phasing plan must be reviewed and approved by the Rotterdam Planning Commission upon recommendation from the TDE and DPW.
- 27) Add note to plan: "Private wells shall supply water for landscaping purposes in the condominium common areas." Applicant needs to apply and receive well permits. These permits shall be renewed every three (3) years.
- 28) Add note to plan: "Water and sanitary sewer lines shall not be installed underneath driveways to condominium units."
- 29) Add note to plan: "No stockpiling or burying of debris, slash, stumps, or construction material is permitted."

DPW Comments
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Helderberg Meadows West Phase #5
Page 4

- 30) 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."
- 31) Change fire hydrant detail to Watrous Pacer with two 2 ½ inch National Standard in Safety Yellow.
- 32) 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.
- 33) ADD THE FOLLOWING NOTE REGARDING NOISE TO THE FINAL SITE PLAN MAPS:
 1. This project is located in close proximity to the NYS Thruway and will be subject to continual roadway noise which may increase in volume and frequency in the future.
 2. This project is located in close proximity to the CSX railway mainline and will be subject to noise associated with railway transport that which may increase in volume and frequency in the future.

DPW Comments from September 21, 2021

1. Project was last presented to the Planning Commission on October 1, 2019 and has been revised based upon TDE comments dated June 18, 2020 and April 12, 2021.
2. Updated plans and SWPPP were submitted to TDE on September 15, 2021. Review comments are pending.
3. See enclosed letter from Brett Steenburgh dated January 25, 2021 responding to TDE letter dated June 18, 2020. This response includes an addendum dated February 15, 2021 from William Smart addressing wetlands on-site.
4. See enclosed Trip Generation and Site Distance Evaluation as prepared by VHB Engineering dated July 19, 2021. Vegetation limiting site distances.
5. Next submittal by the applicant should addresses all of the conditions outlined in Resolution 252-19 adopted by the Town Board on August 14, 2019.
6. Applicant needs to address abandonment of Town Property for sanitary sewer force main and resolve property ownership and temporary/permanent easements with the legal department before project is scheduled for final approvals.
7. Property owner has been notified about the existing dilapidated and abandoned home on the property that needs to be demolished as it is uninhabitable.
8. The site still lacks sidewalks. At a bare minimum, a 5' wide sidewalk should be installed along the access roadway into the project. See section of PRD code below:
§ 270-103 Street and sidewalk design.
All streets and sidewalks must conform to the town's design standards with respect to rights-of-way, width, paving specifications, cartway design, horizontal and vertical alignment, site distances and drainage provisions, except when modified or waived by the Board. Pedestrian circulation systems must be provided as convenient, safe and attractive links between residential groupings, open space areas, recreation areas and schools.

DPW Comments

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Helderberg Meadows West Phase #5

Page 5

9. Detail guardhouse and explain occupancy and regulation of access into the project.
10. Right of way width is very wide and provides ample opportunities for enhanced landscaping for the entrance leading into the project. Planning Board should consider requiring additional trees and landscaping features at the entrance and along the roadway. Additionally, the proposed boulevard median could be widened and landscaped with trees/grass and possibly extended further west.
11. Add reflectors along roadway entrance and detail.
12. Additional parking area should be added to western portion of Bridle Path.
13. Add note to plans and place on detail sheets: "All fire hydrants shall be equipped with a 4' galvanized spring flag with reflective bands."
14. Has the applicant coordinated with the Schalmont School District to address bussing? Pick-up location could affect proposed layout.
15. Applicant should consider relocating the random BBQ grill locations to a central area and table(s) provided.
16. Detail mail kiosk. Applicant should consider package deliveries.
17. Add details for fencing along CSX Rail property shown as NYSDOT Item 607-01
18. Provide building elevations and show pedestrian doorway locations on the site plan map.
19. Detail lighting fixtures and light poles.
20. Applicant may want to consider increasing size of dog play area and adding a waste station.

DPW Comments from October 1, 2019

1. Planned Residential District (PRD) amendment was approved by the Town Board on August 14, 2019 with conditions (see attached Resolution #252.19).
2. Applicant to update the Planning Commission on current status and modifications to the plan since it was first presented on March 19, 2019 and April 2, 2019 (minutes attached).

SEQR Requirement: 6 NYCRR 617 Unlisted Action. The Rotterdam Town Board conducted a coordinated SEQR review and issued a Negative Declaration on August 14, 2019.



