

**Town of Rotterdam
Planning Commission
November 6, 2025**

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

Waivers:

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

Approval of the Summary of Minutes October 21, 2025

1. **Bradley & Andrea Strang – 3705 Putnam Road.** Final Minor Subdivision Public Hearing to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±13.7 acres & Parcel #2 ±3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.
2. **David Gazillo (Contract Vendee) – Ghents Road.** Report and Recommendation to the Town Board on a Change of Zone from Agricultural (A-1) to Single Family Residential (R-1) on a ±4.14-acre parcel for the construction of up to four (4) Single Family Residences. Engineer: Empire Engineering, PLLC.
3. **Mark Nardini – Old Mariaville Road.** Sketch Site Plan review for the proposed construction of a ±4,000 square foot contractor storage warehouse on a ±0.8-acre parcel. Engineer: ABD Engineers, LLP.
4. **CNZ, LLC (Contract Vendee) – Fort Hunter Road & Terminus of Valentine Drive.** Preliminary Minor Subdivision and Boundary Line Adjustment to create three (3) lots from a ±1.82-acre parcel and obtain a ±0.22-acre parcel from an adjoining landowner. Lot #1 = ±0.82-acres (Ft. Hunter Proposed Duplex), Lot #2 = ±0.78-acres (proposed Single-Family Residence), and Lot #3 ±0.44-acres (proposed Single-Family Residence). Engineer: ABD Engineers LLC.
5. **Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Concept/Sketch Site Plan to construct 40 additional apartment units (Five 4 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter Apartment on a 10.85-acre parcel. Engineer: ABD Engineers, LLP.

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

Waivers:

DPW Comments
November 6, 2025

1. **Bradley & Andrea Strang – 3705 Putnam Road.** Final Minor Subdivision Public Hearing to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±13.7 acres & Parcel #2 ±3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.

1. New property corners should be pinned and capped prior to Chairman's signature.
2. Add Charman's Signature Block on the final subdivision map.

DPW Comments from October 7, 2025

1. Applicant is preparing subdivision for estate purposes; no construction is proposed.
2. New property corners should be pinned and capped prior to Chairman's signature.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency on October 7, 2025. A Draft Negative Declaration has been prepared by the Town Planner and is enclosed for your consideration.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
Plotterkill Fire District #8

ZONING COORDINATION REFERRAL

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 10-14-25
Case No. R-33-23
Returned 10-29-25

FROM: ☐ Legislative Body
☐ Zoning Board of Appeals
☒ Planning Board

Municipality:
Town of Rotterdam

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539
Received
Schenectady County

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☒ Subdivision Review
☐ Site Plan Review

☒ Special Permit
☐ Use Variance
☐ Area Variance
☐ Other (specify)

OCT 14 2025

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: November 6, 2025

SUBJECT: Bradley & Andrea Strang - 3705 Putnam Road. Minor Subdivision of land to create two (2) parcels on the east side of Putnam Road (Parcel #1 ±16.9 acres & Parcel #2 ±3.2 acres) and remaining lands on the west side of Putnam Road ±10.2 acres. Surveyor: Ausfeld and Waldruff Land Surveyors, LLP.

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:

- ☐ the boundary of any city, village or town;
- ☐ the boundary of any existing or proposed County or State park or other recreation area;
- ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
- ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
- ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
- ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Senior Planner

Address: 1100 Sunrise Boulevard, Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 10 8 25



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-33-25

Applicant Bradley & Andrea Strang

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding a 27.2 acre parcel with an existing residence, requesting subdivision approval to create a 3.2 acre parcel. Located on the easterly side of Putnam Road (CR 54) approximately 500' south of Mariaville Road (SR 159).

RECOMMENDATION

Receipt of zoning referral is acknowledged on October 14, 2025. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

- ☒ *Approve of the proposal.
- ☐ Defer to local consideration (No significant county-wide or inter-community impact)
- ☐ Modify/Conditionally Approve. Conditions:

☐ Advisory Note:

☐ Disapprove. Reason:

*A recommendation of approval should not be interpreted that the County has reviewed all local concerns and/or endorses the project; rather the proposed action has met certain County considerations.

Section 239-m of the general Municipal Law requires that within 30 days after final action, the referring body shall file a report of the final action it has taken with the Schenectady County Department of Economic Development and Planning. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

10-22-25

Date

Mal G. Spisi
Acting Commissioner
Economic Development and Planning

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

Date: November 6, 2025

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

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owners:	Brad and Andrea Strang 3705 Putnam Road Schenectady, NY 12306
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Location: 3705 Putnam Road on both the north and south side of the roadway.

Tax Map Number(s): 36.-3-33.111

Zoning: Agriculture (A-1) Zoning District.

Action: Minor Subdivision & Boundary Line Adjustment as follows: Parcel #1 ±13.7 acres, Parcel #2 ±3.2 acres, and remaining lands on the west side of Putnam Road ±10.2 acres.

Reasons Supporting This Determination:

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

This project was 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 applicants have requested Minor Subdivision & Boundary Line Adjustment as follows: Parcel #1 ±13.7 acres, Parcel #2 ±3.2 acres, and remaining lands on the west side of Putnam Road ±10.2 acres.

This subdivision is being proposed for estate purposes only at this time. The Planning Commission is not creating building lots and a note stating such has been added to the final plat maps.

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 November 6, 2025 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXXXXXX, seconded by XXXXXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

SEP 24 2025

TOWN OF ROTTERDAM
PUBLIC WORKS

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <u>Bradley Strang Subdivision</u>			
Project Location (describe, and attach a location map): <u>Putnam rd Schenectady NY 12306</u>			
Brief Description of Proposed Action: <u>TO separate 27.20 Acre property into 3 parcels. Proposed Lot #1 16.922 Acres</u> <u>Proposed Lot #2 3.2 Acres</u> <u>Home site 36.-3-33.111 7.08 Acres?</u> <u>IN Roll 3705 Putnam rd Schenectady NY 12306</u>			
Name of Applicant or Sponsor: <u>Bradley Strang</u>		Telephone: <u>518-258-7067</u>	
Address: <u>3705 Putnam rd Schenectady</u>		E-Mail: <u>BradleyStrang123@gmail.com</u>	
City/PO: <u>Schenectady</u>		State: <u>NY</u>	Zip Code: <u>12306</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		<u>27.20</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>27.20</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other(Specify): <u>210 1 Family res</u> ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☒	YES ☐	
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? 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?	NO ☒ ☒	YES ☐ ☐	
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? 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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
	County Road drain ditch	
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>Bradley Strang</u> Date: <u>9-23-25</u> Signature: <u>Bradley Strang</u> Title: <u>CO. owner of property</u>		

