

**Town of Rotterdam
Planning Commission
April 4, 2023**

Approval of the Summary of Minutes March 21, 2023

Workshop/Waiver(s) (7:00pm)

Agenda (7:30pm):

- 1. VF Development, LLC (Contract Vendee) – 1859 & 1875 Altamont Avenue.** Final Site Plan/Special Use Permit Public Hearing review to construct a ±2,985 square foot Chase Bank branch with a drive-up ATM on a consolidated ±0.51-acre parcel. Engineer: ABD Engineers, LLP.
- 2. Shahzad Pervaizbutt (Contract Vendee) – 2697 Hamburg Street.** Waiver of Site Plan Review/Special Use Permit Public Hearing to operate a convenience store in an existing ±2,337 square foot commercial building on a ±0.32-acre parcel.
- 3. Prime Rotterdam, LLC – 103 Old Mill Lane.** Preliminary Site Plan/Waiver of Subdivision to Consolidate four lots into one ±5.51-acre parcel to facilitate the construction of a ±163,900 square foot self-storage facility. Building A = ±13,605 s.f., Building B = ±20,315 s.f., Building C = ±2,410 s.f., Building D = ±2,773 s.f., Building E = ±4,227 s.f., Building F (3 story) = ±120,570 s.f. Engineer: MJ Engineering and Land Surveying, P.C.

DPW Comments
April 4, 2023

Agenda (7:30pm):

- 1. VF Development, LLC (Contract Vendee) – 1859 & 1875 Altamont Avenue.** Final Site Plan/Special Use Permit Public Hearing review to construct a ±2,985 square foot Chase Bank branch with a drive-up ATM on a consolidated ±0.51-acre parcel. Engineer: ABD Engineers, LLP.

1. See TDE comment letter from LaBella dated March 16, 2023 and response letter from ABD dated March 24, 2023.
2. See email from Fred Mastroianni – Town Engineering Consultant dated March 30, 2023 regarding modifications to the proposed pedestrian accommodations for the property. Final Site Plan shall incorporate all the recommendations requested by the Engineering Consultant.
3. Final Fees Due:

Final Site Plan	\$350.00
Advertising	\$41.48
Total	\$391.48
4. As requested by DPW, the applicant has added a fire hydrant to Tower Street. After further review, it was determined that given the distance, the water service and hydrant should be located along Elizabeth Street. The final site plan should be modified to relocate the hydrant and water service along Elizabeth Street.
5. Change handicap parking detail to 9' by 18' for both the access space and both parking spaces.
6. At a minimum, the existing utility connections for water and sewer to each building should be identified and shown on existing conditions and demo plan. These must be properly abandoned and the water services terminated at the main. These should be noted on the final plans.
7. Modify note #13 to read: "Existing water utilities shall be terminated at the main and verified by the Town DPW prior to the issuance of building permits."
8. Modify note #10 to read: "Lot consolidation must occur prior to the issuance of site development and/or building permits."
9. Approval is conditioned upon applicant addressing all Rotterdam DPW and TDE comments and full and final approval of the DPW.
10. The applicant must receive Highway Work Permits from the NYSDOT for grading, utility, and sidewalk work onto Altamont Avenue. Copies of all correspondence with the NYSDOT should be provided to the Town.
11. Prior to the issuance of a certificate of occupancy, pedestrian improvements on Altamont Avenue and Tower Street shall be completed in conformance with the approved site plan and NYSDOT standards.

12. Add note to plan: "Owner/applicant shall install Knox Box for emergency personnel. Check with Fire District #2 for specifications."
13. Add note to plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
14. Add note to plan: "Building design shall be in substantial conformance to the proposed Exterior Elevations known as SCHENECTADY 1875 Altamont dated December 28, 2022 as prepared by TPG Architecture, LLP."
15. Add note to plan: "Landscaped areas shall contain a sprinkler system."
16. Add note to plan: "No stockpiling or burying of construction debris, slash, stumps, or construction material is permitted."
17. Due to the location of the existing structures proposed by the project, soil testing could not be completed during the design phase. Percolation testing and test pits for all the infiltration stormwater practices must be complete before installation of the practices. The testing must be witnessed by the Town and/or designated representative. The tests need to clearly indicate that the water table depth, bedrock depth (or sufficient separation), and infiltration capacity of the underlying soils are sufficient to comply with regulations. Following the testing, the stormwater management design of the Site Plans must be updated (if applicable) and submitted to the Town for review and approval prior to the issuance of building permit construction.
18. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
19. Final approval is contingent upon Town DPW, Water and Sewer Department review and approval of the proposed water supply and sanitary sewer service for the project.
20. 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.
21. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff.

DPW Comments from February 21, 2023

1. The TDE contract still needs to be executed and engineering review has not begun.
2. Building size has been reduced slightly from 3,020 square feet to 2,985 square feet.
3. Project was circulated to interested and involved agencies; comments received are attached.

4. Identify ground cover as grass.
5. Sidewalk should be extended down Tower Street north the Lands N/F of Patricia Adams. Proposed trees moved easterly.
6. Detail proposed fencing. Aluminum fencing and pillars along Altamont Avenue should be provided.

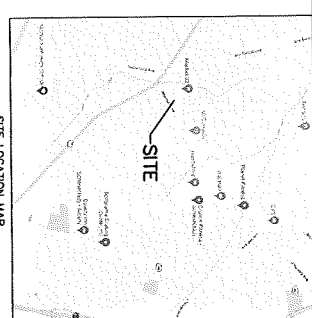
DPW Comments from December 20, 2022

1. Applicant will need coordination with the Town Engineer to determine if the proposed curb cuts would be acceptable. Traffic impact analysis may be needed.
2. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this application.
3. Property currently consists of two (2) lots and a consolidation subdivision will need to be submitted.
4. Parking spaces appear to be excessive for the type of use and are almost twice what the Town Code requires. At a minimum, the four (4) parking spaces (2 northerly and 2 southerly) at the proposed Tower Street curb cut should be eliminated and lawn/landscape area increased to prevent vehicles from backing out and blocking the entrance. Elimination of some or all the parking along Altamont Avenue should be considered to increase snow storage and aesthetics of the site.
5. Add note to site plan: "Landscaped areas located around the building shall contain an irrigation system which is maintained and operational."
6. Add note to site plan: "All dead/dying landscaping materials shall be replaced in kind and maintained in perpetuity."
7. Curbing and sidewalk along Altamont Avenue should be replaced the entire length of the property and connect to existing sidewalks. Curb configuration still exists for prior buildings that will need to be demolished.
8. Crosswalk striping should be added across Elizabeth Street.
9. ATM lane has no bypass and is only 10' wide. Can ATM be made a satellite structure and access reconfigured/relocated?
10. Add note to plan: "Existing water utilities to be terminated at the main."

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on December 20, 2022. The Senior Planner has prepared a Draft Negative Declaration for your consideration.

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
Fire District #2



	
1875 & 1859 ALTMONT AVE.	
TYPE OF INSTRUMENT NO. OF LEAFS	COUNTY OF SCHENECTADY
ENGINEERS, LLP 411 Union Street Schenectady, NY 12305 518.377.0315 or 518.366.7733(9)	
DATE RECORDING & 2022	SCHEDULE 1" = 20' SCHEDULE-58 SHEET 1 OF 8

PLANETIC COMPOSITION

LAYOUT, LIGHTING, & LANDSCAPING PLAN

DETAILS - PLANTING COMPOSITION

DAT:

54 INCHES	COSTING	PROPOSED	
5,412 SF	22.45	2,065 SF	12.3X
13,365 SF	55.25	15,366 SF	84.45
5,409 SF	22.45	8,546 SF	23.3X
24,189 SF (0.26 AC)	100X		

12. ALL DEAD/DEADLY HAZARDOUS MATERIALS SHALL BE REMOVED IN ROOM AND MAINTAINED IN PERPETUITY.

13. DRAINAGE WATER UTILITIES TO BE TERMINATED AT THE MAIN UNLESS OTHERWISE NOTED ON THE PLANS.

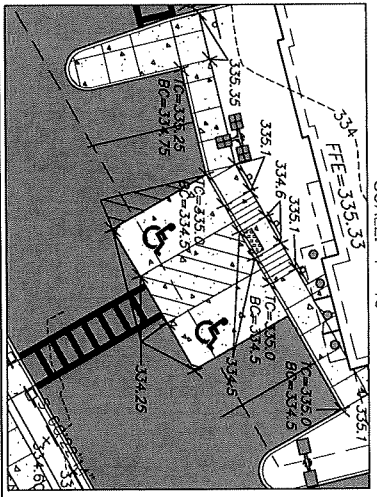
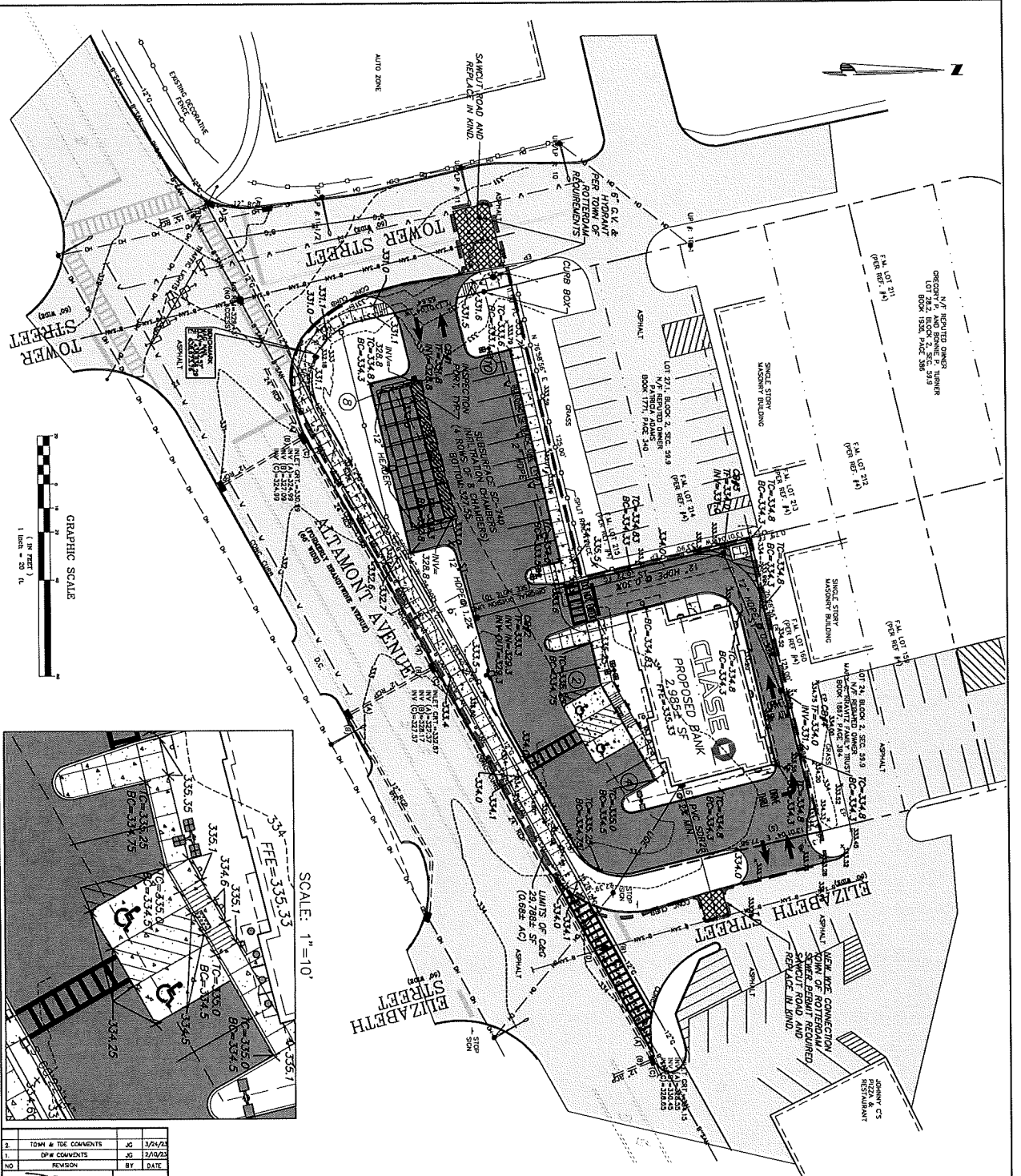
ZONING -- RESIDENTIAL BUSINESS

	REARLOT	FRONTLOT
MINIMUM LOT WIDTH-	100 FT.	37 1/2 FT.
MINIMUM LOT AREA-	15,000 SF	24,180 SF (21,130)
MINIMUM FRONT YARD SETBACK-	600' MAX	24,660 SF (22,130)
PAVED AREA		15,000 SF (14,400)
STAIRWAYS		
FRONT-	30 FT.	34 1/2 FT.

5. TO PREVENT OFF-SITE ILLUMINATION.
6. DEVELOPMENT MUST MEET ALL THE BUILDING AND FIRE CODES.
7. SITE IS ZONED B2, GENERAL BUSINESS DISTRICT. (SAP REQUIRED)
8. SITES MUST COMPLY WITH TOWN SIGN CODE.
9. TRUCKS PICK UP TO BE AFTER 7:00 AM AND NO LATER THAN 10:00 PM.
10. TRUCKS MUST HAVE WITH OUTSIDE REARVIEW TO BE INSTALLED IN ACCESSIBLE LOCATION APPROPRIATE TO THE TOWN OF MONTICELLO.
11. TWO LOTS TO BE COMBINED.
12. RECONSTRUCT AREAS LOCATED AROUND THE BUILDING SHALL CONTAIN AN ILLUMINATION SYSTEM WHICH IS MAINTAINED AND OPERATIONAL.