July 14, 2022

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

RECEIVED

JUL 14 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Re: *Helderberg Meadows Site Plan Review*
Town of Rotterdam, Schenectady County, New York
LaBella Project # 318AQ.00

Dear Mr. Comenzo:

LaBella Associates (LaBella) issued a letter on June 18, 2020 pertaining to the review of the preliminary site plan for Helderberg Meadows prepared by Brett L. Steenburgh, P.E. The PRD Amendment and Change of Zone applications for this project have previously been approved per Town Resolution No. 252.19 and the project is now in the site plan review process. The applicant has submitted the following site plan application materials since our last comment letter was issued on October 8, 2021:

- Response to comments letter prepared by Brett L. Steenburgh, P.E., PLLC, dated November 10, 2021.
- Site Plans titled "Helderberg Meadows Condominiums", prepared by Brett L. Steenburgh, P.E., PLLC, dated January 25, 2021, last revised November 9, 2021.
 - A revised set of the above plans was also submitted to address Fire Department concerns. This most recent set of plans has a revision date of July 7, 2022.
- Building Elevations titled "The Condominiums at Helderberg Meadows, Town of Rotterdam, NY", prepared by Pigliavento Builders, dated November 2021.
- Template for By-Laws of Community Association at Helderberg Meadows and Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by Brett L. Steenburgh, P.E., PLLC, dated April 22, 2020, revised January 2021, last revised November 2021.
- Sewer District Extension for the Proposed Condos at Helderberg Meadows prepared by Brett L. Steenburgh, P.E., PLLC dated November 18, 2021 and revised April 15, 2021.



This letter has been prepared as an update to our letters issued on October 17, 2019, June 18, 2020, March 3, 2021, April 12, 2021, and October 8, 2021. Our observations/comments are below. The comment numbering follows the format of our original October 17, 2019 letter. Comments which have been addressed have been removed, and comments that have not been addressed remain and may have been expanded upon in bold. Clarifications added in our previous letters are shown in italics with the date they were first presented.

8. Please submit a landscaping plan in accordance with §270-105.

June 18, 2020 Update: A landscaping plan was included in the preliminary site plans. The following landscaping comments have not been fully addressed:

- b. Ensure compliance with §270-105 B requirement for trees in parking lots.

June 18, 2020 Update: §270-105.B states "All parking areas shall be landscaped. In addition to other requirements of this section, the interior of a parking lot shall have one four-inch-caliper shade tree for every four cars." The proposed landscaping around the parking areas currently only consists of three-inch caliper trees and there are parking areas located off of Carriage Loop that have no proposed vegetation. Please revise the landscaping plan to demonstrate conformance with the Town Code.

March 3, 2021 Update: The applicant has indicated that they believe that this section of the code does not apply to the parking lots on this project. The applicant is requested to provide justification for this determination with language in the code or request a waiver from this requirement.

October 8, 2021 Update: The applicant indicated again that they do not believe that this section of code is application to the parking lots on this project. No justification has been presented. The Town should review the applicability of the code reference.

- c. *June 18, 2020 Update: §270-104.C of the Town Code states, "Parking areas shall be screened from adjacent structures, roads and traffic arteries by means of hedges, dense planting, earth berms, changes in grade or walls." From the site plans, it appears that there are numerous proposed parking areas around the site that have inadequate landscaping. Please demonstrate conformance with the Town Code.*

March 3, 2021 Update: The applicant has indicated that they believe that this section of the code does not apply to the parking lots on this project. The applicant is requested to provide justification for this determination with language in the code or request a waiver from this requirement.

October 8, 2021 Update: The applicant indicated again that they do not believe that this section of code is application to the parking lots on this project. No justification has been presented. The Town should review the applicability of the code reference.



11. Please submit information on proposed street signs, names, furniture, and lighting in accordance with §270-106 of the Town Zoning Code.

March 3, 2021 Update: The applicant has submitted street names with the current submission. In accordance with §270-106 of the Town Zoning Code, these names are subject to Town Board approval. The applicant has further indicated that all street signs and furnishings will be in accordance with Town standards.

32. Certain inconsistencies were observed between the HydroCAD model and the site plans and details. Please review the following and revise the plans and SWPPP as necessary. Please also ensure consistency between the HydroCAD model and site plans for all dimensions and elevations.

March 3, 2021 Update: Some inconsistencies have been corrected. Please review the following inconsistencies and revise as needed:

- a. *The details provided for Bioretention Basin 1 and Attenuation Basin 2 do not match what is shown on the site plans. The outlet weir is shown at 318' on the plans and 317.5' in the details; the bottom elevation of the attenuation basin is shown as 316' on the plans and 314.5' in the details, and the invert elevations provided for outlet 1 in the HydroCAD model are inconsistent with the plans.*

October 8, 2021 Update: The applicant has indicated that the elevations have been updated. It appears there is also a broad crested weir that should be modeled as a device for Bio Retention Area #2.