DPW Comments
November 6, 2025

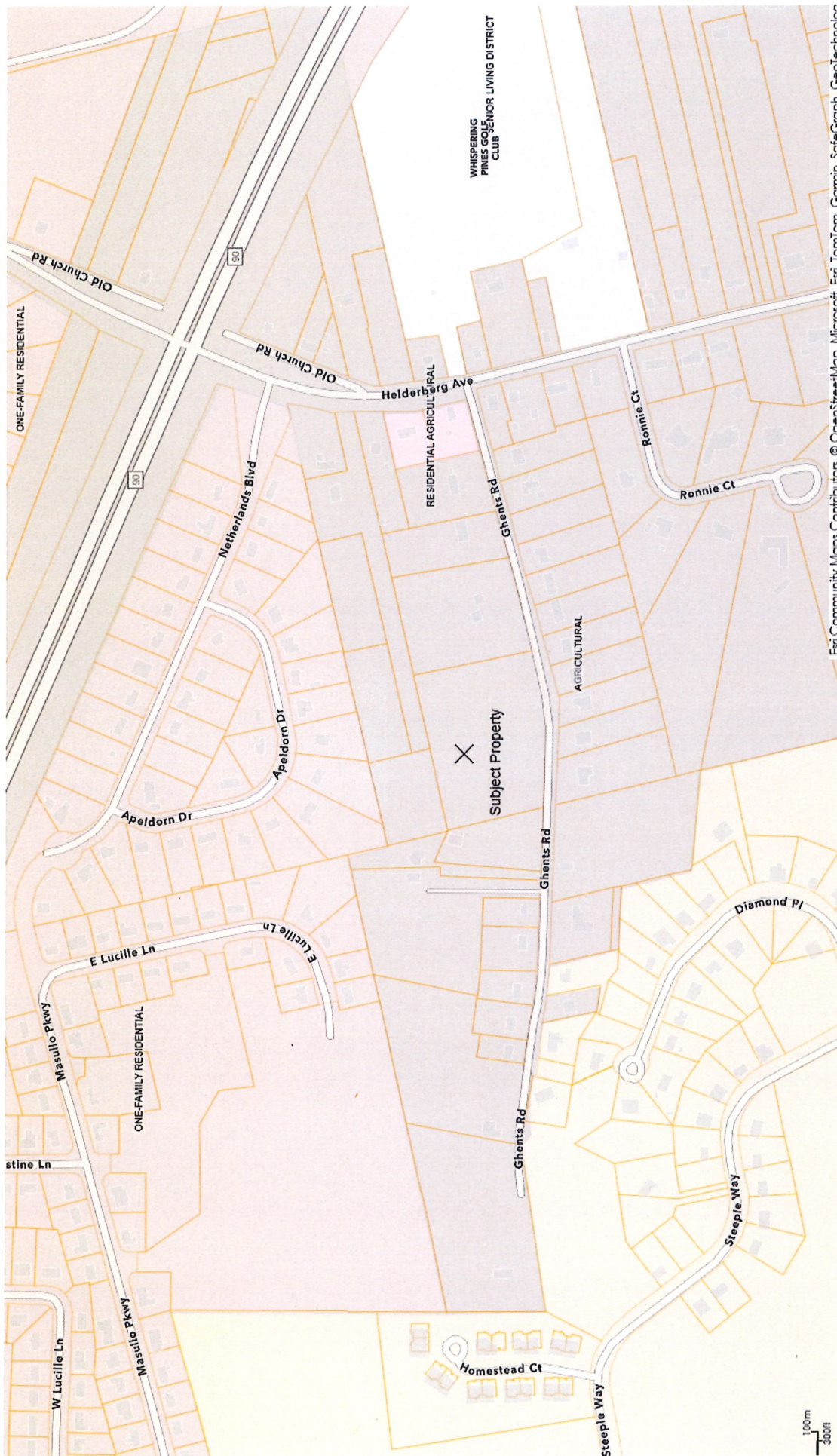
- 2. David Gazillo (Contract Vendee) – Ghents Road.** Report and Recommendation to the Town Board on a Change of Zone from Agricultural (A-1) to Single Family Residential (R-1) on a ±4.14-acre parcel for the construction of up to four (4) Single Family Residences. Engineer: Empire Engineering, PLLC.

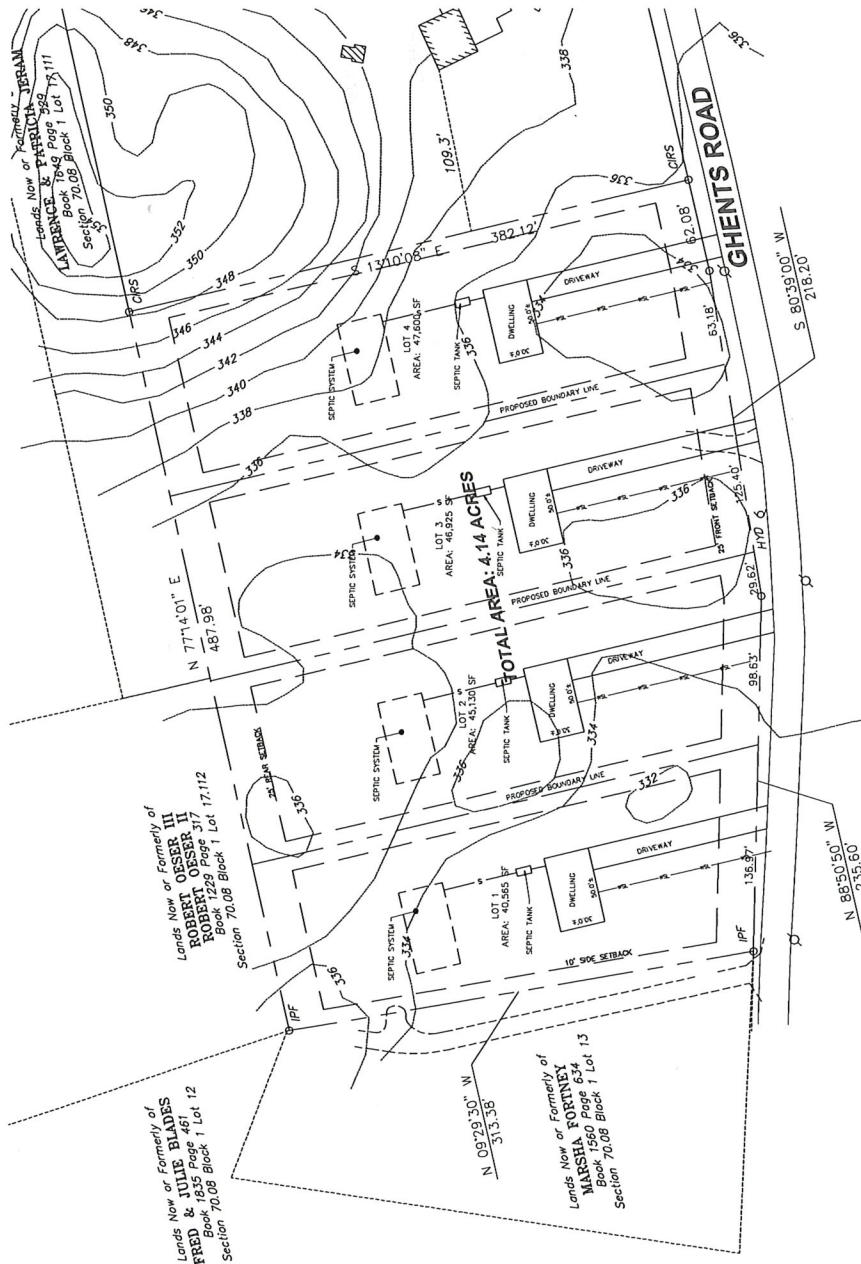
- 1) Town Board scheduled to refer this project to the Planning Commission for a report and recommendation on November 5, 2025.
- 2) Perc and deep hole tests should be performed soon before winter weather. They will need to be performed prior to scheduling for a public hearing. Groundwater is known to be high in the area.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board should declare lead agency and conduct a coordinated review.