1. BULK SHIPPING PERMITTED BY AND SHIPMENT'S STRUCTURES FROM ANY PORT/DOCK.
2. THE PLANT SHOWN SOME KNOWN SUBSIDIARY STRUCTURES, ABOVE-GROUND AND BELOW-GROUND, AND THE LOCATION OF THESE STRUCTURES AND EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTAINER IS MARKED THAT THE EXACT OR EXACT APPROXIMATE LOCATION OF THE PLANT IS NOT KNOWN OR NOT KNOWN, BUT THE AREA MAY BE SHOWN ON A MAP AND BE SHOWN, AND IT SHALL BE THE RESPONSIBILITY TO PROCEED WITH GREAT CARE IN DETERMINING ANY WORK, AS NEEDED BEFORE YOU CAN DRILL OR EXCAVATE, BUT NEW ONE-CALL SYSTEM (800-488-4848) NOTES.
3. SHOW ALL ACCUMULATIONS IN DEGREE OF RISK (1) RISK SHALL BE RISKED FROM ALL PLANNING AND/OR PLANNED WITHIN AN INDICATED RISK.
4. ALL SHIPPING SHALL BE SHIPPED AND/OR PLANNED IN SUCH A MANNER

NOTES:



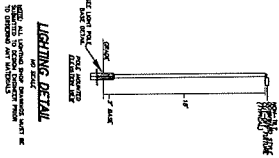
NO.	REVISION	DATE	BY	DATE
1	TOWN & TUE COMMENTS	3/24/23	SP	
2	DP# COMMENTS	2/10/23	SP	
3	REVISION		BY	

LYLE A. JOHNSON, P.E. 12345, STATE OF NEW YORK	

GRADING & UTILITIES PLAN CHASE 1874 & 1879 ALMONT AVE. STATE OF NEW YORK COUNTY OF SHERIDAN CHASE ENGINEERS, LLP 515-777-0135 FAX: 515-777-0139 www.chase-engineers.com	
SHEET NO. 1 OF 2	PROJECT NO. 23-01

NOTES:

1. SITE LAYOUT PREPARED BY AND CHECKED & SIGNED BY THE ENGINEER.
2. THE PLANS SHOW SOME SURFACE STRUCTURES, ASPHALT, GRAVEL, EXISTING UTILITIES, AND EXISTING BUILDINGS. EXISTING UTILITIES ARE SHOWN AS DOTTED LINES. EXISTING BUILDINGS ARE SHOWN AS SHADING. EXISTING ASPHALT AREAS ARE SHOWN AS HATCHING.
3. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED. ANY CHANGES TO UTILITIES ARE TO BE SHOWN AS DOTTED LINES.
4. ALL EXISTING ASPHALT AREAS ARE TO BE MAINTAINED AND PROTECTED. ANY CHANGES TO ASPHALT AREAS ARE TO BE SHOWN AS HATCHING.
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

- [illegible]

2.	TOWN & TUE COMMENTS	JD	3/14/23
1.	DP# COMMENTS	JD	3/15/23
NO		BY	DATE

USE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

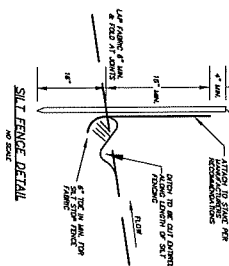
LIGHTING PLAN

CHASE



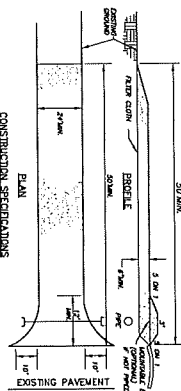
1875 & 1831 ALAMONT AVE

TOWN & TUE COMMENTS	CITY OF NEW YORK	COUNTY OF ALBANY	DATE
STATE OF NEW YORK 411 Union Street Albany, New York 12242 518-377-0131, 518-374-7415 www.albany-ny.gov			
A B CHASE 1875 & 1831 ALAMONT AVE			
DATE: 3/14/23 REVISION: 1, 2023 SCALE: 1" = 20' SHEET 3 OF 3			



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- [illegible]



SPECIFICATIONS

-
- PLAN
- 24' PARK
- 10'
- 50' ROAD
- 32'
- 5' DRIVE LANE
- 2' PAVEMENT
- 25' DRIVE LANE
- 10'
- EXISTING PAVEMENT

SECTION OF
COUNTY OF
STONDFIELD

1. ALL DESTINE STRUCTURES AND FITTINGS WITHIN THE PRODUCT LUMPS TO BE REMOVED FROM THE DESTINE LUMPS. DESTINE STRUCTURES AND FITTINGS TO BE REMOVED AND PLATED WITH CLEAN GOLD.
 2. DESTINE WIRE, A SPARE SPECIES TO BE CUT AND CAPPED AT 1MM PER TONN.
 3. ROTTENWALL REAGENTS/REAGENTS OF GAS AND ELECTRIC SERVICES TO BE DISCONTINUED PER UTILITY COMPANY RECOMMENDATIONS.
 4. ALL TIES TO BE CLEARED WITH IN PRODUCT LUMPS, EXCEPT AS NOTED.
 5. DESTINATED AIRWAYS TO BE TOPGRADED & STRENGTHENED.
- MAP ATTACHED.

NOTES:

-

2	TOWN & TDC COMMENTS	J2	3/24/23
1	DPW COMMENTS	J2	2/20/23
NO	REVISION	BY	DATE



J. A. HAZARD, P.E.
44879
147 E. HUNTER ST.
ROCHESTER, NY 14609

ALTERNATE OF THE
DESIGNER MUST BE
LICENSED PROFESSIONAL
ENGINEER & ELEC.

DATE: 10/20/2023
DRAWN BY: J2023

SCALE: 1" = 20' DWG. NO. 2023-04-00-00

3-SHEET OF 6

EXISTING CONDITIONS & DEMO PLAN

CHASE

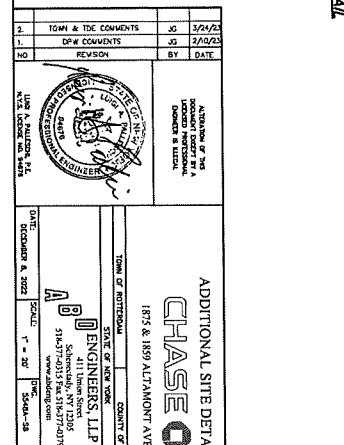
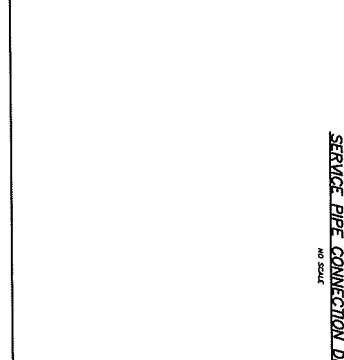
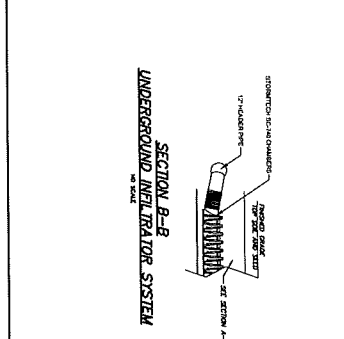
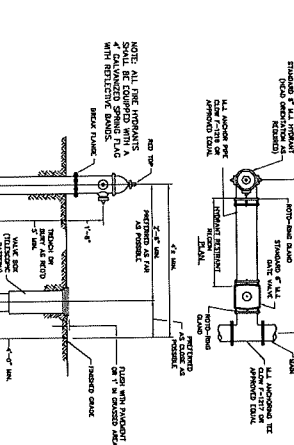
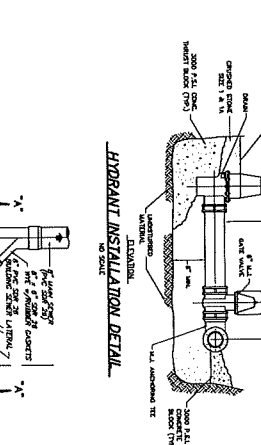
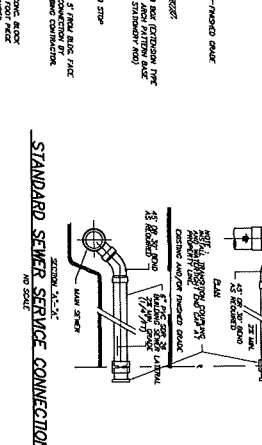
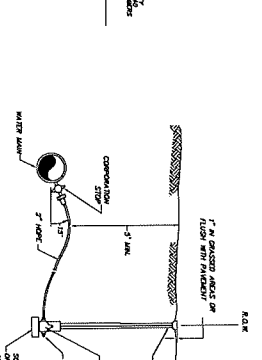
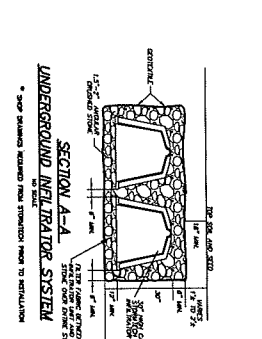
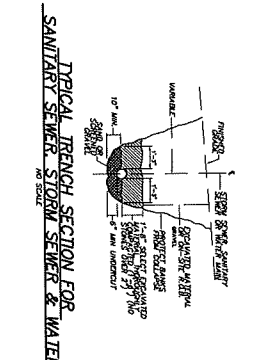
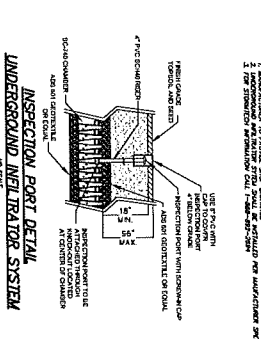
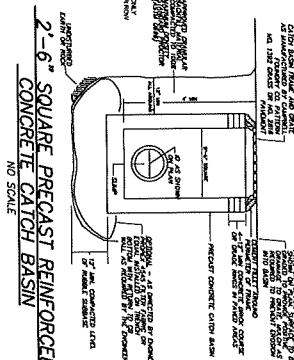
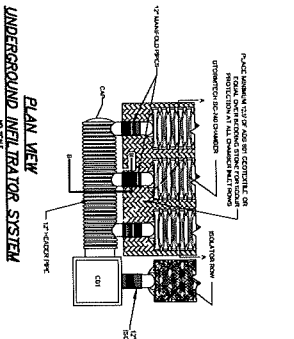
1675 & 1859 ALTAIRONT AVE.

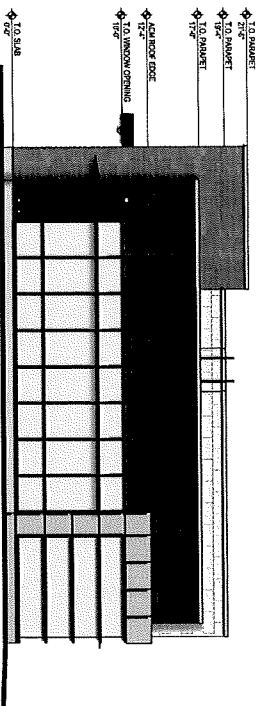
TOWN OF ALTAIR COUNTY OF SCHENECTADY

STATE OF NEW YORK

ABO ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-8315 FAX 518-377-8379
www.aboeng.com

[illegible]





Peter Comenzo

From: Fred C. Mastroianni
Sent: Thursday, March 30, 2023 12:01 PM
To: Peter Comenzo
Cc: Tom Yuille
Subject: Chase Bank
Attachments: 20230330120811383.pdf

RECEIVED

MAR 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter,

Per our DPW meeting today, I suggest the following pedestrian access improvements:

- The sidewalk along Tower Street should extend through the proposed driveway to the existing driveway to the north. See Attachment A markup.
- The new crossing from the Bank to sidewalks along Altamont Avenue should be provided with a detectable warning surface. See Attachment B markup.
- The proposed detectable warning surface located on the west side of Elizabeth Street should be installed parallel to the road. In addition, a detectable warning fields should be installed on the east side of Elizabeth Street in the curbed island. See attachment C. Also, need to confirm that the pedestrian route through the curbed island is ADA compliant with respect to slope of the concrete surface.
- A Specification is provided for the recommended type of warning surface.
- I suggest details be provided for each varying ADA ramp.

Thank you

Fred C. Mastroianni, PE
Town Consultant Engineer
Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306
Email: fmastroianni@rotterdamny.org
Phone: 518-355-7575, ext. 354

F.M. LOT 212
(PER REF. #4)

F.M. LOT 212
(PER REF. #4)

ATTACHMENT A

SINGLE STORY
MASONRY BUILDING

F.M. LOT 212
(PER REF. #4)

UP # 10-1

LOT 274, BLOCK 21, SEC. 59.9
N/E REPUTED OWNER
PATRICIA ADAMS
BOOK 1774, PAGE 340

F.M. LOT 212
(PER REF. #4)

ASPHALT

GRASS

125.00'

SPI

GRASS

N 76°58'56" E

11.90' FC

SM

SNOW
STORAGE

LOCATE
SIGN IF
NEEDED

ASPHALT

EXTEND
SIDEWALK
THROUGH
DRIVEWAY
TO WALKER

WALKER
ST
(60' WID)

FC

GRASS

SUBSURFACE
STORMWATER
AREA

SNOW STORAGE

B

PROPOSED SF 3RP 3BF
2,985±

PROPOSED
2,985±

DRIVE ATM 3RP
UP 3BF

W. LOT 214
DER REF. #14)

LOCK 2, SEC 59:9
PUTED OWNER
ICIA ADAMS
771 PAGE 340

FENCE -

GRASS

175.00'

STOP SIGN
AND DO NOT
ENTER SIGN

OB 72

RM #

GRA

STORAGE-

INLET GRT = 332.87
INLET A = 327.37
INLET B = 328.17
INLET C = 327.57

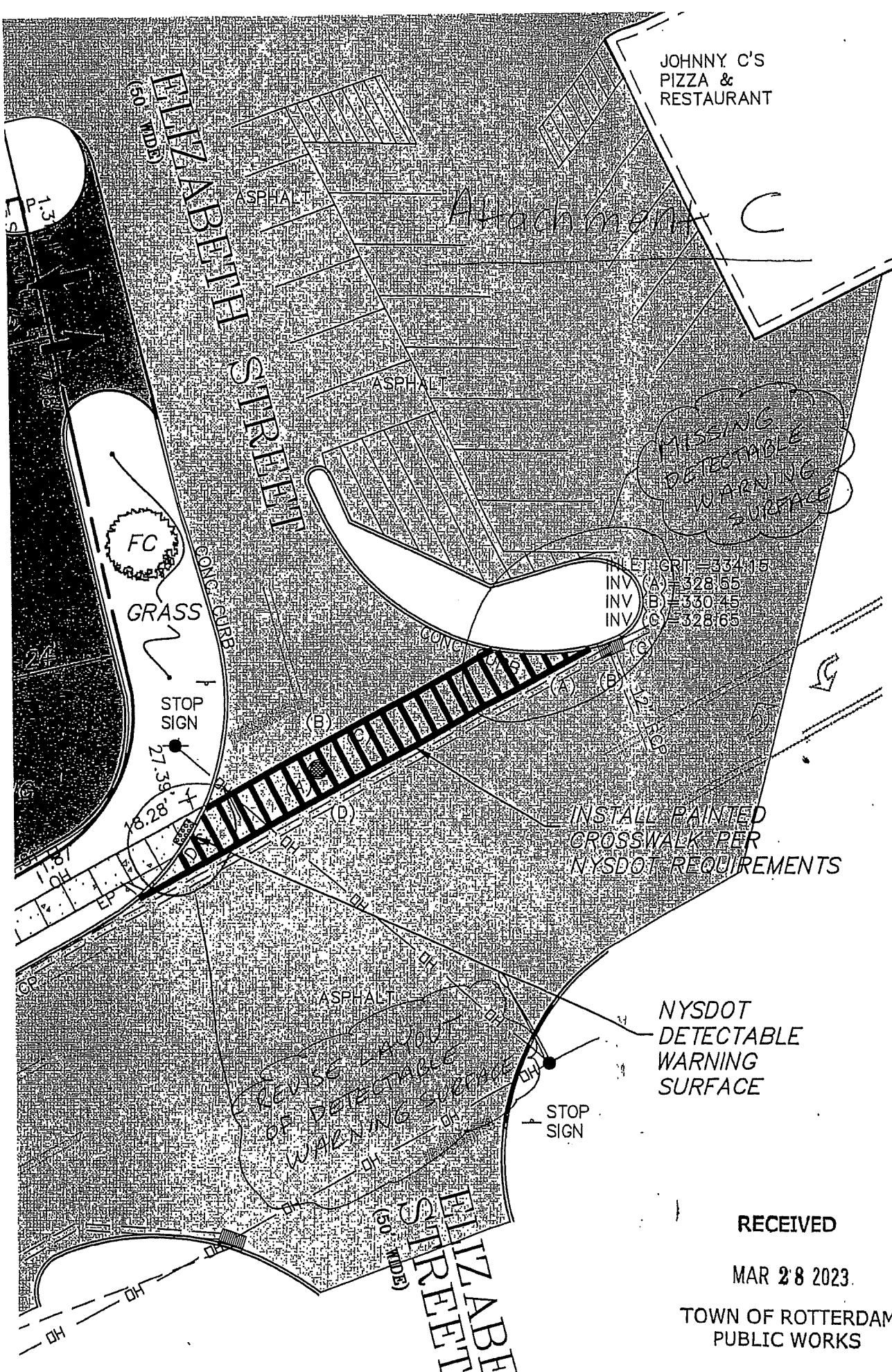
U

[illegible]

AGENTE
CONTINENTE

ENTREPRENEUR

BRAND



NOTES:

1. BASE MAPPI MAP REFERENC
2. THE PLANS GROUND STRUC AREA, EXACT I INDICATED. IN OR EVEN APPR STRUCTURES A BE SHOWN, AN CARE IN EXECL BLAST, CALL N
3. SNOWFALL A REMOVED FROM
4. ALL LIGHTING AS TO PREVEN
5. DEVELOPMEN
6. SITE IS ZONI
7. SIGNS WILL
8. TRASH PICK
9. WATER METE. LOCATION ACCE
10. TWO LOTS 1
11. LANDSCAPEI IRRIGATION SYS
12. ALL DEAD/C AND MAINTAIN
13. EXISTING WA OTHERWISE NOTE

ZONING

RECEIVED

MAR 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

MINIMUM LOT WIDT
MINIMUM LOT ARE.
BUILDING
GREEN SPACE:
PAVED AREA:
SETBACKS
FRONT-
SIDE-
REAR-

ITEM 608.21000003 - CAST IRON EMBEDDED DETECTABLE WARNING UNITS

DESCRIPTION

Section §608-1 of the Standard Specifications shall apply.