The broad crested weir has not been added. See Page 309 of the SWPPP.

40. It appears the SWPPP does not include correspondence from OPRHP regarding the presence of cultural resources on the site. The Applicant shall provide supporting OPRHP documentation and include it in the SWPPP in accordance with I.F.8 of the General Permit.

March 3, 2021 Update: The applicant has indicated that a full cultural resource study was performed for the original PRD. Please include that documentation in the SWPPP to demonstrate compliance with Section I.F.8 of the General Permit.

October 8, 2021 Update: Section 1.F.8 requires specific documentation demonstrating compliance to be kept on site with the SWPPP. There are four (4) options. The added text does not satisfy the requirements. Please provide sufficient documentation meeting the record-keeping requirements of the SPDES Permit.

The applicant has responded by attaching SHPO correspondence to the comment response letter. The comment response letter is not part of the SWPPP; GP-o-20-001 requires that OPRHP documentation be included in the SWPPP. Please revise the SWPPP accordingly and identify which of the four options presented in Section 1.F.8 of the SPDES permit have been satisfied. It is unclear which of the four options are satisfied by the letter included in the Comment Response letter.



56. There appears to be conflicting hydrant installation details between the details provided on Sheet D-1 and Sheet D-2 that specify varying distances between the hydrant, gate valve, and water main. Please revise the details for consistency.

March 3, 2021 Update: There still appears to be inconsistencies in the details.

October 8, 2021 Update: The applicant has not corrected all of the inconsistencies in the detail, specifically regarding the spacing between the hydrant, gate valve, and water main.

The applicant has been advised by the Town that the hydrant detail must be updated to the newly agreed upon Town Standard.

58. The applicant has previously had discussions with the Town about the installation of a fence between the project and the railroad on the south side of the site. The next submission should include the location and details for the fencing. The fence should be designed to discourage access to the railroad tracks from the project site.

March 3, 2021 Update: The applicant has submitted the location and design of proposed fencing, which is shown to be NYSDOT Item No. 607-01 (ROW Fencing) and is shown along the southern property boundary, extending west to about the end of Bridle Path. It is noted that Item No. 607-01 is a 4-foot chain link fence with a plain top (not barbed) which may not adequately discourage access to the railroad tracks. Furthermore, the Town may wish to consider requesting that the fence be extended further west, potentially past Attenuation Basin #1, to discourage access to the railroad tracks on the western portion of the site.

October 8, 2021 Update: The applicant has indicated that they do not feel it is necessary to extend the fence to the west due to the extensive wetlands between basin 3 and basin 1. Additionally, there is existing fencing in that area. The Town of Rotterdam should consider the applicant's response.

59. Portions of the sanitary sewer infrastructure that will service the site have already been installed and dedicated to the Town. The applicant is requested to prepare a separate sheet that clearly differentiates between existing and proposed sanitary sewer infrastructure. The applicant shall also identify the status of dedication or intended dedication of such infrastructure to the Town. Existing and proposed easements shall be shown on subsequent submissions.

March 3, 2021 Update: The applicant has indicated that the existing force main is owned and operated by the Town, and the rest of the sanitary sewer infrastructure on the site will be privately owned and operated. The applicant is requested to show the existing easement associated with the force main as well as proposed modifications to the easement.

October 8, 2021 Update: The applicant's legal representative is currently working to prepare an abandonment of the previously granted ROW and Easement Description for the existing force main.



The applicant has indicated that the ROW was not previously granted to the town, and an easement over the existing force main was filed and is to remain in place. Please show the existing easement on the plans. The Overall Plan, Sheet 0-1, includes as callout to relocate the existing force main and amend the Town easement; the existing and proposed easement boundaries must be clearly shown on the plans.

March 3, 2021 New Comments:

60. *The stormwater management approach has been modified to remove infiltration practices from the design and rely on attenuation. The SWPPP still makes reference to infiltration practices (page 8). Also, one of the dry swales is still modeled with infiltration (Dry Swale 5).*

October 8, 2021 Update: The body of the SWPPP and model still make reference to infiltration practices which are no longer proposed; please revise.

The applicant has indicated that these references have been removed but they have not. Refer to Sections 1.2, 2.2, and 7.0. Bioretention Basin 1 is still modeled in the SWPPP with discarded exfiltration over the surface area (i.e., as an infiltration practice); see Page 275 of the SWPPP.