Involved/Interested Agencies

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





OWNER:
R. CHARLES FERRI
230 CENTRE RD
RHINECK NY 12572

APPLICANT:
DAVE GAZZLO
301 N THOMPSON ST
ROTERDAM, NY 12306

PROPERTY LOCATION:
CHENTS ROAD
ROTERDAM, NY 12306

PROPERTY TAX MAP I.D.:
70.8-1-14.2

PROJECT AREA:
4.148 AC

MUNICIPALITY:
TOWN OF ROTTERDAM
SCHENECTADY COUNTY

MAP REFERENCE:

1) "PROPOSED SUBDIVISION 2193 GHENTS ROAD" DATED JUNE 2011

GENERAL NOTES:

- 1) NOT SUBJECT TO AND IS NOT NEW YORK STATE PLANNING ACT. RANKING IS BASED UPON MAP DATE
- 2) TOPOGRAPHY SHOWN HEREON FOR MAP REFERENCE 1.
- 3) SUBJECT TO RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION, RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF TITLE CONTAINED IN AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT.
- 5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON CONSIDERED SENSITIVE DATA AND ARE NOT TO BE USED FOR GENERAL UTILITY CONNECTIONS RATHER THAN DEPICIT GENERAL UTILITY CONNECTIONS. THE INFORMATION IS MADE AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES ARE MOST FURTHER VERIFICATION. ON THIS MAP, CALL BECAUSE FOR

CHRISTOPHER D. LONGO, PE



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

Subject

GHENTS ROAD
ROTTERDAM, N.Y.

Title _____

CONCEPT DEVELOPMENT PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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10/3/2025

Scale 1"=40'

[illegible]

DPW Comments
November 6, 2025

- 3. Mark Nardini – Old Mariaville Road.** Sketch Site Plan/Special Use Permit review for the proposed construction of a $\pm 4,000$ square foot contractor storage warehouse on a ± 0.8 -acre parcel. Engineer: ABD Engineers, LLP.
1. Proposed curb cut is extremely large and located on a curve. Driveway should be narrowed.
 2. Applicant should consider adding landscaping and/or incorporate a decorative wall with proposed signage to enhance aesthetics and make an attractive entryway to Old Mariaville Road.
 3. Proposed well should be protected from vehicular damage and tampering given its location.
 4. Discuss proposed number of tenants for the Special Use Permit.

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

Involved/Interested Agencies

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

Project Narrative

Lot 1 – 4,000-SF CONTRACTOR WAREHOUSE BUILDING

Old Mariaville Road

MAN Properties, LLC (Mark Nardini) is the owner a parcel on Old Mariaville Road (Tax Map 47.00-4-8), known as lot 1 from a previously approved lot line amendment. The owner is proposing to develop the lot by constructing a 4,000-sf contractor storage warehouse building in which the owner will occupy the entire 4,000-sf of the building. Typically, they have 1 or 2 employees and are only at the site temporarily in the morning (6 – 8 am) and the afternoon (4 – 6 pm). Therefore, traffic will be about 4 trips entering and exiting in both the morning and evening, with occasional delivery vehicles during the day as needed. Water will be provided by a new well and a new septic system will be provided on site for up to 7 employees. Electric and communications are located on Old Mariaville Road. Drainage will be provided on site by a small detention basin.

The parcel is located in a B-2 – business zone and is vacant. The total project disturbance will be approximately 0.80± acres.

WASTEWATER DISPOSAL SYSTEM COMPONENT NOTES:

INSTALLATION OF ALL WASTEWATER DISPOSAL SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
 1. ALL WASTEWATER DISPOSAL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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DISTRIBUTION BOX

1. DISTRIBUTION BOX TO BE A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVED PRECAST CONCRETE BOX WITH A MINIMUM OF 12 INCHES OF COVER AND A MINIMUM OF 12 INCHES OF SIDEWALL THICKNESS.
2. DISTRIBUTION BOX SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. DISTRIBUTION BOX SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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10. ALL WASTEWATER DISPOSAL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

CONSTRUCTION NOTES:

1. ALL WASTEWATER DISPOSAL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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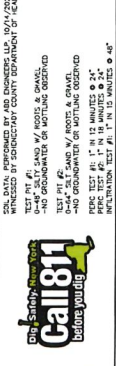
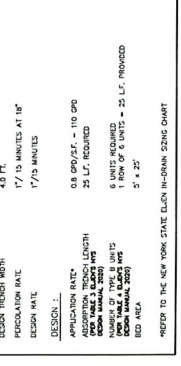
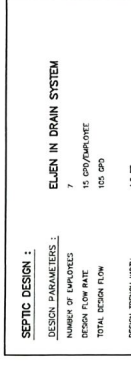
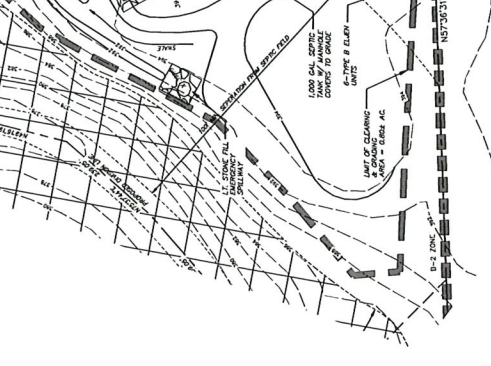
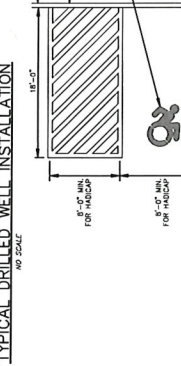
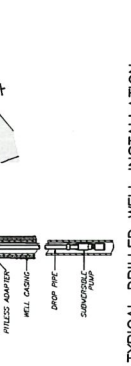
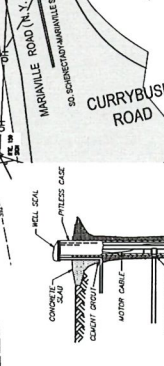
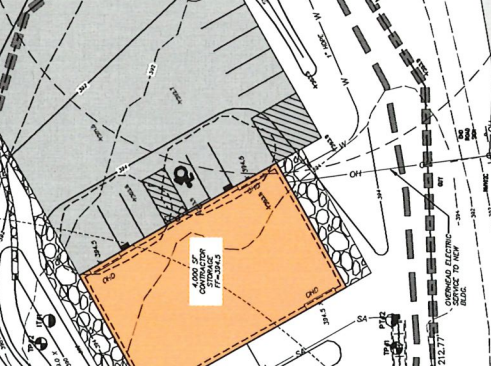
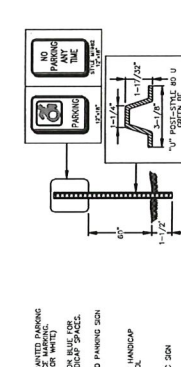
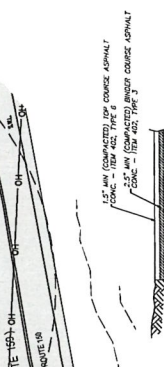
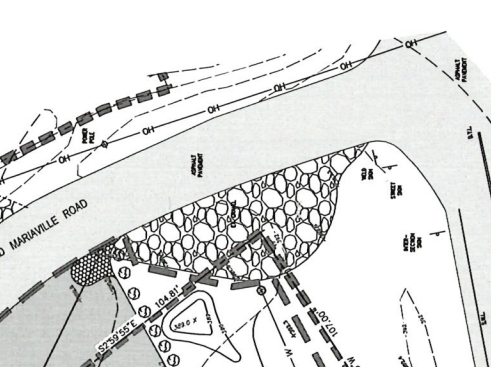
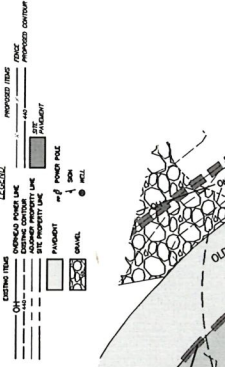
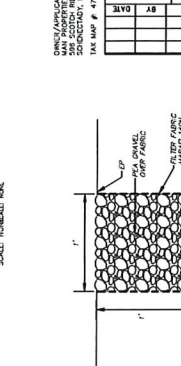
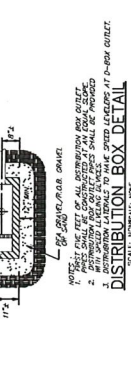
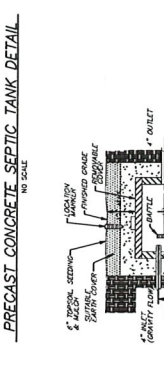
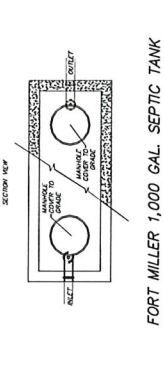
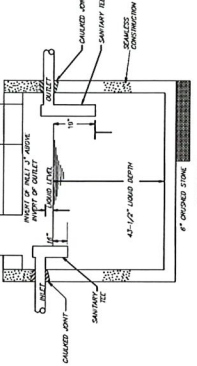
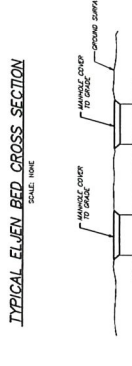
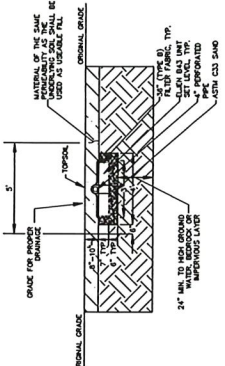
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PLANNING COMMISSION

DATE: _____
 DRAWN: _____
 CHECKED: _____
 APPROVED: _____

GRADING & UTILITIES PLAN
 NARDINI STORAGE BUILDING
 OLD MARVILLE ROAD

STATE OF NEW YORK
 COUNTY OF WESTCHESTER
 ENGINEERS
 SURVEYORS
 1000 WESTCHESTER AVE.
 YONKERS, NY 10461
 914-961-1111
 DATE: OCTOBER 21, 2023
 SCALE: 1" = 30'
 SHEET OF 3



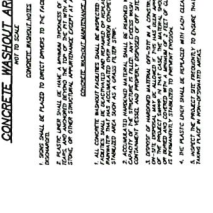
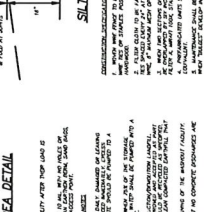
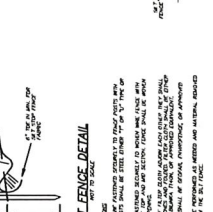
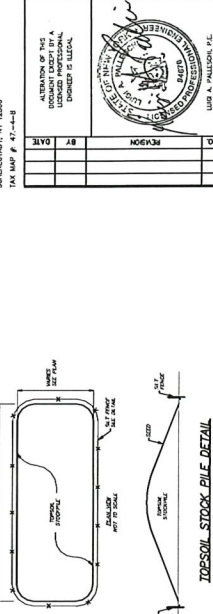
NOTES:

1. BASE MAPS PROVIDED FROM AN OCTOBER 2024 FIELD SURVEY.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.
3. CHIPPED ROAD NOT SET ALONG STREAM CENTER LINE.
4. ANY ELEVATIONS SHOWN HEREIN ARE BASED ON NGVD83.
5. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.
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13. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.