MATERIALS

Section §608-2.07 of the Standard Specification shall apply with the following modifications:

Embedded Detectable Warning Units 726-02

All embedded detectable warning units shall be cast iron. No other material will be accepted. Installation of detectable warning units shall be in accordance with manufacturer's recommendations. All detectable warning units shall have a natural finish color.

CONSTRUCTION DETAILS

Cast iron detectable warning units shall be installed in wet concrete as directed by the manufacturer. Follow all applicable manufacturer's requirements for environmental conditions, surface preparation, installation procedures, curing procedures, and materials compatibility.

METHOD OF MEASUREMENT

Section §608-4.07 of the Standard Specifications shall apply.

BASIS OF PAYMENT

The unit bid price per square yard shall include all labor, material, and equipment necessary to satisfactorily complete the work, including bedding material. No adjustment shall be made for concrete removed to accommodate embedded units.

Payment will be made under:

Item No.	Item	Pay Unit
608.21000003	Cast Iron Embedded Detectable Warning Units	Square Yard

RECEIVED
MAR 23 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

March 16, 2023

Thomas Yuille, Planning Commission Chair
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam, NY 12306

**RE: Chase Bank Site Plan Review
Town of Rotterdam, Schenectady County, New York
LaBella Project # 2231023.01**

Dear Mr. Yuille:

LaBella has received the submission package for the above referenced project. The Applicant is proposing to demolish two existing buildings, combine two parcels, and construct a new bank building. Documents of record that were submitted include the following:

- Payment of Fee, prepared by ABD Engineers, dated December 8, 2022.
- Letter of Transmittal, prepared by ABD Engineers, dated December 8, 2022.
- Short EAF, prepared by ABD Engineers, dated December 8, 2022.
- Site Plan Application, prepared by ABD Engineers, dated December 8, 2022.
- Concept sketch, prepared by ABD Engineers, dated December 8, 2022.
- Special Use Permit Application, prepared by ABD Engineers, undated.
- Elevation drawings, prepared by TPG Architecture, dated December 28, 2022.
- Client Response to DPW Comments Letter, prepared by ABD Engineers, undated.
- Site Plans, prepared by ABD Engineers, dated December 8, 2022.

At the town's request, we have reviewed the technical aspects of this application. Based on our review of the information submitted, we offer the following comments for the town's consideration:

General Comments

GC-1.1 General comments regarding permits and approvals required by others are itemized at the end of this letter.

Planning & Zoning

PZ-1.1 The proposed use of the parcel is in conformance with the permitted uses in Town Code Section 270-64, with the Applicant's indicated intent to combine the two existing parcels, as noted on page 4 of the site plans.

PZ-1.2 The Applicant to provide specifications and dimensions for the proposed decorative fencing for a review of Town Code Section 270-143.



- PZ-1.3 The Applicant to clarify if any signs are proposed. If signs are to be proposed, the Applicant to provide details, specifications, and dimensions of the proposed sign(s) for a review of Town Code Section 270-151.

Site Plans

- SP-1.1 The Applicant to revise the site plans to replace the proposed beehive cover with an applicable vehicle-rated frame and grate, showing compliance with ADA standards.
- SP-1.2 The dumpster enclosure is not vehicle accessible. The Applicant to confirm the intent for removing trash from the dumpster enclosure.
- SP-1.3 The Applicant to clarify if the existing roads (Altamont Ave, Elizabeth Street, and Tower Street) are the fire apparatus roads.
- SP-1.4 The Applicant to identify the largest responding fire truck that could maneuver within the site. A turning movement diagram, using the Town's largest responding fire truck, shall be provided for review and comment. The Applicant to provide the dimensions of the truck used for the template. The diagram shall demonstrate the largest responding vehicle can enter and exit the site at both site entrances.
- SP-1.5 The Applicant to clarify if the building is to be sprinklered. The Applicant to revise the site plans to depict the locations of existing and proposed fire hydrants (if applicable) to demonstrate conformance to Section 507.5.1 of the NYS Fire Code. Section 507.5.1: *"Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."* An exception to this is when buildings are sprinklered, and the distance requirement shall be 600 feet.
- SP-1.6 The Applicant shall submit a water report that demonstrates sufficient capacity exists for the proposed development. Further, the Applicant shall demonstrate compliance with Section 507 of the Fire Code (Fire Protection Water Supplies) regarding fire flow. Please note, although compliance with Section 507 of the Fire Code may be reviewed during the building permit application (although it is strongly encouraged to occur during site plan review), the Applicant may need a site plan amendment from the Planning Board if design changes are required to meet site design changes to demonstrate conformance to Section 507 of the Fire Code.

Stormwater Pollution Prevention Plan & Erosion and Sediment Control Plans

- SW-1.1 This project entails less than one acre of construction disturbance and is therefore not subject to NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001).
- SW-1.2 Provide a basic Erosion and Sediment Control (ESC) report and demonstrate pre- and post-development coverage of impervious surfaces.



- SW-1.3 It does not appear that deep soil test pits nor infiltration tests were performed in support of the existing and proposed stormwater management features. The Applicant shall perform deep soil test pits and infiltration tests, per the NYS SMDM, for all existing and proposed stormwater management features.
- SW-1.4 The ESC Plan shall include routine maintenance during construction (e.g. sediment traps routine cleanouts). The Applicant to revise accordingly.

Water Supply and Wastewater

- WW-1.1 The note on Sheet 2 stating *"Connect to existing water. Contractor to verify existing condition and notify engineer if unable to connect"* is not a recommended practice. It is strongly recommended that the Applicant revise the site plans to remove the existing water lateral and install a new lateral from the main to the facility that is properly sized. The Applicant to revise the design accordingly. Further, the Applicant to indicate proposed water service size and material, new curb stop, new curb stop, new lateral to main with wet tap corporation stop/saddle.
- WW-1.2 Correct the Demolition Note 2 on Sheet 4 to reference Town of Rotterdam.
- WW-1.3 The Applicant to revise the site plans to show all existing water and sewer utilities that are to be disconnected for both exiting parcels.
- WW-1.4 The Applicant to provide disconnection details for water and sewer laterals and how they will terminate at the main. The proposed methods must be acceptable from the Town.
- WW-1.5 The Applicant to provide a proposed sewer connection detail for new connection to existing main.

Landscaping and Lighting

- LL-1.1 The lighting plan as presented is adequate.

Traffic and Circulation

- TR-1.1 The project will not be a large traffic generator and it does not appear that it will affect operations of the roadway network. It is our opinion that a traffic study is not required for this application.
- TR-1.2 A turning movement diagram, using the largest vehicle that will be using the drive-thru, shall be provided for review and comment. The Applicant to provide the dimensions of the vehicle used for the template. The diagram shall demonstrate the largest vehicle that can enter and exit the drive-thru without any conflicts with the curbs or other site features.

State Environmental Quality Review (SEQR)

- SQ-1.1 The response to question 13a indicates regulated wetlands or other waterbodies onsite or on lots adjacent. A review of the Environmental Resource Mapper does not



depict any regulated wetlands or waterbodies onsite or on adjacent parcels. The Applicant to clarify.

Conclusion and Recommendations

Based upon our review of the material submitted, the Applicant shall revise the plans and reports to address our comments as well as addressing all additional comments from the Town.

In the event the Town staff have any questions or require additional information, please do not hesitate to contact me at (518) 903-8388 x7726.

Respectfully submitted,

LaBella Associates

Reuben Hull, PE, PMP, M. ASCE
Regional Discipline Lead – Municipal
Sr. Civil Engineer

cc: Peter Comenzo, Town of Rotterdam Senior Planner (via email only)



General Comments

Permits by Others

This project is subject to, but not necessarily limited to the following approvals and/or permits from other agencies:

- a. Approval from the Town of Rotterdam for water service. The Applicant intends to connect to the Town's water service main. The Applicant shall provide an intent-to-serve letter from the Town, indicating the provider's ability to serve the project.
- b. Approval from the Town of Rotterdam for in sanitary service. The Applicant shall provide an intent-to-serve letter from the Town, indicating the service provider's ability to serve the project.
- c. The Applicant shall provide updated submissions to the Town of Rotterdam Department of Public Works for their review and comment.
- d. The Applicant shall provide a copy of the submission to the Fire Department for comments. As the site plan progresses, the Applicant shall provide a copy of all future plan submissions to the Fire Department, and comments from the Fire Department shall be provided to the Town by the Applicant.
- e. The Applicant to obtain a permit from the NYSDOT for the work proposed within the DOT ROW along Altamont Avenue.
- f. The Applicant to obtain work permits from the Town of Rotterdam for the proposed driveways on Elizabeth Street and Tower Street.
- g. Proposed utilities are shown to be located within the NYSDOT ROW. The Applicant to obtain necessary permits and copy the town.

In the event the Planning Board was to act on this application, it should be conditioned upon the project receiving the above approvals/permits. In the event reviews by these agencies results in substantive changes to the plans approved by the Planning Board, it should be to the sole discretion of the Town of Rotterdam to determine if there is a need to re-examine and/or approve those changes.

PARTNERS
JOSEPH J. BIANCHINI, P.E.
LUIGI A. PALLESCHI, P.E.
ROBERT D. DAVIS, JR., P.L.S.

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

DEDICATED
RESPONSIVE
PROFESSIONAL

March 24, 2023

Re: 1859 & 1875 Altamont Avenue
Chase Bank
Project #5548A

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

Dear Peter:

In response to the comments (*in italics*) in LaBella's letter of March 16, 2023 (received March 23, 2023), we respond as follows (**in bold**):

RECEIVED

MAR 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

General Comments

GC-1.1 *General comments regarding permits and approvals required by others are itemized at the end of this letter.*
So noted.

Planning & Zoning

PZ-1.1 *The proposed use of the parcel is in conformance with the permitted uses in Town Code Section 270-64, with the Applicant's indicated intent to combine the two existing parcels, as noted on page 4 of the site plans.*

No response needed.

PZ-1.2 *The Applicant to provide specifications and dimensions for the proposed decorative fencing for a review of Town Code Section 270-143.*

A detail is now added to the revised plans.

PZ-1.3 *The Applicant to clarify if any signs are proposed. If signs are to be proposed, the Applicant to provide details, specifications, and dimensions of the proposed sign(s) for a review of Town Code Section 270-151.*

Signage will be building mounted.

Site Plans

SP-1.1 *The Applicant to revise the site plans to replace the proposed beehive cover with an applicable vehicle-rated frame and grate, showing compliance with ADA standards.*

Agreed, stormwater details have been revised accordingly.

SP-1.2 *The dumpster enclosure is not vehicle accessible. The Applicant to confirm the intent for removing trash from the dumpster enclosure.*
Dumpster area is for totes only and the Applicant will wheel the totes for pick up weekly.

SP-1.3 *The Applicant to clarify if the existing roads (Altamont Ave, Elizabeth Street, and Tower Street) are the fire apparatus roads.*
Yes, they are.

SP-1.4 *The Applicant to identify the largest responding fire truck that could maneuver within the site. A turning movement diagram, using the Town's largest responding fire truck, shall be provided for review and comment. The Applicant to provide the dimensions of the truck used for the template. The diagram shall demonstrate the largest responding vehicle can enter and exit the site at both site entrances.*
Fire truck movement within the site is not necessary since the project fronts three public streets. However, requested by the Town, a new hydrant is proposed on Elizabeth Street.

SP-1.5 *The Applicant to clarify if the building is to be sprinklered. The Applicant to revise the site plans to depict the locations of existing and proposed fire hydrants (if applicable) to demonstrate conformance to Section 507.5.1 of the NYS Fire Code. Section 507.5.1: "Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official." An exception to this is when buildings are sprinklered, and the distance requirement shall be 600 feet.*
Sprinklers are not required or proposed for this building.

SP-1.6 *The Applicant shall submit a water report that demonstrates sufficient capacity exists for the proposed development. Further, the Applicant shall demonstrate compliance with Section 507 of the Fire Code (Fire Protection Water Supplies) regarding fire flow. Please note, although compliance with Section 507 of the Fire Code may be reviewed during the building permit application (although it is strongly encouraged to occur during site plan review), the Applicant may need a site plan amendment from the Planning Board if design changes are required to meet site design changes to demonstrate conformance to Section 507 of the Fire Code.*
Proposed water usage for a bank will be less than the existing uses (hair salon, insurance office, and single-family home) for the two properties. There should be no concerns, but we will confirm with Town Water Department.

Stormwater Pollution Prevention Plan & Erosion and Sediment Control Plans

SW-1.1 *This project entails less than one acre of construction disturbance and is therefore not subject to NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001).*
Agreed.

SW-1.2 *Provide a basic Erosion and Sediment Control (ESC) report and demonstrate pre- and post-development coverage of impervious surfaces.*

Enclosed is a Basic SWPPP as requested. As shown on the site plans, more greenspace is proposed than current conditions and, therefore, provide less stormwater runoff.

SW-1.3 *It does not appear that deep soil test pits nor infiltration tests were performed in support of the existing and proposed stormwater management features. The Applicant shall perform deep soil test pits and infiltration tests, per the NYS SMDM, for all existing and proposed stormwater management features.*

Test pits will be performed during construction as there are buildings and utilities in the way now. See Stormwater Report, which is conservatively designed.

SW-1.4 *The ESC Plan shall include routine maintenance during construction (e.g. sediment traps routine cleanouts). The Applicant to revise accordingly.*

So noted. ESC plan has been revised to include additional methods. Also, see enclosed Basic SWPPP.

Water Supply and Wastewater

WW-1.1 *The note on Sheet 2 stating "Connect to existing water. Contractor to verify existing condition and notify engineer if unable to connect" is not a recommended practice. It is strongly recommended that the Applicant revise the site plans to remove the existing water lateral and install a new lateral from the main to the facility that is properly sized. The Applicant to revise the design accordingly. Further, the Applicant to indicate proposed water service size and material, new curb stop, new curb stop, new lateral to main with wet tap corporation stop/saddle.*

A new water lateral tap and curb box is now shown from Elizabeth Street water main.

WW-1.2 *Correct the Demolition Note 2 on Sheet 4 to reference Town of Rotterdam.*

Note has been revised as requested.

WW-1.3 *The Applicant to revise the site plans to show all existing water and sewer utilities that are to be disconnected for both exiting parcels.*

All existing water and sewer laterals are now on the plans.

WW-1.4 *The Applicant to provide disconnection details for water and sewer laterals and how they will terminate at the main. The proposed methods must be acceptable from the Town.*

This is up to the Town Water Department as noted on the plans.

WW-1.5 *The Applicant to provide a proposed sewer connection detail for new connection to existing main.*

Sewer connection detail is now added to the plans.