October 8, 2021 New Comments:

61. *Upon review of the revised SWPPP, there are several inconsistencies between the hydraulic models and what's depicted on the plans that require further review and clarification, summarized below:*

- Attenuation basin #2 appears to be missing from the model.*

Attenuation Basin #2 has been added to the model and is modeled with a top elevation of 319', with a peak water level during the 100-year storm of 318.44'. The Grading Plan shows the highest closed contour around the basin as 317'. There is a spot elevation on the weir outlet which is obscured and illegible on the grading plan. Please revise the design to properly model the 100-year storm event in this basin.

- Bioretention Basin #2 and Bioretention Basin #3 are both conveyed to underground storage. It appears the underground storage is intended to be the storage area beneath each bioretention basin, however modelling the underground storage as a separate node does not accurately depict the runoff conditions. Not all of the flow from the bioretention basins would be conveyed to the underground storage. Only the exfiltrated flows from the bioretention basin would go to the underground storage. Any flow leaving through the horizontal orifice/grate or broad crested weir should bypass the underground storage and be conveyed to the analysis point. The model should be revised accordingly to accurately depict the runoff condition of the bioretention areas.*

This comment has not been addressed.



- *Additional soils testing in the vicinity of Bioretention Basin #2 will be needed to evaluate soil conditions at that location to ensure the required separation distance to ground water of 2-ft from the bottom of the filter is being met.*

This comment has not been addressed.

62. Mapping shows the wetland lines as verified in November of 2020 by the USACOE. To confirm that no wetlands are being impacted please provide the jurisdictional determination from ACOE.

The applicant has indicated that ACOE is not performing JD walks without a permit since COVID. This is not consistent with the experiences of our office. The note about ACOE verification of wetland lines should be removed.

July 14, 2021 New Comments:

65. Please confirm the Sewer District Extension Number with the Town and update the Map Plan and Report accordingly.

66. The Map Plan and Report states that costs born by the user will consist of Operation and Maintenance fees which were \$213.26 in 2007. Please update the report with the current costs.

We understand that the Town is considering granting conditional approval of the site plan application. Our office recommends that any site plan approvals be conditioned upon satisfying the remaining technical comments presented in this letter. A final submission addressing these comments is requested of the Applicant. In order to expedite and simplify the review of revised materials we would appreciate if the final submission be accompanied by a response letter that describes the revised materials and how our comments were/were not integrated.

Sincerely,

Jennifer Nechamen, P.E.
Senior Civil Engineer

Joseph M. Lanaro, P.E., M.ASCE
Vice President, Civil Division

Peter Comenzo

From: Reardon, Thomas <treardon@schalmont.net>
Sent: Tuesday, September 28, 2021 10:25 AM
To: Peter Comenzo
Cc: Joseph Hiltz; Karas, Joseph; Woods, Donna
Subject: Re: Town of Rotterdam - New Condominium Project

This is great! This sounds like a win-win (both for enrollment and for the safety of those students who will reside in this development).

Have a great day,
Tom

On Tue, Sep 28, 2021 at 9:22 AM Peter Comenzo <pcomenzo@rotterdamny.org> wrote:

Joe:

Thanks for the response, we wanted to make sure that there was nothing prohibiting Schalmont busses from entering the property. From the proposed layout, it appears that it would be safer and easier for all involved to enter the property and utilize the loop. There will be a central mail kiosk and clubhouse adjacent to the loop and our Planning Board will look for the developer to incorporate a shelter/waiting area in this location. May help if you need to turn the bus around also.

As stated previously, we do not anticipate a large number of school aged children but we want to make sure any of your concerns are addressed. Thanks for your input and feel free to contact me if you have any comments/questions.

Peter

Peter Comenzo - Senior Planner

Town of Rotterdam

1100 Sunrise Boulevard

Rotterdam, NY 12306

Phone # 518-355-7575 Extension 338

Fax # 518-355-2725

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

From: Joseph Hilts <jhilts@schalmont.net>
Sent: Monday, September 27, 2021 6:05 PM
To: Karas, Joseph <jkaras@schalmont.net>
Cc: Reardon, Thomas <treardon@schalmont.net>; Woods, Donna <dwoods@schalmont.net>; Peter Comenzo <pcomenzo@rotterdamny.org>
Subject: Re: Town of Rotterdam - New Condominium Project

Hello all!

Peter,

I am sorry that I didn't get back to you sooner on this. As far as the buses going in to the complex, since it is a loop, it would probably be the safest to pick up in the complex. What we have done is pick up at a central location in the development, such as a mailbox location or by the main office.

As long as the project is ok with buses making the loop. Let me know if you have any other transportation related questions.

Joe Hilts

Sent from Joe's i phone

On Sep 27, 2021, at 5:28 PM, Karas, Joseph <jkaras@schalmont.net> wrote:

Hi.

By the looks of it I would think that our buses would need to go into the complex but I would defer to Joe as well.

Thanks

Joe