THE OWNER AND CONTRACTOR SHALL CONSULT WITH THE APPROPRIATE AGENCIES AND AGENCIES TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER REQUIRED.

EXISTING CONDITIONS & EROSION CONTROL PLAN NARDINI STORAGE BUILDING OLD MARIAVILLE ROAD	
DATE: OCTOBER 21, 2024 SCALE: 1" = 30' SHEET: 3 OF 3	ENGINEERS ABO SURVEYORS 98-37-035 (603) 37-0351 1000 W. 10TH STREET, SUITE 100, BOZEMAN, MT 59717



DPW Comments
November 6, 2025

4. CNZ, LLC (Contract Vendee) – Fort Hunter Road & Terminus of Valentine Drive.

Preliminary Minor Subdivision and Boundary Line Adjustment to create three (3) lots from a ± 1.82 -acre parcel and obtain a ± 0.22 -acre parcel from an adjoining landowner. Lot #1 = ± 0.82 -acres (Ft. Hunter Proposed Duplex), Lot #2 = ± 0.78 -acres (proposed Single-Family Residence), and Lot #3 ± 0.44 -acres (proposed Single-Family Residence). Engineer: ABD Engineers LLC.

1. See comment response letter from Luigi Palleshi with ABD Engineers dated October 17, 2025.
2. Provide draft maintenance agreement for review by DPW and Attorney for the Town prior to resubmittal.
3. Provide draft snow storage easement to the Town for review by DPW and Attorney for the Town prior to resubmittal.
4. Detail new proposed asphalt in the Town ROW.
5. Change note under Zoning Table to read. "Variances for lot width for Lot #2 & #3 were granted by the Zoning Board of Appeals on June 18, 2025."
6. Are basements proposed? If so, provide elevations.
7. Waterline & proposed shutoff valve for Lot #2 should be relocated out from under the proposed driveway.

DPW Comments from September 2, 2025

1. Application and SEQR forms need to be amended to include the lands N/F of Vagnier prior to processing.
2. Extensive grading and tree clearing had been completed on this property. Updated existing and proposed contours. Finished floor elevations need to be provided to properly evaluate the proposed subdivision.
3. Existing curb cut locations and existing improvements on Fort Hunter should be shown on subdivision map.
4. A drywell needs to be added to the base of the shared driveway to address runoff.
5. Easements/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.
6. Easements to the Town of Rotterdam for snow storage shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.
7. Add note to Plan: "Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map."

CNZ, LLC (Contract Vendee) - Fort Hunter/Valentine

DPW Comments

November 6, 2025

Page 2

8. Add note to Plan: "Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only."
9. Add note to Plan: "Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map."
10. Add note to Plan and show shaded area: "Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive."
11. Pin and cap new lot corners prior to signature.

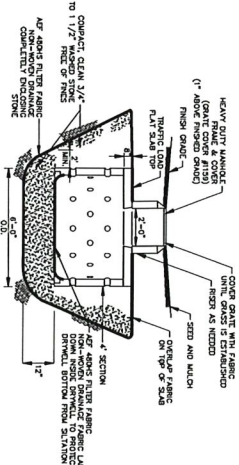
DPW Comments from February 18, 2025

1. The Town Board approved a Change of Zone from Agricultural (A-1) to Two-Family Residential (R-2) for this property on January 22, 2025.
2. Property was partially cleared and some limited grading work has occurred in 2024. Existing contour lines are no longer accurate.
3. Provide grading plan and proposed elevations for finished floor. Are basements proposed?
4. Terminus of Valentine Drive has only 60 feet of right of way, Town Code requires 100 feet. Highway Superintendent does not recommend two (2) additional driveways be added to the terminus of roadway. Variances will be required for a building lot(s) on Valentine Drive.
5. Perc and deep hole tests are required prior to advancing subdivision application.
6. Duplex will require site plan approval. Provide building elevation for proposed duplex. Are garages proposed? Detail proposed driveway dimensions.
7. A highway work permit will be required from Schenectady County and should be submitted now with copies provided to the Town.

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

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Fire District #3 (Carman)



DRYWELL DETAIL
BY FORT MILLER OR APPROVED EQUAL
NO SCALE

[illegible]

ZONING:		R-2 DISTRICT
LOT AREA:		13,000 SF
LOT WIDTH:		100' MAX. #
BLDG. HEIGHT:		3 STORIES/4 th MAX.
LOT COVERAGE:		45% MAX.
SETBACKS:		
FRONT:		30' MAX.
SIDE:		10' MAX.
REAR:		25' MAX.

VARIANCE REQUESTED

MAP REFERENCE:

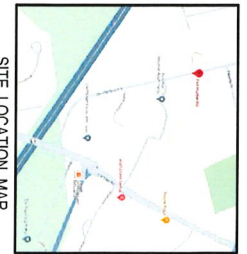
ALBERTA, CANADA, NOTED, SO-CALLED QUANTITY, RE YORK, UNITED STATES, 1964. LAST NOTED OCTOBER 14, 1964, AS SUBMITTED BY GEORGE E. COONER, P.E. & U.S. AND FILED IN THE SO-CALLED COUNTY CLERK'S OFFICE ON MAY 7, 1964 IN DRAWER 66 AS MAP NO. 122.