Landscaping and Lighting

- LL-1.1 *The lighting plan as presented is adequate.*
Agreed. Thank you.

Traffic and Circulation

- TR-1.1 *The project will not be a large traffic generator and it does not appear that it will affect operations of the roadway network. It is our opinion that a traffic study is not required for this application.*
No response needed.
- TR-1.2 *A turning movement diagram, using the largest vehicle that will be using the drive-thru, shall be provided for review and comment. The Applicant to provide the dimensions of the vehicle used for the template. The diagram shall demonstrate the largest vehicle that can enter and exit the drive-thru without any conflicts with the curbs or other site features.*
See attached exhibit.

State Environmental Quality Review (SEQR)

- SQ-1.1 *The response to question 13a indicates regulated wetlands or other waterbodies onsite or on lots adjacent. A review of the Environmental Resource Mapper does not depict any regulated wetlands or waterbodies onsite or on adjacent parcels. The Applicant to clarify.*
Agreed. This automatically checks yes on EAF Mapper online. There are no wetlands onsite.

Additionally, in response to the February 21, 2023 DPW comments (*in italics*), we respond as follows (**in bold**):

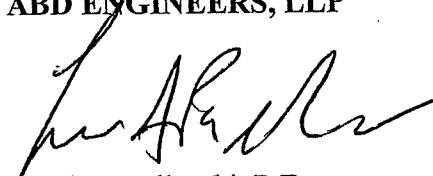
- *The TDE contract still needs to be executed and engineering review has not begun.*
This was submitted.
- *Building size has been reduced slightly from 3,020 square feet to 2,985 square feet.*
No response needed.
- *Project was circulated to interested and involved agencies; comments received are attached.*
So noted, no response needed at this time
- *Identify ground cover as grass.*
Notes are added to the revised plans.
- *Sidewalk should be extended down Tower Street north the Lands N/F Patricia Adams. Proposed trees moved easterly.*
Sidewalk has been extended as requested.
- *Detail proposed fencing. Aluminum fencing and pillars along Altamont Avenue should be provided.*
Proposed fence detail is added to Sheet 5.

Enclosed for final site plan review and approval are the following:

1. Twelve (12) copies of revised site plans (Rev.#2: 03/24/2023).
2. Two (2) copies of Basic SWPPP.
3. Two (2) copies of Stormwater Management Report.
4. Two (2) copies of Vehicle Maneuvering Exhibit.

Electronic copies have been emailed to your office as well. We would greatly appreciate the Planning Commission consider final approval at the April 4, 2023 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: Kenneth Brownell w/ encl. (via email)
5548A-03242023

ABD ENGINEERS, LLP

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

Date: April 4, 2023

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	☒

Contract Vendee/Developer: VF Development LLC (contract vendee)
1529 Western Avenue
Albany, NY 12203

Tax Map Number(s): 59.9-2-25 and 59.9-2-26.1

Project Location: 1859 and 1875 Altamont Avenue
Schenectady, NY 12303

Zoning: General Business (B-2) Zoning District

Action: Site Plan and Special Use Permit to construct a ±2,985 square foot Chase Bank branch with associated drive-thru ATM on a combined ±0.51-acre parcel.

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. These agencies include the following: 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, and Fire District #2. The applicant has supplied an Environmental Assessment Form along with supporting reports, studies and plans 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 December 21, 2022.

The Town of Rotterdam Planning Commission, as lead agency, has reviewed the Short Environmental Assessment Form Part One completed by the Project Sponsor. The plans were reviewed by the Town Department of Public Works and the Town Designated Engineers (TDE) with modifications made addressing any potential environmental impacts that were raised. All comments and concerns have been addressed.

The project site lies in a commercially developed area and is composed two parcels that have been recently merged. The subject property currently contains two commercial buildings. 1859 Altamont Avenue is a multi-tenant office building and 1875 Altamont is a former dental office both proposed to be demolished as part of this project. The parcel encompasses an approximate area of one half acre and has frontage along Altamont Avenue. After discussions with the NYSDOT, an existing commercial driveway will be eliminated and access points along the side street along Tower Street and Elizabeth will be developed. Municipal water and sewer are available along Altamont Avenue, Tower Street, and Elizabeth Street to service the project.

The applicant proposes to develop the parcel with a one-story building $\pm 2,985$ square foot in size. A Chase Bank branch with associated drive-thru ATM will be constructed on a combined ± 0.51 -acre parcel. Associated access and circulation are shown on the Site Plan to be developed to support the proposed development. The proposed use of the site for commercial bank is consistent with adjacent development and property zoning and will not create a source of noise, visual incompatibility or other impacts.

Stormwater: A basic erosion control plan was developed and prepared by ABD Engineering and submitted to the Town of Rotterdam describing the proposed on-site stormwater management facilities and their ability to convey, store, and recharge runoff. These stormwater related items were reviewed by the Town Stormwater Manager.

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.

Noise: The proposed project will not have noise impacts since it will be similar to other uses that already exist at the site or nearby.

Visual: The proposed building will have exterior features that will blend into the existing environment. The proposed building will be commercial in appearance and be consistent with the surrounding commercial land use.

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 April 4, 2023. Adoption of this negative declaration was moved by XXXXXXXXXXXX, seconded by XXXXXXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

DEC 12 2022

Instructions for Completing

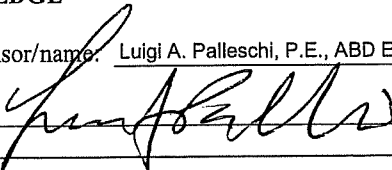
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses to the questions of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

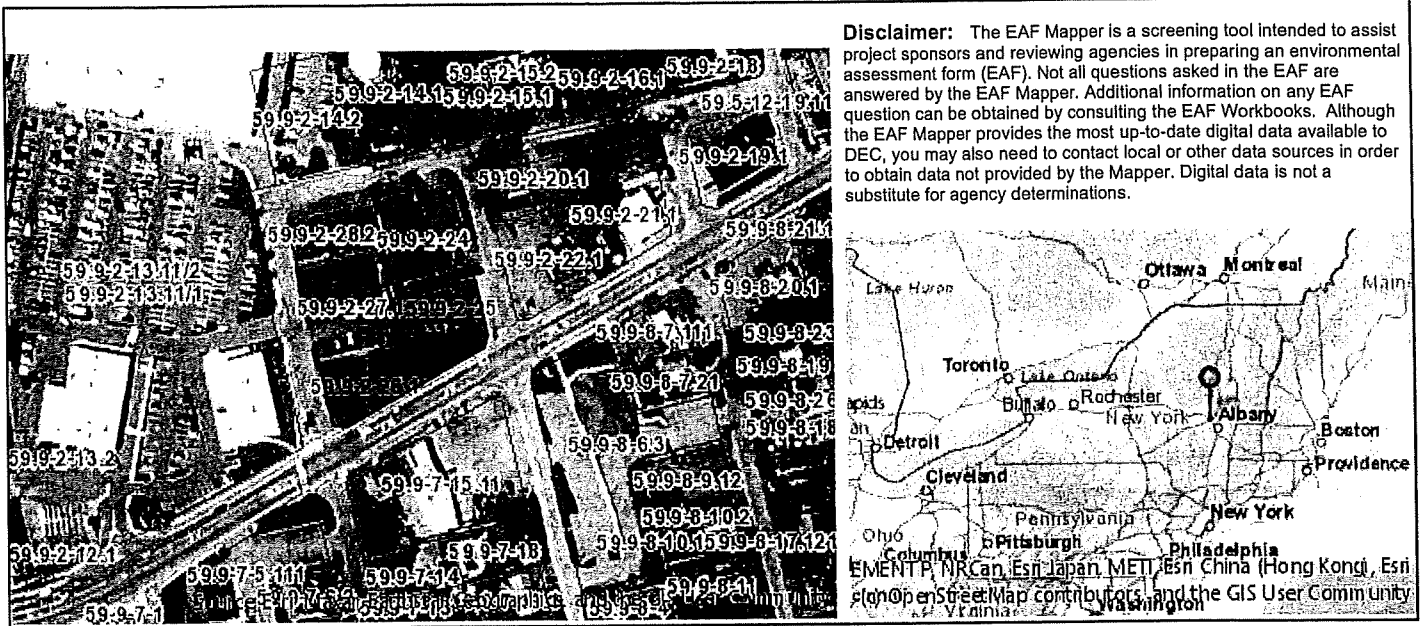
TOWN OF ROTTERDAM
PUBLIC WORKS

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: Chase Bank			
Project Location (describe, and attach a location map): 1859 & 1875 Altamont Avenue, Rotterdam, NY			
Brief Description of Proposed Action: Demolish two existing buildings, combine two separate lots in to one and construct a new branch bank with access off Tower and Elizabeth Street. Landscaping, lighting, and utilities will also be incorporated.			
Name of Applicant or Sponsor: VF Development, LLC		Telephone: 518-424-5094	
		E-Mail:	
Address: 1529 Western Avenue			
City/PO: Albany		State: NY	Zip Code: 12203
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, NYSDOT, Schenectady County Planning			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.51 acres b. Total acreage to be physically disturbed? _____ 0.65 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.51 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:			
NYS Building Codes _____	☐	☒	
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: _____	☐	☒	
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: _____ NYSDOT drainage systems.		
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: <u>Kem Cleaners, 1913 Winy Road</u> <u>Speedway 1911 Winy Road</u>	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, LLP</u> Date: <u>12/8/22</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]	No
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]	Yes

Project: Chase Bank - 1859-1871 Altamont Ave

Date: April 4, 2023

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	April 4, 2023
Name of Lead Agency	Date
Thomas P. Yuille	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DPW Comments
April 4, 2023

2. **Shahzad Pervaizbutt (Contract Vendee) – 2697 Hamburg Street.** Waiver of Site Plan Review/Special Use Permit Public Hearing to operate a convenience store in an existing ±2,337 square foot commercial building on a ±0.32-acre parcel.
 1. Final Fees Due: Advertising \$39.04
 2. Site Plan was previously approved on April 16, 2019 for the location of a take-out restaurant (Yummy Yummy) at this location. Most recent tenant was an electronics sale and repair business.
 3. Dumpster enclosure will need to be installed per approved site plan (See attached details).
 4. Property has been connected to sanitary sewer, a water meter is installed, and Knox Box mounted on the front of the building.

SEQR Requirement: 6 NYCRR 617 Listed Type 2 Action.

ALAN R. RHODES
PHILIP C. MCINTIRE
MARK A. LEBOWITZ
J. LAWRENCE PALTROWITZ
MALCOLM B. O'HARA
PATRICIA E. WATKINS
MARK E. CERASANO
BRUCE O. LIPINSKI
PAULA NADEAU BERUBE
JONATHAN C. LAPPER
JAMES R. BURKETT
STEFANIE DiLALLO BITTER
KARLA WILLIAMS BUETTNER
JOHN D. WRIGHT

BARTLETT, PONTIFF, STEWART & RHODES, P.C.

ATTORNEYS AT LAW
P.O. Box 2168
ONE WASHINGTON STREET
GLENS FALLS, NEW YORK 12801-2168

TELEPHONE (518) 792-2117

FAX (518) 792-3309

EMAIL info@bjsrlaw.com

WEBSITE www.bjsrlaw.com

SERVICE BY FACSIMILE NOT ACCEPTED

GREGORY J. TERESI
ALEXANDRA C. DAVIS
JEFFREY B. SHAPIRO
BENJAMIN R. PRATT, JR.
OF COUNSEL
ROBERT S. McMILLEN
RETIRED
RICHARD J. BARTLETT
1926-2015
PAUL E. PONTIFF
1930-2021
ROBERT S. STEWART
1932-2001
BERTRAM J. DUBE
1916-1999

March 29, 2023

RECEIVED

MAR 29 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

Thomas Yuille, Chairman
Town of Rotterdam
Planning Commission
1100 Sunrise Blvd,
Rotterdam, New York 12306

Re: Shahzad Pervaizbutt Project
2697 Hamburg St.,
Schenectady, NY, 12303

Dear Chairman Yuille:

Please be advised that our firm has been retained by Mr. Perviazbutt in regard to a Special Use Permit Application for a convenient store on the above application, our client is under contract to purchase this property subject to all permits being obtained. We do not believe that the Special Use Permit request should be considered substantial.

When examining the five factor test used to determine if a Special Use Permit should be granted to the Applicant, the granting of this Special Use Permit would have next to no impact on surrounding properties. The proposed Special Use Permit would not be detrimental to the public health or the general welfare of the public. The proposed Special Use Permit will also not affect the safety and morality of the community and its members. The use would simply switch from selling consumer electronics to selling convenience store goods. The Special Use would also not be injurious to the use of and enjoyment of other property in the immediate vicinity. The property currently has a use which is a commercial one. There is also nothing to suggest that a change of use would impede normal and orderly development as well as improvements of surrounding properties. The transition from the existing use to the proposed use will have no impact on neighboring properties ability to continue to improve and develop their properties.

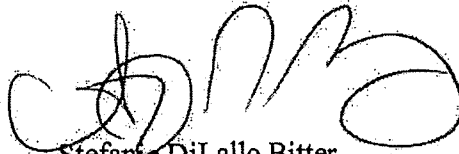
The property has the adequate utilities, access roads, and drainage provided already. The property has two access points on two different roads. The property also has proper drainage as well. The property also has more than adequate off- street parking for the proposed change of use.

Lastly, adequate measures have been taken to provide ingress and egress in order to minimize traffic congestion into the public street. The proposed change in use should not generate any additional increase in traffic. The entrance to the parking lot is over 90 feet wide which makes for easy ingress and egress without generating traffic.

I have enclosed a Special Use Permit Application relative to the requested relief, a waiver of Site Plan Review, the Deed, SEQR form, the Application Fee as well as the supporting documents. Please advise if anything further is needed or you have any questions with the request.

Sincerely,

Bartlett, Pontiff, Stewart & Rhodes, P.C.

A handwritten signature in black ink, appearing to read 'Stefanie DiLallo Bitter', written over a faint circular stamp or watermark.

Stefanie DiLallo Bitter

Direct Line: (518) 832-6419

Direct E-mail: sdb@bpsrlaw.com

cc: Shahzad Pervaizbutt
Chu Ren Wang
Daniel S. Glasser, Esq.

SDB/dcr
757116



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

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 the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO x . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Chu Ren Wang

APPLICANT(S)/LESSEE: Shahzad Pervazbutt

MAILING ADDRESS: 7 Sage Estates

CITY: Menands **STATE:** NY **ZIP:** 12204

DAYTIME TELEPHONE: (518) 253-1473 **EMAIL ADDRESS** shahzadp1@yahoo.com

PROJECT ADDRESS: 2697 Hamburg St.

APPLICANT IDENTIFIED AS: Owner _____ Lessee _____ Contract Vendee x

REQUEST: Applicant is proposing to turn the existing electronics store into a small convenience store.

The applicant is also applying for a special use permit.

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  **DATE** 03-27-23

* 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.

Re: Attachments- answers for Part II

Please find below the required supplemental information to accompany this application. As previously stated, our client is under contract to purchase this property subject to all permits being obtained. Once our client has obtained the necessary permits, we will supplement the needed information to complete the application requirements as discussed with Senior Planner, Peter Comenzo. If you have any questions or concerns please do not hesitate to contact me. Thank you.

Part II Section A answers:

1. Please see attached Site Plan.
2. Please see attached Site Plan.
3. Please see attached Site Plan.
4. Please see attached Site Plan.
5. Please see attached Site Plan and copies.
6. Landscaping is depicted on Site Plan.
7. This is not applicable to this project.
8. This is not applicable to this project.
9. Locations of wells are depicted on Site Plan.
10. Locations of dry wells are depicted on Site Plan.
11. Town water and sewer as depicted on Site Plan.
12. Lighting fixtures, both recessed and on building shall be replaced with LED lighting and shielded downward to prevent off-site illumination as noted on the Site plan.
13. Location of lighting, power and communications will not be altered for this project.
14. Please see attached Site Plan.
15. Please see attached Site Plan.
16. This is not applicable to this project.
17. The proposed use for the area is depicted as A-2 Restaurant on the Site Plan.
18. This is not applicable to this project.

19. Please see attached SEQR form.

Part II Section B answers:

1. Please see attached Site Plan.
2. Please see attached Site Plan.
3. Please see attached Site Plan.
4. Please see attached Site Plan.
5. Please see attached Site Plan.
6. Please see attached Site Plan.
7. Please see attached Site Plan.
8. Information will be provided at later date.
9. This is not applicable to this project.
10. Information will be provided at later date.
11. Please see attached Site Plan.
12. Please see attached Site Plan.
13. Please see attached Site Plan.
14. Please see attached Site Plan.

If the Planning Commission requires any further information, please do not hesitate to contact me.
Thank you.

SDB/dcr

757461

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: Shahzad Pervaizbutt

Mailing Address: 7 Sage Estates

City: Menands State: NY Zip: 12204

Daytime Phone: (518) 253-1473 E-mail: shahzadp1@yahoo.com

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: Stefanie D. Bitter, Esq.

Mailing Address: One Washington St.

City: Glens Falls State: NY Zip: 12801

Daytime Phone: (518) 832-6419 E-mail: sdb@bpsrlaw.com

Project/Proposal Site Area (Acres or sq. ft.): 0.34 acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.15-5-35.1

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

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N/A

Street Address of Proposed Site (if any): 2697 Hamburg St., Schnectady, NY 12303

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
The only existing use was a retail electronics store.

Existing Zoning Classification: B-1

School District: Mohonasen Fire District: FD300- fire dist 3.

Water Supply Town

LEGAL INFORMATION

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

Property is located on the corner of Williams St. that intersects with Hamburg St.

Name of public road (s) providing access: Hamburg St. and Williams St.

Width of property fronting on public road: Hamburg St.- 59.82 ft / Williams St.- 131.89 ft

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable).

Purpose for the requested site plan approval (and special use permit if applicable):

Applicant wishes to turn the building into a small convenience store which is not currently an allowed use in this zone.

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

The proposed use will be permanent.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES _____ NO x . If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

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 an endangerment to the public health, safety, morals, convenience or general welfare? If not, please explain:

No, the proposed special use permit would not be detrimental to public health, morals, convenience or general welfare. The use will simply change from selling consumer electronics to selling convenience store goods.

- (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:

The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity. The current use is a retail electronics shop. The shop would simply go from selling consumer electronics to convenience store goods. It should in no way have any negative impact on the properties in the immediate vicinity.

- (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, the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property. The transition from the existing use to the proposed use will have no impact on neighboring properties ability to continue to improve and develop.

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

Yes, the property has the adequate utilities, access roads, drainage and/or necessary facilities. The property has two points of access from two roads. The property has the proper drainage in place as well.

- (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:

Yes adequate measures have been taken to provide ingress and egress as to minimize traffic congestion in the public street. The proposed change in use should not generate any increase in traffic. The entrance to the parking lot is over 90 feet wide and makes for easy ingress and egress.

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

PART IV

LEGAL OWNER SIGNATURE
(Signature of legal owner(s))

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

Name: Shahzad Pervaizbutt

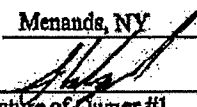
Date: March 27, 2023

Address: 7 Sage Estates

Phone: (518) 253-1473

Menands, NY

Zip: 12204


*#1 Signature of Owner #1

03-27-23

Date

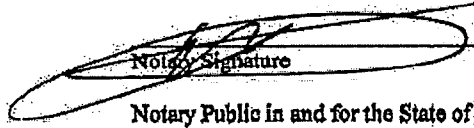
Notary
(For Signature #1 Above)

MATTHEW JACOB KILLION
Notary Public, State of New York
Qualified in Saratoga County
Reg. No. 01K16333915
My Commission Expires 12/7/2023

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 27th day of March, 2023.

NOTARY SEAL


Notary Signature

Notary Public in and for the State of New York
My appointment expires: 12/7/2023

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

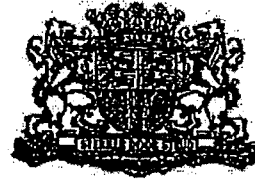
SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: _____

TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306
Telephone: 518-355-7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER
INVOLVED

I, Shahzad Pervaizbutt, being duly sworn declare that I am the
(PROPERTY OWNER)

owner of the property involved in a proposed Special Use Permit application request
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 59.15-5-35.1

I hereby grant Stefanie D. Bitter, Esq. and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): [Signature]

Date: 03/27/23

NOTARY

STATE OF NEW YORK ss:

COUNTY OF Albany

SUBSCRIBED AND SWORN to before me this 27th day of March, 2023

NOTARY SEAL

[Signature]
Notary Signature

Notary Public in and for the State of New York

Residing at:

My appointment expires:

1900 Central Ave Albany NY 12205

12/7/2023

MATTHEW JACOB KILLION
Notary Public, State of New York
Qualified in Saratoga County
Reg. No. 01KI6333915
My Commission Expires 12/7/2023

RECEIVED

APR 10 2019

BUILDING DEPT.
ASSESSOR
APPLICANT

DISTRIBUTION
ENGINEERING DEPT.
PLANNING

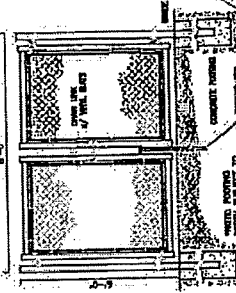
PROJECT

SITE PLAN OR SUB DIVISION: MINOR MAJOR
SKETCH HEARING HELD
PRELIMINARY HEARING SCHEDULED
PRELIMINARY HEARING HELD
FINAL PH SCHEMATIC

TOWN OF ROTTERDAM
PUBLIC WORKS

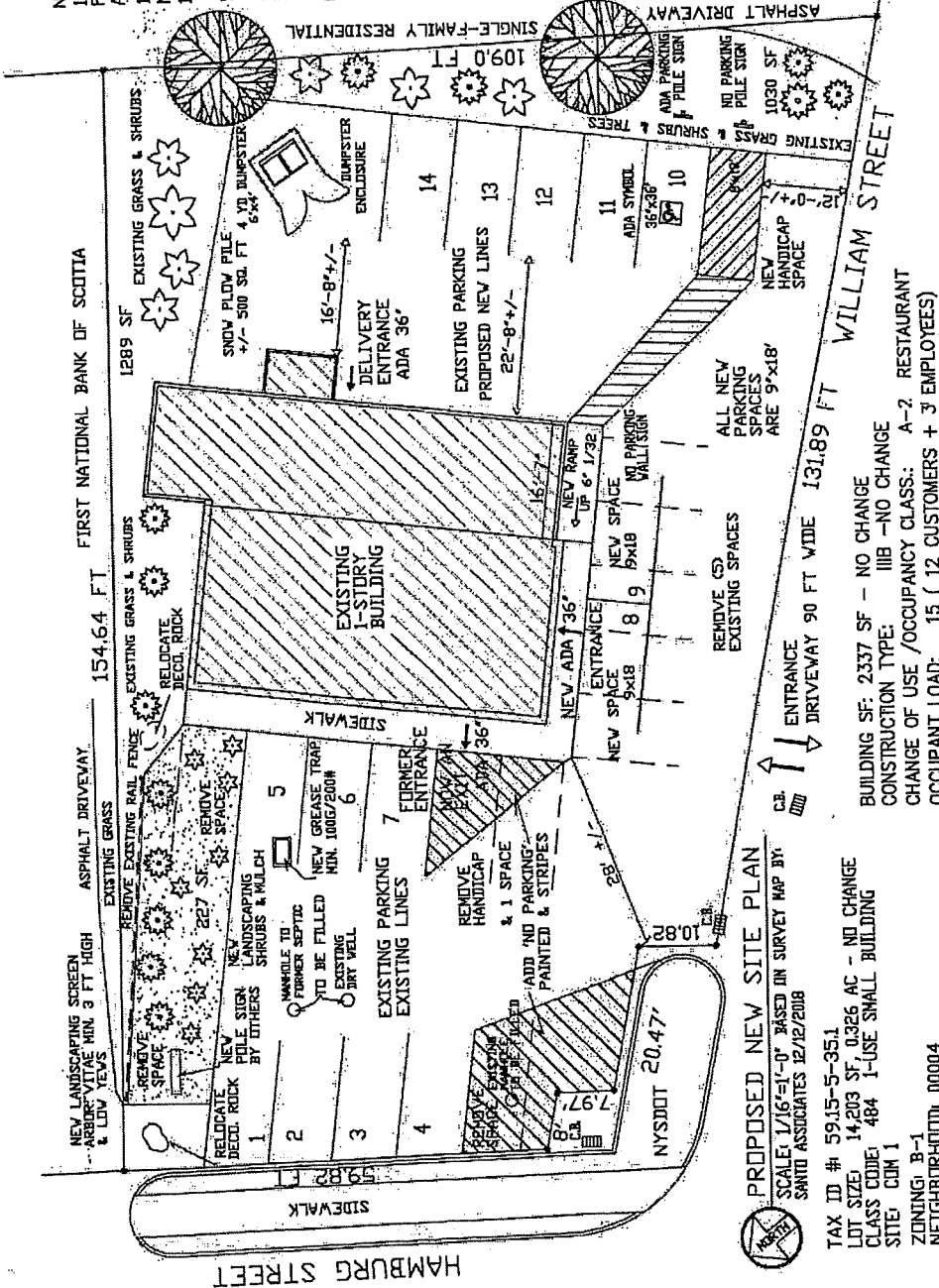
NOTES (NUMBERS FROM TOWN REVIEWS)
1. SNOWFALL ACCUMULATIONS IN EXCESS OF
FOUR (4) INCHES SHALL BE REMOVED FROM
ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS.
13. DEVELOPMENT MUST MEET ALL
NYS BUILDING AND FIRE CODES.
14. ZONING B-1

5. OWNER WILL INSTALL KNOX BOX PER SPECS
FROM FIRE DISTRICT #3.
6. EXISTING SEPTIC TO BE ABANDONED.
PER TIPV SPECS AND ALL TANKS TO BE FILLED
BUILDING SHALL BE CONNECTED TO MUNICIPAL
SANITARY SEWER SYSTEM WITH MIN. 100G/200#
GREASE TRAP ON THE LINE.
7. FRONT PARKING AREA WILL BE SUBSTANTIALLY
IMPACTED DURING CONSTRUCTION OF LANDSCAPED
AREA AND REMOVAL/INSTALLATION OF UTILITIES.
THIS AREA SHALL BE REPAVED, REPAVED, AND
STRIPED IN ACCORDANCE WITH THE PLANS NOT
LATER THAN SEPTEMBER 30, 2019.
8. LIGHTING FIXTURES (BOTH RECESSED AND
ON BUILDING) SHALL BE REPLACED WITH LED
LIGHTING AND SHIELDED DOWNWARD TO PREVENT
OFF-SITE ILLUMINATION.
9. LANDSCAPING AREAS SHALL BE SPRINKLERED
AND DEAD/DYING PLANTS REPLACED IN KIND
AND IN PERPETUITY.



DUMPSTER ENCLOSURE: DOUBLE SWING GATE
MINIMUM 10' CLEARANCE
MINIMUM 10' CLEARANCE

YUMMY YUMMY RESTAURANT
2697 HAMBURG ST., ROTTERDAM, NY
KEITH CRAMER, ARCHITECT (516) 498-8852
cramerkeith@gmail.com
95 HURST AVE. ALBANY, NY 12208
REG. NO. 1 OF 5 DATES: JAN. 4, 2019
REVISED: 1/22/18; 2/6/19; 3/26/19; 4/4/19; 4/16/19



PROPOSED NEW SITE PLAN
SCALE: 1/16"=1'-0" BASED ON SURVEY MAP BY:
SMITH ASSOCIATES 12/12/2008

TAX ID # 59.15-5-35.1
LOT SIZE 14,203 SF, 0.326 AC - NO CHANGE
CLASS CODE 484 1-USE SMALL BUILDING
SITE COM 1
ZONING B-1
NEIGHBORHOOD 00004
SCHOOL MOHONASEN
OWNER: CHU REN WANG
209 WILLIAM STREET, ROTTERDAM, NY
EXISTING PARKING: 25 SPACES (INCLUDES 1 HANDICAP)
PROPOSED NEW PARKING: 14 SPACES (INCLUDES 1 HANDICAP)
TOWN WATER & SEWER

BUILDING SF: 2337 SF - NO CHANGE
CONSTRUCTION TYPE: IIB - NO CHANGE
CHANGE OF USE / OCCUPANCY CLASS: A-2 RESTAURANT
OCCUPANT LOAD: 15 (12 CUSTOMERS + 3 EMPLOYEES)
NON-SPRINKLERED

CHAIRMAN, ROTTERDAM PLANNING COMMISSION
DATE: 4/16/19



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: April 4, 2023

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: Shahzad Pervaizbutt
7 Sage Estates
Menands, NY 12204

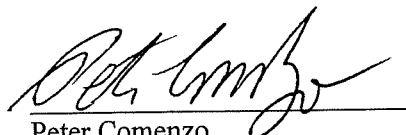
Project: Special Use Permit to operate a convenience store in an existing $\pm 2,337$ square foot commercial building on a ± 0.32 -acre parcel.

Location: 2697 Hamburg Street
Schenectady, NY 12303

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

DPW Comments
April 4, 2023

3. Prime Rotterdam, LLC – 103 Old Mill Lane. Preliminary Site Plan/Waiver of Subdivision to Consolidate four lots into one ± 5.51 -acre parcel to facilitate the construction of a $\pm 163,900$ square foot self-storage facility. Building A = $\pm 13,605$ s.f., Building B = $\pm 20,315$ s.f., Building C = $\pm 2,410$ s.f., Building D = $\pm 2,773$ s.f., Building E = $\pm 4,227$ s.f., Building F (3 story) = $\pm 120,570$ s.f. Engineer: MJ Engineering and Land Surveying, P.C.

1. See agency comments from NYSDEC and Schenectady County Economic Development and Planning.
2. Applicant has revised the application and is now proposing to combine all four (4) lots into one parcel. A phasing plan needs to be provided. Is existing tenant (towing company) on Lot #5 being eliminated during Phase #1?
3. Stormwater easement to the Town of Rotterdam must be established across northeastern portion of existing Lot #4 from existing Lot #2.
4. Revised plans and resubmittal comments received on March 28th need to be reviewed by the TDE, Highway Superintendent, Fire District, and DPW.
5. Old Mill Lane is in poor shape and substandard. Substantial proposed construction utilizing the existing roadway may be problematic. The Town may require additional studies to address this concern.
6. Turning Movement Plan C-180 needs to be updated to reflect the largest responding fire vehicle HP/HPS100 PLATFORM 425 (see attached).
7. Proposed bollard locations should be better defined and symbols updated to match symbol shown on C-001.

DPW Comments December 20, 2022

1. A TDE has been assigned to the project. Review comments on this latest submittal will be forthcoming.
2. A proposed expansion of the existing storage facility located at 102 Old Mill Lane is also under review by the Planning Commission. The Planning Commission should look to coordinate these reviews regarding signage location, stormwater, and access to these facilities.
3. Buildings B and C are located too close to the watermain and may be in a town easement. Access will be an issue.
4. Building E is very prominent along Burdeck Street and lacks any architectural features. Revise type and/or look of building to resemble Building F more and possibly utilize this building for project signage.