SURVEY NOTES:
1. BOUNDARY EVIDENCE: A

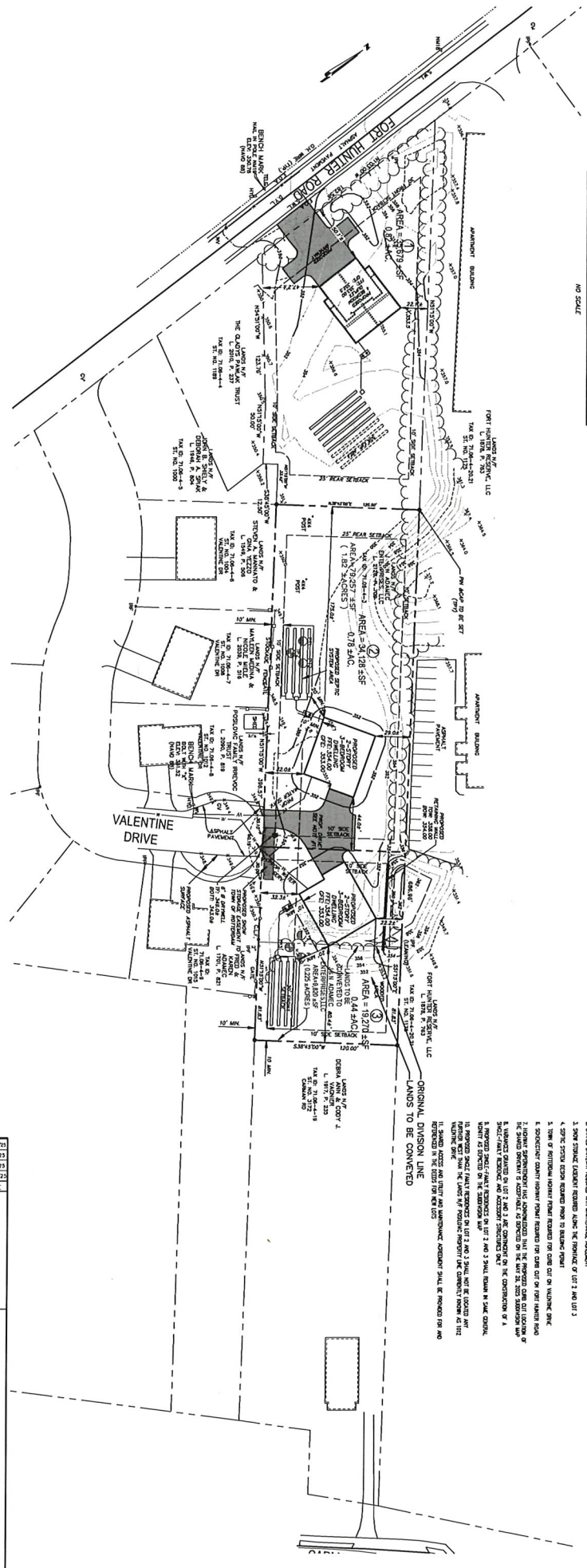
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NOTES:

- [illegible]



SITE LOCATION MAP



3.	PLANNING BOARD COMMENTS	DATE	10/15/2023
2.	ADDED LOT INFORMATION	DATE	3/27/23
1.	REVISED LAYOUT	DATE	11/17/23
	REVISED CDA-DC-SAC	DATE	3/27/23
NO.	REVISION	BY	DATE
		ATTENTION OF THIS DOCUMENT EXCEPT BY A REGISTERED PROFESSIONAL ENGINEER IS NULL AND VOID.	
LUIS A. PALACIOS, P.E. N.E. UNDER NO. 14578			
J & N ADAMIC ENTERPRISES, LLC 400 HUNTER ROAD & VALENTINE DRIVE TOWN OF MONTROVIA COUNTY OF COCONTO STATE OF NEW MEXICO			
ABO ENGINEERS & SURVEYORS 28-27-207 CALABAZO DRIVE TUCSON, ARIZONA 85712			
DATE:	MAY 1, 2024	SCALE:	1" = 40'
DRAWN BY:	3753A-SB12	CHECKED BY:	1

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



ENGINEERS



SURVEYORS

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

DEDICATED
RESPONSIVE
PROFESSIONAL

October 17, 2025

**Re: Three Lot Subdivision
Fort Hunter Road
Project #5755A**

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

Dear Peter,

As you know, the ZBA granted area variances on June 18, 2025 to allow adjustments to the lot frontage for Lot 2 and Lot 3 and rear set back of Lot 3. The conditions of the ZBA are also noted on the revised subdivision plan. In response to the DPW comments (*in italics*) of September 2, 2025, we respond as follows (**in bold**):

1. *Application and SEQR forms need to be amended to include the lands N/F Vagnier prior to processing.*
SEAF form has been revised to include other land.
2. *Extensive grading and tree clearing had been completed on this property. Updated existing and proposed contours. Finished floor elevations need to be provided to properly evaluate the proposed subdivision.*
Proposed grading has now been added to the revised site plans.
3. *Existing curb cut locations and existing improvements on Fort Hunter should be shown on subdivision map.*
There are no existing curb cuts that will be affected by the proposed driveway.
4. *A drywell needs to be added to the base of the shared driveway to address runoff.*
Drywell added as requested.
5. *Easement/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.*
A draft Maintenance Agreement will be provided by the Applicant's Attorney.
6. *Easements to the Town of Rotterdam for snow storage shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to scheduling for final subdivision approvals.*
See response #5 above.

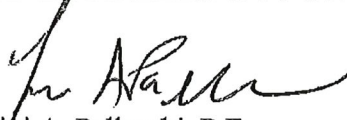
7. *Add note to Plan: "Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map."*
Note #7 added to the revised plans.
8. *Add note to Plan: "Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only."*
Note #8 added to the revised plans.
9. *Add note to Plan: "Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map."*
Note #9 added to the revised plans.
10. *Add note to Plan and show shaded area: "Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive."*
Note #10 added to the revised plans.
11. *Pin and cap new lot corners prior to signature.*
Note added to revised plan.

Enclosed for continued review of the proposed three lot subdivision are Twelve (12) copies of the revised subdivision plans and a revised Short EAF. Electronic copy has been emailed. Let us know if you require anything else prior to the meeting.

We would greatly appreciate being scheduled for the November 2025 meeting of the Planning Commission.

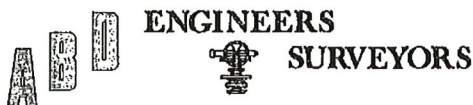
Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Ziggy Viscusi w/encl. (via email)
5755A-10172025





Zoning Board of Appeals

RESOLUTION NUMBER ZBA24-2025

Moved by Mr. Bonacquist, Seconded by Mr. Melillo

Applicant(s): CNZ LLC (Contract Vendee)

Applicant(s): CNZ LLC (Contract Vendee)

Project Location: Terminus of Valentine Drive

Tax Number or Numbers: 71.6-4-3 & portion of 71.6-4-19

Zoning: Two Family Residential (R-2) and Agricultural (A-1) Zoning Districts

Proposed Project: The applicants are requesting variances in order facilitate a three (3) lot subdivision and construct a two family residence on Lot #1 and single-family residences on Lot #2 and Lot #3.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-43 entitled "Yard Requirements," and Chapter 270-49 entitled "Lot Area," and,

WHEREAS, the applicants are requesting variances in order to construct two new single-family residences; and,

WHEREAS, Chapter 270-43(C) requires the rear yard depth of not less than 25 feet; and,

WHEREAS, the applicants are proposing a rear yard depth of 10 feet on proposed Lots #2 and #3, which will require a variance of 15 feet; and,

WHEREAS, Chapter 270-49 requires a lot width of not less than 100 feet; and,

WHEREAS, the applicant is requesting to create Lot #2 and Lot #3 at the terminus of Valentine Drive in order to construct two new single-family residences on lots that have a lot width of ± 30 feet; and,

WHEREAS, this would require variances of ± 70 feet for lot width for each parcel; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, June 12, 2025 announcing that a public hearing was to take place Wednesday, June 18, 2025 at 7:30 p.m. to consider the variance requests; and,

WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on April 16, 2025, May 21, 2025 and June 18, 2025 to consider the above referenced variance request; and,

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is not exempt from review; and,

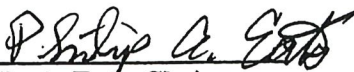
WHEREAS, Schenectady County Economic Department of Economics and Planning deferred to local consideration; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the May 21, 2025 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application with the following conditions:

1. Easements/shared maintenance agreement between Lot #2 and Lot #3 shall be reviewed and approved by the Planning Commission and accepted by the Attorney for the Town as to form prior to final subdivision.
2. Applicant shall provide snow storage easement to the Town on Lots 2 & 3. Add to subdivision plan.
3. Add note to Plan: "Highway Superintendent has acknowledged that the proposed curb cut location for the shared driveway is acceptable as depicted on the May 29, 2025 subdivision map."
4. Add note to Plan: "Variances granted on Lot 2 and Lot 3 are contingent on the construction of a Single-Family Residence and accessory structures only."
5. Add note to Plan: "Proposed Single-Family Residences on Lot 2 and Lot 3 shall remain in same general vicinity as depicted on the subdivision map."
6. Add note to Plan and show shaded area: "Proposed Single-Family Residence on Lot 2 shall not be located any further west than the Lands N/F Posilovic side property line currently known as 1012 Valentine Drive."

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Bonacquist	X			
Mr. Stramenga	X			
Mr. Serafini			X	

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

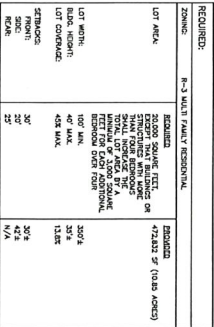
DPW Comments
November 6, 2025

- 5. Fort Hunter Philomena Holdings, LLC – 1175 Fort Hunter Road.** Concept/Sketch Site Plan to construct 40 additional apartment units (Five 4 Unit Buildings) in the existing 108-unit apartment complex known as the Residence at Fort Hunter Apartment on a 10.85-acre parcel. Engineer: ABD Engineers, LLP.
1. Provide existing/proposed number of bedrooms and add statistics to site plan. Are variances required? Density of project should be discussed.
 2. Planning Commission should consider requiring some type of recreational or clubhouse amenities due to the increased size of the complex. This is a fairly large development with 140+ units and the loss of trees & open space should be considered.
 3. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist with the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency and conduct a coordinated review.

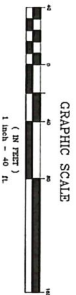
Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation – Audrey Burneson
Rotterdam Police Department
Carman Fire District #3