DPW Comments September 20, 2022

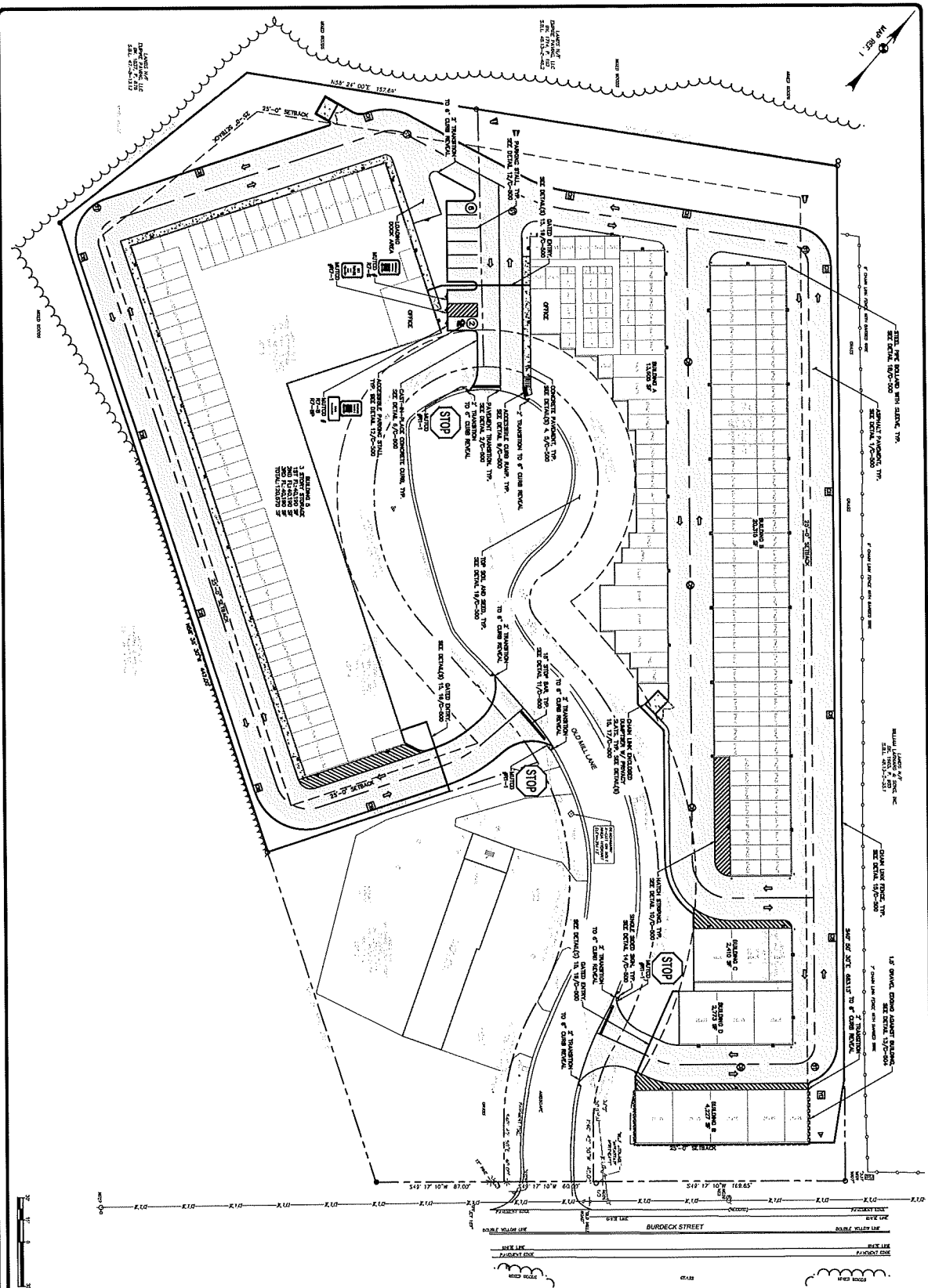
1. The Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist in the review of this proposal.
2. Provide building elevations and office/leasing area.

DPW Comments
Prime Rotterdam, LLC
April 4, 2023

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on September 20, 2022. Site Plan has been circulated to involved/interested agencies.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Transportation
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Schenectady County Industrial Development Agency
Metroplex Development Authority
Fire District #6



SIGN SCHEDULE						
NO.	POPULATION PAV. & CLAMT	200' WIDE PAVEMENT ONLY	200' WIDE PAVEMENT AND CLAMT	CLAMT ONLY	PAVEMENT ONLY	PAVEMENT AND CLAMT
1	10-11, 12-14 PAVEMENT PAVEMENT	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"
2	10-11, 12-14 PAVEMENT PAVEMENT	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"
3	10-11, 12-14 PAVEMENT PAVEMENT	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"
4	10-11, 12-14 PAVEMENT PAVEMENT	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"
5	10-11, 12-14 PAVEMENT PAVEMENT	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"	10' x 12' 30"

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THE ALTERATION OF THIS MATERIAL IN ANY MANNER, UNLESS DONE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER, IS NOT A WARRANTY OF THE QUALITY OF THE MATERIAL. THE MANUFACTURER'S WARRANTY FOR AN ARCHITECT, ENGINEER OR ANY OTHER PROFESSIONAL PERSON WHOSE RESPONSIBILITY IS TO PREPARE A LANDSCAPE ARCHITECT OR LANDSCAPE ARCHITECTURE IS A WARRANTY OF THE QUALITY OF THE MATERIAL. THE MANUFACTURER'S WARRANTY FOR A CLASS "V" MEDIUM-TERM REGULATION AND A CLASS "V" MEDIUM-TERM REGULATION.

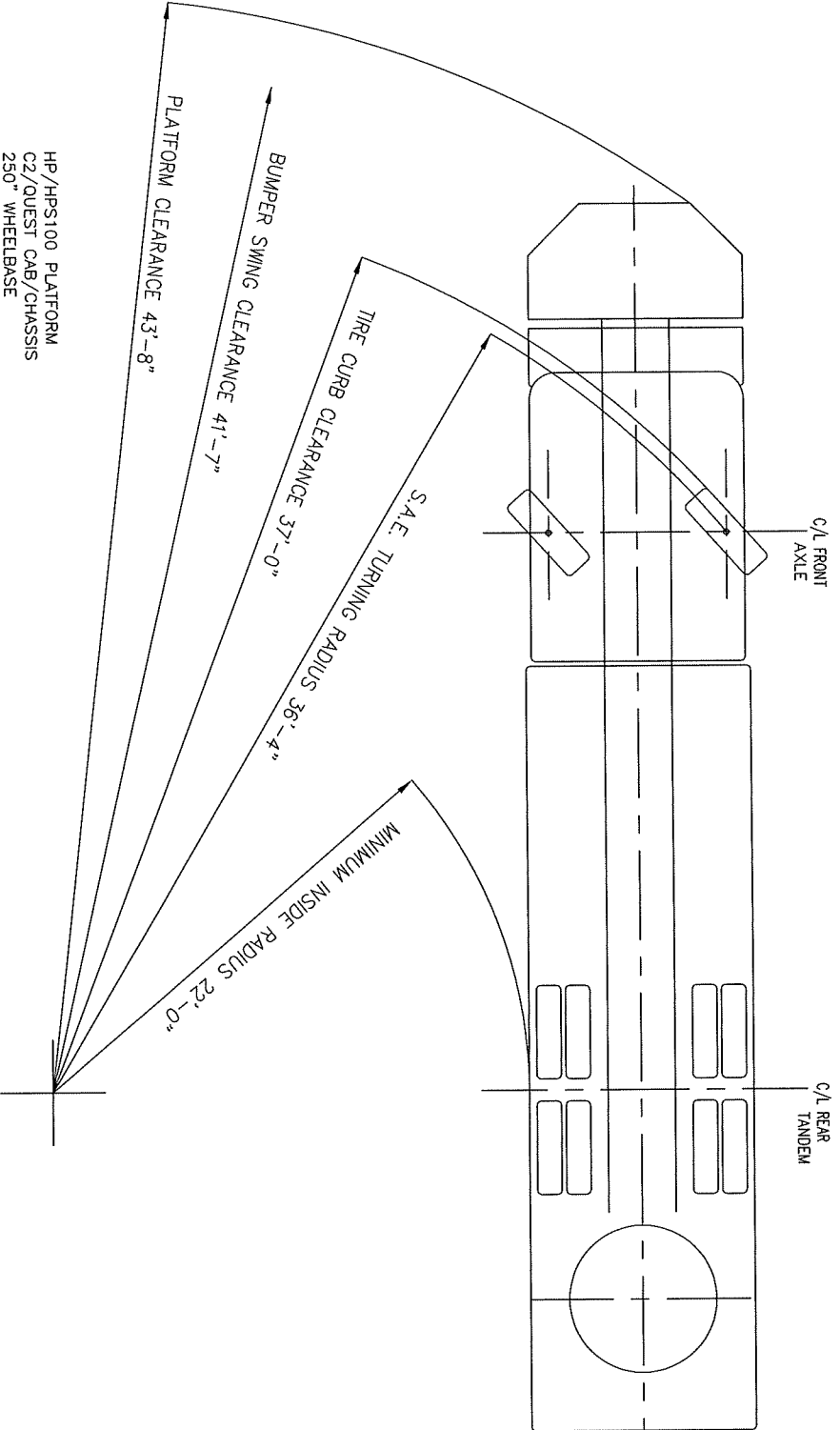


**Engineering and
Land Surveying, P.C.**
2700 Old Bedford Road
1333 Canton Road - Clinton Park, NY 12045

ROTTERDAM STORAGE, LLC
MATERIAL PLAN
 103 OLD MILL LANE
 SCHENECTADY NEW YORK

CONTRACT NO.:	
MJ PROJ. NO.:	MJ1582.01
DATE:	12/05/2022
C-120	

REV	DESCRIPTION	DATE	DRAWN BY	CHECKER
A	INITIAL RELEASE	2018-JUL-09	IGARET	JHE005



HP/HPS100 PLATFORM
 C2/QUEST CAB/CHASSIS
 250" WHEELBASE
 24,000# FRONT AXLE / 17" DISC BRAKES*
 425/65R22.5 FRONT TIRES/ALUMINUM WHEELS
 54,000# REAR TANDEM AXLES
 12R22.5 REAR TIRES/ALUMINUM WHEELS
 10 BUMPER/20" EXTENSION
 42" STEERING CRAMP ANGLE

EMERGENCY ONE INC
 OCALA FL USA

TURNING RADIUS SPEC
 HP/HPS100 PLATFORM 425

DATE OF RELEASE: 2018-JUL-09
 DRAWN BY: IGARET
 CHECKER: JHE005
 SCALE: 1" = 1'

DO NOT SCALE DRAWING

SHEET 1 OF 1



Engineering and
Land Surveying, P.C.

RECEIVED

MAR 28 2023

TOWN OF ROTTERDAM
PUBLIC WORKS

1533 Crescent Road
Clifton Park, NY 12065
Phone: 518.371.0799
mjelspc@mjels.com
mjels.com

March 24, 2023

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

Re: 103 Old Mill Lane – Rotterdam Storage TDE Review

Dear Mr. Comenzo,

MJ Engineering is in receipt of comments dated February 27, 2023, regarding the Rotterdam Storage project. We offer the following responses to comment, with comments listed and our responses in *blue italics*:

Site Plans, DPW, and County Comments:

1. The Town DPW should review the conditions of the existing storm system within the project area for any repairs necessary to prevent backups in the Town's storm sewer system.
Response: Comment acknowledged.
2. The Town should consider having the Applicant reestablish the radius of the cul-de-sac for emergency vehicle maneuverability.
Response: Old Mill Lane is designated as a town road; the applicant is not responsible for maintaining said road in terms of emergency vehicle maneuverability as it has already been established at time of designation. If said road is determined to be out of compliance with most recent town standards or with in-service emergency vehicles, then responsibility for road reestablishment lies solely with the town.
3. The Fire Chief should review the plans for necessary turning movements. Additionally, the Applicant should coordinate a turning movements diagram for the Town's largest emergency vehicle as well as the largest vehicle anticipated to utilize the storage facilities.
Response: Comment acknowledged; plans shall be coordinated with the Town of Rotterdam fire chief. Refer to revised plan set for Emergency vehicle turning movements.
4. The County and the Town have concerns about the shared nature of the proposed septic field. Two of the proposed buildings contribute to the septic field, however the design provided is on the property associated with Phase II work. The Applicant should provide a design that contains the necessary sanitary facilities on the property in Phase I to account for Phase II not having a set construction timeframe.
Response: All lots will be consolidated into one, therefore a single septic field for both proposed buildings containing an office is warranted considering facility type and projected use. Refer to revised plan set.
5. The County indicated that the proposed development should include some landscaping elements. According to the Town's zoning laws industrial uses must provide screening between residential uses, and the Lent Court Apartments reside across Burdeck Street from proposed Building E.
Response: Comment acknowledged; Refer to revised plan set.

Site Plan Application and SEAF Comments:

6. Section A of the Town's Site Plan Application (SPA) form does not appear to be completely filled out. Additionally, some of the unchecked items (#6 through #16 and #18) apply to the project but have not been included in the design plans. The SPA indicates that this results in a determination of "incomplete" however, the submitted materials provided sufficient information not to delay a review. The Applicant should review the list in Section A and verify that consideration to each of the elements is incorporated into the proposed design or that they do not apply to the project.
Response: Section has been revised.
7. While the SPA submitted is substantially older than most of the other submitted materials, Section B was also included in the review elements to help the Applicant provide plans that comply with the requirements of the SPA. Specific items in Section B that need to be addressed include snow storage locations, dimensions for site accesses/driveways, accessible routes to the building entrances (with striping), dimensions of the dumpster



areas, any necessary outdoor HVAC/other equipment pads, and coordination with the Town of Rotterdam Water Department. Additionally, the notes from items #11 and #13 need to be included on the design drawings.
Response: Drawings have been revised to include the above.

8. The acreage of owned parcels should be updated to reflect the 5.51 acres shown in other documentation.
Response: Acreage has been revised.

9. Applicant should submit any proposed sign changes at the site or at Old Mill Lane's interface with Burdeck Street in accordance with the site plan application requirements.

Response: The applicant is currently working on a sign design and will submit to the Town when complete.

10. SEAF: #8 indicates that the proposed facility will result in a substantial increase in traffic. Please provide additional information for the anticipated traffic demand and how the site proposes to handle the increase in traffic.

Response: The answer to #8 has been revised to no to reflect the project narrative ITE generation data. As indicated the self-storage facility will not generate a large amount of peak hour traffic.

11. SEAF: #17, a) indicates that the stormwater will not flow onto adjacent properties, however the SWPPP includes conflicting information in section 1.2. Please review and update accordingly.

Response: SWPPP has been revised.

Plan Comments:

12. General: The project is proposed to be built in two phases and the applicant has indicated there could be several years between construction. A phasing plan should be prepared to show what's included in the Phase 1 work and any temporary measures required between phases of construction (removals, pavement limits, E&SC, security fencing, utilities, etc.). Also the GP-0-20-001 permit requires an NOT to be submitted if 2 years of shut down, please add note to the plans.

Response: Comment acknowledged; Refer to revised plan set.

13. General: Soil testing locations and results have not been obtained at this point. Soils test locations, rates, depths and any other pertinent information should be provided on the plans or geotechnical report below the depth of the proposed practices since the proposed development includes several infiltration facilities. Groundwater depth must be confirmed to be a minimum 4' below the bottom of each infiltration chamber system. The timing of the tests need to be coordinated with the Town to provide the necessary witnesses for the tests.