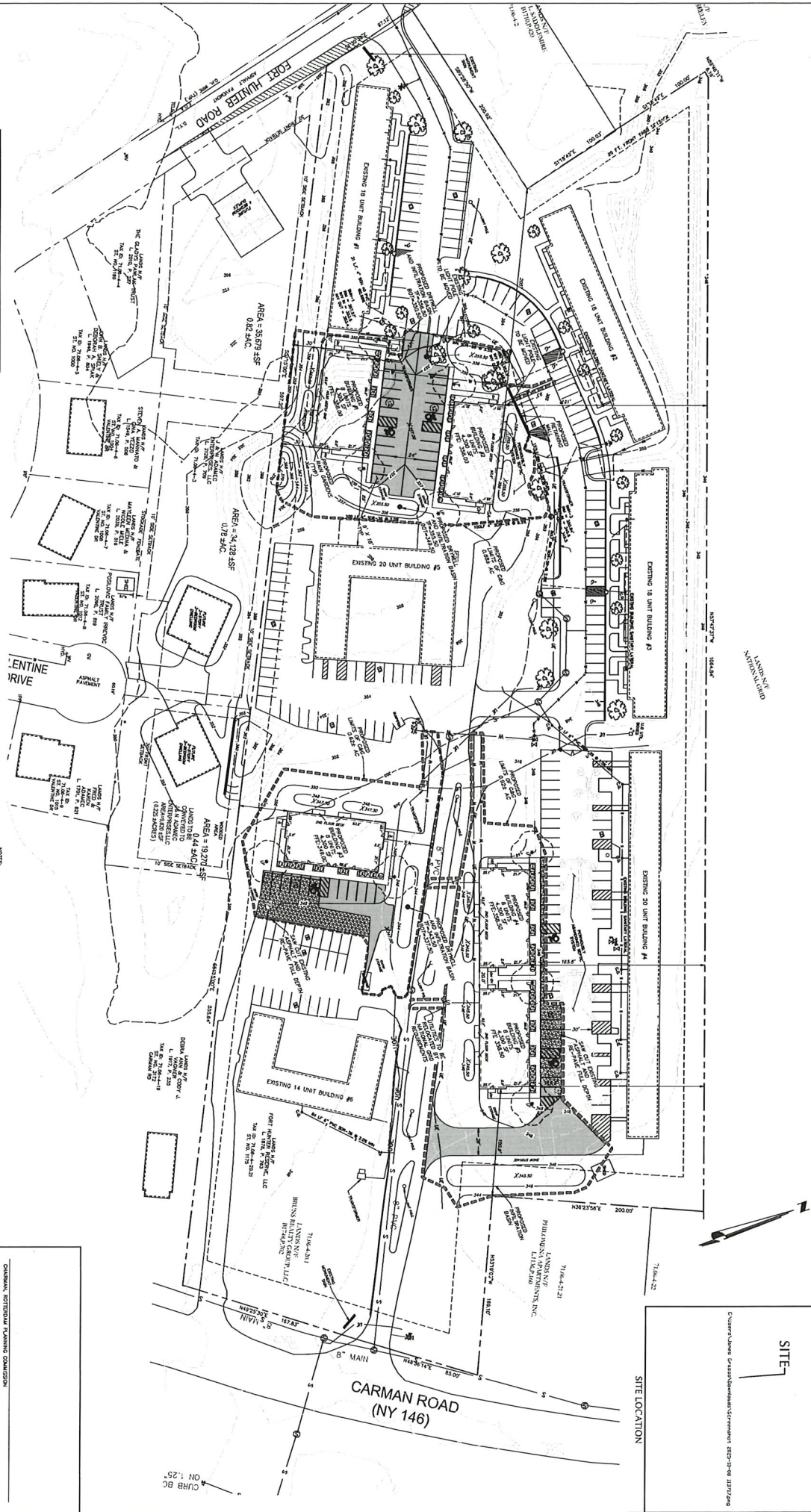


FARMING REQUIREMENTS	
NATURAL PASTURE PERCENTAGE	
1.5 SPACES / UNIT	
144 UNITS = 222 SPACES REQUIRED	
200 EXISTING SPACES	
43 PROPOSED SPACES	
243 SPACES PROVIDED	

COVERAGE STATISTICS	
EXISTING	PROPOSED
43,810 SF 0.25 AC	43,810 SF 0.25 AC
122,815 SF 0.20 AC	131,056 SF 0.20 AC
306,371 SF 0.68 AC	308,566 SF 0.68 AC
472,933 SF (0.60 AC)X3	100%
TOTAL	



- [illegible]



SITE-7

C:\Users\Jensens\Downloads\Screenshot 2025-12-08 113717.png

SITE LOCATION

CHAIRMAN, ROTTERDAM PLANNING COMMISSION

DATE: _____

CONCEPTUAL LAYOUT PLAN
RESIDENCE AT FORT HUNTER
(A.K.A. PHILOMENA ESTATES)

AB  **SURVEYOR**
411 Union Street - Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379

DATE:	SCALE:	DWG.	SHEET OF
OCTOBER 23 2024	1" = 40'	67814-54	1

LUIA A. PALLESON, P.E.
N.Y.S. LICENSE NO. 94676

LUIA A. PALLESON, P.E.
N.Y.S. LICENSE NO. 94676





Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

OCT 27 2025

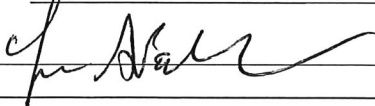
Instructions for Completing

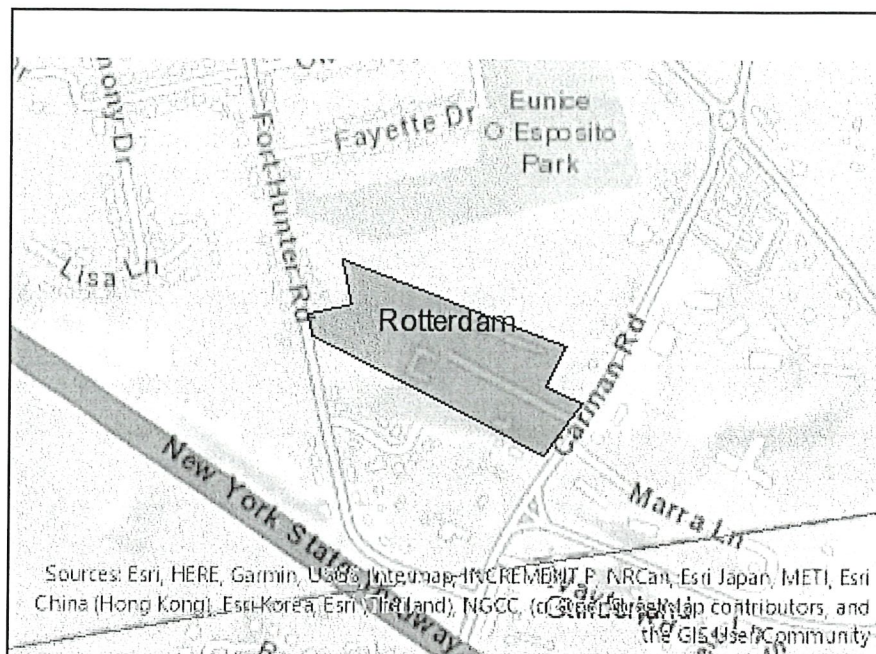
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

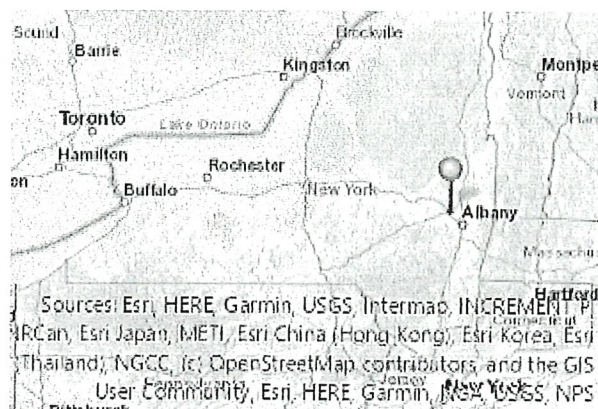
Part 1 – Project and Sponsor Information			
Name of Action or Project: Residence at Fort Hunter Expansion			
Project Location (describe, and attach a location map): 1175 Fort Hunter Road, Schenectady, NY 12303			
Brief Description of Proposed Action: Applicant is proposing to construct 5 new buildings with 40 apartment units with landscaping, parking areas, and stormwater utilities. Complex already has 108 units, totaling 148 as proposed. Project will connect to municipal sewer and water. On site infiltration basin will also be proposed.			
Name of Applicant or Sponsor: Fort Hunter Philomena Holdings, LLC		Telephone: 518-640-4086 E-Mail: nichols@paradonprimesfunding.com	
Address: PO Box 990			
City/PO: Latham		State: NY	Zip Code: 12110
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		10.85 acres	
b. Total acreage to be physically disturbed?		2.42 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.85 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
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? 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?	NO ☒ ☐	YES ☐ ☒	
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? 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: _____ _____ _____	NO ☒ ☐	YES ☐ ☐	

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? Karner Blue	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Dry wells, infiltration basins and rain gardens will be constructed to infiltrate storm water.	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., ABD Engineers & Surveyors, LLP</u> Date: <u>October 22, 2025</u> Signature: <u></u> Title: <u>Professional Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Karner Blue
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No