Response: Comment acknowledged; Soils testing has been completed dated 2/27/2023. Refer to revised plan set.

14. General: The plans do not appear to include a line that represents the limits of disturbance or grading associated with the proposed development. This should be included on at least the materials, grading and site layout plans to verify stormwater calculations. This will also help clarify the conflicting areas stated in the SWPPP.

Response: Comment acknowledged; Refer to revised plan set.

15. General: There is evidence that Old Mill Lane has some low areas that do not properly drain to the established drainage network. The Applicant will need to address these issues when removing the existing buildings/driveways along the cul-de-sac.

Response: Old Mill Lane is designated as a town road; Maintenance of said road lies solely with the town. Construction of the Rotterdam storage facility, which is predominantly outside of the right of way, will reduce the amount of stormwater runoff flowing towards Old Mill lane.

16. General: The Applicant should clarify whether there will be public restroom facilities available. The septic field should reflect the potential for any publicly available facilities.

Response: Proposed restrooms facilities within office areas shall only be used by employees; No public restroom facilities area proposed.



17. Cover: The site location map callout does not point to the location of the project site. Please update the map to indicate the correct project location.
Response: Comment acknowledged; Refer to revised plan set.
18. Notes: SWPPP Note #1 indicates that this project will be completed in a single phase, which contradicts the other submitted documents. Please revise the note to correlate with the other documents.
Response: Comment acknowledged; Refer to revised plan set.
19. Notes: SWPPP Note #2, D indicates that "chemical soil treatments" will be allowed to minimize dust. This is not a suggested dust control measure considering the project site is within the Schenectady-Niskayuna Aquifer.
Response: Comment acknowledged; Refer to revised plan set.
20. Notes: Parking Required notes indicate that a cross access/parking agreement will be required. This agreement should be submitted for review by the Town.
Response: Comment acknowledged.
21. Notes: The Site Data provided for Lots 4 & 5 have a unit mix summary that only accounts for the ground floor. The summary should include the storage units on all floors the same as Site Data for Lots 1 & 3.
Response: Comment acknowledged; information will be provided upon receipt. Refer to revised plan set.
22. Existing Conditions: The plans do not show any existing sanitary facilities for the properties that will be affected by the proposed work. Due to the subject properties being outside of the sewer district, the Applicant should show the locations of the existing septic fields and ensure they are removed/abandoned in accordance with all applicable codes.
Response: Comment acknowledged; location information will be provided upon receipt. Refer to revised plan set.
23. Existing Conditions: The plan shows the existing pavement for Old Mill Lane with an asphalt wing curb continuously running along the edge of pavement, however that does not appear to be consistent with a visual inspection of the area. Additionally, the limits of existing gravel do not appear to match with the imagery available for the area.
Response: Comment acknowledged; Refer to revised plan set.
24. Removal Plan: Some of the removals extend beyond the eastern property line. The Applicant should coordinate with the adjacent property owner to ensure that there will be no issues resulting from work on their property.
Response: Comment acknowledged; Removal work shall be coordinated with adjacent property.
25. Removal Plan: The plan should include the necessary pavement removals in the Town ROW for utility work.
Response: Comment acknowledged; Refer to revised plan set.
26. Removal Plan: The Applicant should coordinate the removal of the existing service connections while coordinating the new service connection proposed.
Response: Comment acknowledged; Any service connection installation/removal shall be coordinated with the town and/or service provider.
27. Material Plan: The building names/identification on the plan should be reviewed and updated for consistency. Specifically, Building E is shown as a second Building B, and Building 5 appears to change the naming convention for the buildings.
Response: Comment acknowledged; Refer to revised plan set.
28. Material Plan: Landscaping needs to be provided per the Town code with special consideration for screening adjacent residential properties.
Response: Comment acknowledged; Refer to revised plan set.
29. Material Plan: The proposed drawings should include a new "Dead End" sign along Old Mill Lane to replace the existing sign that is being removed.
Response: Comment acknowledged; Refer to revised plan set.



30. Material Plan: Proposed Building A appears to extend beyond the setback line in a couple locations. The Applicant should revise the building location in relation to the setback line or indicate that a variance will be obtained.
Response: Comment acknowledged; Refer to revised plan set.
31. Material Plan: The accessible route to access the office in Building A requires visitors to walk along the travel lane and then cross the travel lanes. This is not a desirable layout for accessible routes. Additionally, the storage unit access to Building A does not have any accessible route due to the fence crossing the sidewalk.
Response: Comment acknowledged; Refer to revised plan set.
32. Material Plan: The Office in the Phase II building does not have a clear accessible route. Additionally, the sidewalk access beyond the gated vehicle access is blocked by the access gate from the other direction.
Response: Comment acknowledged; Refer to revised plan set.
33. Material Plan: The parking stalls across from the main office provide signage for two ADA stalls, however one stall appears to be missing the accessible stripping symbol.
Response: Comment acknowledged; Refer to revised plan set.
34. Material Plan: A sign is located at the "Loading Dock Area" in Phase II but is not labeled. Please provide identification for all proposed signage. Additionally, Stormwater Management Area signs should be included for each of the proposed practices and their locations should be shown on the plans.
Response: Comment acknowledged; Refer to revised plan set.
35. Material Plan: The dumpster proposed for Phase I is behind the access gate to the facility and requires multiple turns to access. The Applicant should review the dumpster location in Phase I for accessibility by garbage removal services and from the employees working in the designated office space.
Response: Dumpster locations determined by client and shall remain unchanged.
36. Material Plan: The location of the gate card access equipment should be provided on the drawings.
Response: Comment acknowledged; Refer to revised plan set.
37. Utility Plan: The Project Narrative indicates that the climate controlled buildings will have a sprinkler system. Please clarify which buildings will be climate controlled.
Response: Comment acknowledged; Refer to revised plan set.
38. Utility Plan: The proposed underground infiltration systems all appear to be about 10 feet away from any building footprints except for System #4 which appears to be about 2 feet from Building A's footprint. The Stormwater Management Design Manual (SWDM) states that "infiltration trenches and basins shall be setback 25 feet downgradient from structures and septic systems" which is not met by any of the proposed facilities. The design should be updated to meet this setback or the Applicant needs acknowledge the liability of infiltrating water too close to the building structures.
Response: Client has acknowledged infiltration system proximity to proposed buildings; refer to revised plan set.
39. Utility Plan: STMH#1 is 4' diameter manhole structure with two 18" pipes connecting at about a 90-degree angle and may need to be upsized to a 5' Dia. The proposed structure sizes throughout the site should be reviewed in relation to the minimum angle between pipes to ensure that the integrity of the structure can be maintained in the proposed layout.
Response: Comment acknowledged; Refer to revised plan set.
40. Utility Plan: Some of the leaders used to label the proposed storm system do not appear to point at the correct elements on the plans. Please review the labels on this plan to ensure the labels apply to the correct project elements.
Response: Comment acknowledged; Refer to revised plan set.
41. Utility Plan: Please clarify if Building 5 will be connecting to the sanitary leach field?
Response: Only buildings containing employee restrooms shall be connected to the septic system.



42. Lighting Plan: The lighting footcandle contours are provided however they don't appear to accurately reflect the different fixture heights. For example, the building lights show the same footcandle contour above the 14' doors for RV storage and the lower 10' doors.
Response: Comment acknowledged; Refer to revised plan set.
43. Lighting Plan: There are building mounted lights shown on Building A that do not include footcandle patterns. Please update the lighting plan to include all proposed fixtures.
Response: Comment acknowledged; Refer to revised plan set.
44. Lighting Plan: Additional lighting should be provided to sufficiently illuminate the parking areas, dumpster areas, site driveways, and building entrances.
Response: Comment acknowledged; Refer to revised plan set.
45. Grading Plan: The accessible parking stalls appear to have a diagonal slope of $\pm 2.2\%$ which does not meet the requirements for accessible parking stalls. Please revise the grading to meet the ADA requirements.
Response: Comment acknowledged; Refer to revised plan set.
46. Grading Plan: The Accessible Sidewalks and Curb Ramp Notes include a table of maximum tolerances for design/field layout slopes. Spot elevations for the curb ramp and sidewalk in front of the office appear to exceed the tolerances.
Response: Comment acknowledged; Refer to revised plan set.
47. E&SC Plan: The locations of the concrete washout(s) and soil stockpile areas should be shown on the plans to show that they can conform to the setback requirements in the Bluebook.
Response: Comment acknowledged; Refer to revised plan set.
48. E&SC Plan: The Applicant needs to provide additional protection around the Town's existing stormwater basin at the rear of the site. This area is particularly important to the drainage along Old Mill Lane if it serves as an infiltration basin. The Town should consider procuring infiltration tests before and after construction to ensure the facility functions the same as existing conditions. The Applicant should consider a cutoff swale/dike and a sediment trapping measure to minimize the amount of construction site runoff that may enter the existing basin.
Response: Additional protection added around basin, refer to revised plan set.
49. E&SC Plan: The Town requires that soil stockpiles be covered at the end of each workday which should be noted on the plans.
Response: Comment acknowledged; Refer to revised plan set.
50. Details (C500) the chain link fence and gate details show an 8' tall security fence. The Town's zoning laws (270-143, A, (3)) indicate that the tallest fence allowable is 6', and that any taller fences will require approval by the Town. Also, it is not clear where the swing gates are being proposed around the facility.
Response: Comment acknowledged; Refer to revised plan set.
51. Details (C500): the accessible curb ramp detail shows 4'x4' as the turning area which does not meet the minimum 5'x5' turning area for accessible routes. It should be noted that the conditions on the design drawings show adequate dimensions while the detail does not appear to have correct minimum dimensions.
Response: Comment acknowledged; Refer to revised plan set.
52. Details (C500): the Concrete Dumpster Detail is missing the length and width measurements.
Response: Comment acknowledged; Refer to revised plan set.
53. Details (C501): the provided hydrant detail does not appear to be used anywhere on the proposed site. Please provide the location of any new hydrants or consider removing the detail for clarity. Copy of the Town's standard Hydrant detail is attached.
Response: Comment acknowledged; Refer to revised plan set.
54. Details (C501): the details for storm sewer manholes and storm catch basins have different manufacturers for the



frames and grates. The Applicant should consider revising one of the details to provide products from a consistent manufacturer.

Response: Comment acknowledged; Refer to revised plan set.

55. Details (C501): the ductile iron service pipe detail shows a dimension of 5' minimum to the invert of the water pipe. The detail should be updated to show the 5' minimum dimension to the top of the pipe.

Response: Comment acknowledged; Refer to revised plan set.

56. Details (C502): the details for the proposed underground infiltration chambers (section views) need to show the relative storm event ponding elevations from the HydroCAD modeling provided in the SWPPP.

Response: Comment acknowledged; Refer to revised plan set.

57. Details (C502): the details for the proposed underground infiltration chambers (all) appear to indicate that the inlet pipe should be a 6" feeder and is shown for every row. The inlet and outlet pipes on the plans are shown with an invert elevation that matches the bottom of the chamber sections. The details provided appear to distribute stormwater into each row of the chambers and bypass a portion of all stormwater that flows through the systems. Please provide clarification on the 6" inlet feeder pipes, how they will function, and how the system will limit stormwater from bypassing the pretreatment/isolator rows.

- a. For example: System #3 has details that show the 6" feeder at 341.30' however the inlet manifold pipe on the utility plan has an invert elevation of 339.40'. Additionally, the bottom of the proposed chambers is shown at 339.40' and the invert of the outlet pipe would indicate that stormwater entering the chambers would bypass the system before the full storage provided by the chambers is used. By setting the outlet invert at the bottom of the chambers, the proposed systems would only provide WQv treatment for the bottom 6" of stone. The provided HydroCAD models appear to reflect this as well.

Response: Comment acknowledged; Refer to revised plan set.

58. Details (C502): provide the locations of the detailed inspection ports on the plans.

Response: Comment acknowledged; Refer to revised plan set.

59. Details (C503): The following comments are items to be addressed to assist the Town's Code Enforcement Officer (CEO) in reviewing the sanitary sewer system:

- a. Invert information needs to be provided for the septic field layout and associated piping.
b. The observed percolation rates used for the septic system calculations stabilizes at approximately 2 minutes per inch. According to the NYS Design Standards for Intermediate Sized Wastewater Treatment Systems 2014 (see section E.2) there are protective measures that need to be applied to septic fields that are in an aquifer and have percolation rates faster than 10 minutes per inch. The proposed septic field design should incorporate the appropriate soil amendments to protect the underlying aquifer.

Response: Comment acknowledged; Refer to revised plan set.

60. Details (C504): the SWPPP Notes on sheet C001 indicate that a prefabricated concrete washout will be used, however the detail provided depicts a standard washout area. Additionally, the dimension provided for the limits of the washout do not meet the minimum design requirements in the Bluebook. According to the Bluebook, concrete washouts need to be a minimum of 2 feet deep, have side slopes of 2:1 maximum, and must have a minimum bottom area of 8 feet by 8 feet. Applying the maximum slope to the dimensions provided in the detail on the plans would result in a 1-foot-deep washout with a bottom area of 6 feet by 6 feet.

Response: Comment acknowledged; Refer to revised plan set.

61. Details (C504): the location of erosion control blankets do not appear to be shown on the plans and should be shown.

Response: Comment acknowledged; Refer to revised plan set.

62. Details (C504): the plans do not appear to indicate where the downspout splash area detail is being proposed. Please indicate on the plans where the proposed splash pads will be used or consider removing the detail.

Response: Comment acknowledged; Refer to revised plan set.

63. The details need to include a Stormwater Management ID sign, and their locations shown on the plans for each practice.



Response: Comment acknowledged; Refer to revised plan set.

SWPPP:

64. While section 3.4 in the SWPPP discusses the receiving water bodies and correctly identifies the Poentic Kill, the remainder of the drainage discussions in the SWPPP indicate that the site drains to "an unclassified stream".
Response: SWPPP text has been revised.
65. Numerous references to the "project area" in the SWPPP indicate that the site is 5.1 acres, however the property limits are 5.51 acres. Section 1.2 states the proposed disturbance is 1.71 acres while Section 6.5.3 states the disturbance will be 4.99 acres. Please review the report for consistency and update accordingly.
Response: SWPPP text has been revised.
66. Section 6.5.3's description of Design Point 1 has multiple inconsistencies (stream name, relative location to the site, contributing practice) that should be revised to pertain to the proposed conditions.
Response: SWPPP text has been revised.
67. Section 6.5.4 has conflicting information about the number of subcatchments in the project's proposed conditions and does not appear to match with the HydroCAD models provided.
Response: SWPPP text has been revised.
68. Section 6.5.4 contains references to an infiltration basin, outlet structure, and the previously mentioned "unclassified stream" that has been identified as the Poentic Kill. Please revise this section to pertain to the proposed design.
Response: SWPPP text has been revised.
69. Section 7.1.3 should also include the MS4 official's contact information.
Response: SWPPP text has been revised.
70. Section 7.1.4 indicates that the project is in NYSDEC Region 7, which contradicts the contact information provided in 7.1.3. Please review these sections for correctness and consistency.
Response: SWPPP text has been revised.
71. Appendix B needs to include the NOI for review. Future submissions should include a draft version of the NOI to verify the information being submitted to the DEC.
Response: Comment acknowledged, refer to revised report.
72. Appendix F: A standalone Operation and Maintenance Plan for post-construction stormwater practices should be developed based upon NYSDEC Maintenance Guidance for Stormwater Management Practices dated March 31, 2017. The O&M manual should include at a minimum the maintenance schedules/timing, description of specific stormwater practices onsite, the entity responsible for certain recurring maintenance and inspection tasks and when to call a professional to assess the operation of the practice. Additionally, the necessary maintenance elements relating to the proposed underground infiltration chambers is not included.
Response: Comment acknowledged, refer to revised report.
73. Appendix G need to be updated with the soil testing results once they have been obtained. Additionally, it would be beneficial to include the soil test results that have already been completed for the septic field (results are shown on the plans, sheet C-503).
Response: SWPPP text has been revised.
74. Appendix H has a lot of assumptions for information pertaining to the existing catch basin network. The plans do not have invert/pipe information for several structures around the site, however the submitted HydroCAD report includes invert information and pipe sizes for every existing catch basin. The Applicant should provide justification for where this information came from of the assumptions being made.
Response: Comment acknowledged, refer to revised report.
75. Appendix H and I should include the existing retention pond that is in the drainage easement in the rear of the site with relative infiltration rates (pending on test results) to ensure that the proposed development does not



negatively impact the Town's stormwater infrastructure within the easement.

Response: Comment acknowledged, refer to revised report.

76. Appendix I: The proposed HydroCAD chamber storage (all) is modeled incorrectly. The chamber volume needs to be embedded within the gravel storage volumes. Currently the model is claiming additional stone storage for the area the chambers take up, leading to a higher volume provided.
Response: Comment acknowledged, refer to revised report.
77. Appendix I Subcatchment 15S uses 100 feet of sheetflow to compute the time of concentration, however the proposed conditions show that the water is quickly conveyed to a swale which would not allow for sheetflow. Please provide justification for how sheetflow will be maintained in the swale or revise the node to appropriately reflect the channelized flow conditions in the swale.
Response: Comment acknowledged, refer to revised report.
78. Appendix I shows that the primary outlets for the infiltration chamber systems would provide less volume as WQv storage than is required. The stored WQv is the volume within the system below the outlet, the entire WQv must be retained within the system to allow for infiltration.
Response: Comment acknowledged, refer to revised report.
79. Appendix I the node for STMH#5 does not have an outlet to the design point node. This does not reflect the proposed conditions and needs to be revised.
Response: Comment acknowledged, refer to revised report.
80. Appendix J has WQv calculations for the entire project site and separate sub-areas within the site that account for redevelopment as well as new impervious areas. The calculations provided do not appear to correctly depict the WQv provided according to the volume below the outlets of the underground infiltration systems.
Response: Comment acknowledged, refer to revised report.
81. Appendix J includes a calculation for "System #5" which is not labeled on the plans or identified/described anywhere in the submitted materials. Please clarify what System #5 is, and please explain how the WQv calculation for that system could provide a negative WQv value. There is also an "Offsite" line that appears to be for the uncaptured area.
Response: Comment acknowledged, refer to revised report.
82. Appendix J has a "Summary" section is confusing and appears to be incorrect. The project is not proposing aera reduction practices and there is duplicative information which provides higher total WQv. Please review and update as applicable. A narrative explanation of where the values came from would be helpful.
Response: Comment acknowledged, refer to revised report.
83. Appendix J has calculations for pretreatment requirements for each of the four proposed chamber systems that are based on the assumed infiltration rate of 0.5 inches per hour. While the assumed infiltration rate provides a conservative design for stormwater modeling, it only requires 25% of the required WQv as pretreatment. The observed infiltration rates for the septic field appear to indicate that nearby soils have an infiltration rate of about 30 inches per hour. When this rate (or anything above 5 inches per hour) is used, the proposed systems would be required to provide 100% of the WQv requirement as pretreatment.
Response: Comment acknowledged, refer to revised report.
84. Appendix J has calculations for individual chamber systems but appear to use Contech Chambermaxx. Please update the calculations to match the Lane Stormkeeper product used on the design plans and HydroCAD modeling.
Response: Comment acknowledged, refer to revised report.
85. Appendix J indicates that each of the proposed infiltration chamber systems will be pretreated with a hydrodynamic separator and should be updated to isolator row as depicted on the plans and SWPPP.
Response: Comment acknowledged, refer to revised report.
86. Appendix J will need to be updated with the information obtained from soils testing once the tests have been



completed.

Response: Comment acknowledged, refer to revised report.

87. None of the provided documentation appeared to include a detailed construction sequence. The SWPPP (section 4) indicates that "the construction sequencing schedule shall be provided as part of the final design" however, the construction sequence should be provided which incorporates the necessary elements for both phases of the proposed work.

Response: Comment acknowledged, refer to revised report.

Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

Walter F. Lippmann, P.E.
Project Manager

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 12-27-22
Case No. R-28-22
Returned 1-17-23

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) 386-5530
Schenectady County

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

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

DEC 27 2022

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: January 24, 2023

SUBJECT: Prime Rotterdam, LLC – 103 Old Mill Lane. S Site Plan/Waiver of Subdivision to Consolidate: Lot 1 (101 Old Mill Lane/Tax Map No. 48.13-2-33) = ±0.91 acres and Lot 3 (103 Old Mill Lane /Tax Map No.48.13-2-32) = ±1.95 acres to construct five (5) self-storage and RV storage buildings (Buildings A-E) and consolidate Lot 4 (104 Old Mill Lane Tax Map No. 48.13-2-30) = ±0.92 acres and Lot 5 (105 Old Mill Lane Tax Map No. 48.13-2-31) ±1.33 acres to construct one (1) self-storage building (Building F). Engineer: MJ Engineering and Land Surveying, P.C.

REQUIRED 1. Public hearing notice & copy of the application.
ENCLOSURES: 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:

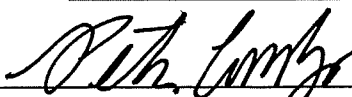
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 12 21 22

RECEIVED

JAN 17 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-28-22

Applicant Prime Rotterdam, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an existing self storage facility (Prime), requesting site plan approval to redevelop the site and construct 5 buildings totaling 47,453 SF and 8 car parking area (Phase I) and one 3-story indoor storage facility with a 40,190 SF footprint (Phase II). Located on the westerly side of Burdeck Street (SR 159) approximately 600' north of Mariaville Road (Old Mill Lane). Municipal water is provided. Individual septic is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on December 27, 2022. 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:**

Providing the wastewater treatment system for Phase I on the lot for Phase II may not be permissible according to the Schenectady County Sanitary Code. Phase I and Phase II may need to provide separate systems for the proposed offices. Consideration should be given to providing some landscaping, especially along Burdeck Street, to break up the building facades.

☐ 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.

1/4/23
Date

Ray Giller, Commissioner
Economic Development and Planning

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2069 | F: (518) 357-2460
www.dec.ny.gov

Transmitted electronically to: pcomenzo@rotterdamny.org

January 27, 2023

RECEIVED

JAN 27 2023

Peter Comenzo
Senior Planner
Town of Rotterdam
Department of Public Works
John F. Kirvin Government Center
1100 Sunrise Boulevard, Rotterdam, NY 12306

TOWN OF ROTTERDAM
PUBLIC WORKS

Re: Lead Agency Coordination Response
RV and Self-Storage Facility
103 Old Mill Lane
Town of Rotterdam, Schenectady County

Dear Peter Comenzo,

This letter responds to your correspondence of December 27, 2022, regarding lead agency coordination for the project referenced herein, under Article 8 (State Environmental Quality Review – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617. The New York State Department of Environmental Conservation (DEC) has the following interest in this project:

Name of Action: Prime Rotterdam, LLC
Redevelopment of Prime Self Storage Facility with RV and self-storage units

DEC Contact Person: Kate Kornak

DEC Position: Based on the information provided, DEC has no objection to your agency assuming lead agency status for this action.

****The DEC must be notified immediately if the project/proposed action scope changes, or the EAF is revised.***

Possible DEC Permit Requirements:

A review of NYS protected resources near or within the project site was performed using existing GIS data (see enclosed NYS Resources Map). Please note that jurisdictional maps are meant



Department of
Environmental
Conservation

to provide approximate sizes and locations of resources. Actual field conditions may vary from those depicted on the maps. The following provides a summary of potential State permitting requirements for the project based on the results of the protected resources review and project information submitted with your correspondence.

SPDES General Permit for Stormwater Discharges from Construction Activity – If this project will disturb one acre of land or more, the applicant must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities.

Additional Comments:

While no specific habitat was identified on the subject parcel, the northern long-eared bat may be found in virtually any county in New York State. Although this project site falls outside of the currently recognized occupied habitat for this federally-threatened species, the DEC recommends that removal of any trees greater than 3 inches in diameter at breast height (dbh) take place between November 1st and March 31st each year, if possible, in order to avoid a potential threat to bats.

If an extension of any existing public sanitary sewer service is deemed necessary, the DEC may require review/approval before the extension is constructed, particularly if it is intended to convey 2,500 gallons per day or more of residential sewage alone or in combination with stormwater, as required by 6 NYCRR Part 750. Please submit plans for the DEC's review if this situation applies to your project.

Please feel free to contact me by telephone at (518) 357-2459 or by e-mail at kate.kornak@dec.ny.gov if you have any questions.

Sincerely,

Kate Kornak

Kate Kornak
Regional Permit Administrator

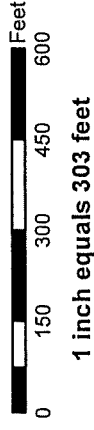
Encl: NYS Resources Map

ecc: Prime Rotterdam, LLC, anthony.kouardaoughli@goprimegroup.com
Walt Lippmann, PE, mjelspc@mjels.com

PROJECT LOCATION & NYS RESOURCES MAP

Prime Rotterdam LLC
RV and Storage Facility
103 Old Mill Lane
Town of Rotterdam
Schenectady County

January 11, 2023



Legend

Regulated Freshwater Wetlands

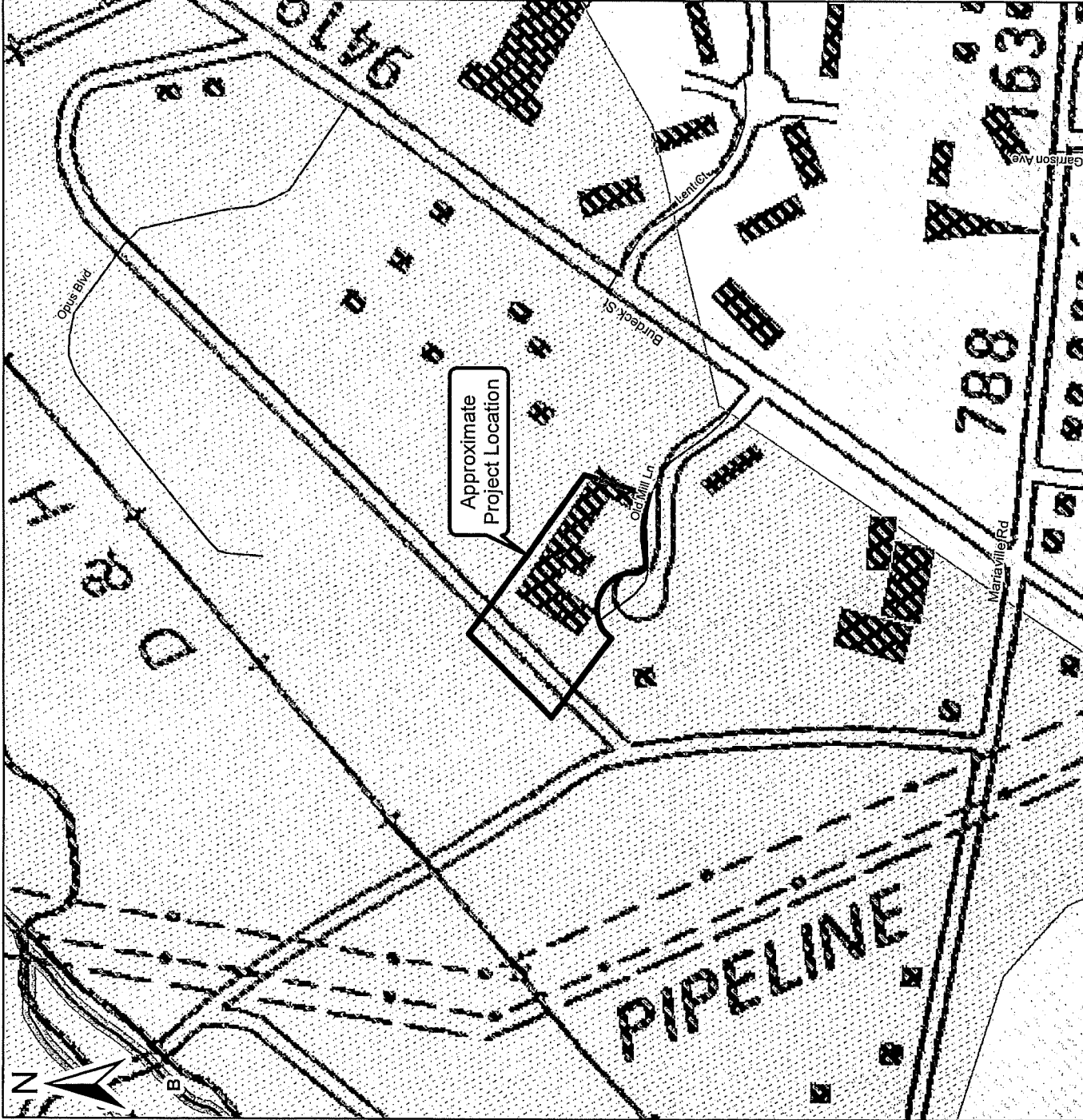
- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4

Water Quality Classifications

- Unprotected Streams
- Protected Streams

NWI Wetlands

- Emergent & Forested/Shrub Wetland
- Riverine, Lake & Pond
- EPA Sole Source Aquifers
- Archeological Sensitivity
- National/State Historic Register Site
- EPA Sole Source Aquifers



Disclaimer: This map was prepared by Region 4 NYSDEC Division of Environmental Permits using the most current data available. It is deemed accurate but is not guaranteed. NYSDEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data. This map may contain information that is considered sensitive and therefore the distribution of this map is strictly prohibited. Additional resources may be present but not depicted on this map.

Department of
Environmental
Conservation

NEW YORK
STATE OF
OPPORTUNITY

**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: Prime Rotterdam, LLC

Mailing Address: 85 Railroad Place

City: Saratoga State: NY Zip: 12866

Daytime Phone: 518-410-5908 Fax: _____

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: Walt Lippmann

Mailing Address: 1533 Crescent Road

City: Clifton Park State: NY Zip: 12065

Daytime Phone: 518-371-0799 Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 5.51

Assessor Tax Parcel No.(s) of Proposal Site: 48.13.-2-33,48.13-2-32,48.13-2-31,48.13-2-30

Adjacent Area Owned or Controlled (Acres or sq. ft.): 5.51

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any):

103 Mill Road

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

Redevelopment of self storage facilities

Existing Zoning Classification: I-1

School District: Schalmont Fire District: _____

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):

103 Old Mill Road, off of Burdeck Street

Name of public road (s) providing access: Old Mill Road

Width of property fronting on public road: 975

I have attached a legal description of the proposed site: ☒ yes ☐ no

I have attached a deed of the proposed site: ☒ yes ☐ no

I have attached a lease agreement of the proposed site (if applicable): ☐ yes ☒ no

Purpose for the requested site plan approval (and special use permit if applicable):

Redevelopment of self and RV storage facility.

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

Permanent

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: 9/6/22

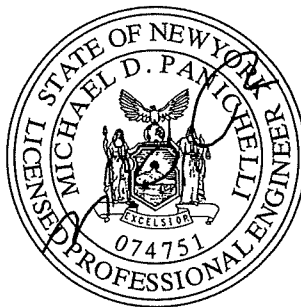
Address: 1533 Crescent Road Clifton Park NY 12065

Phone: 518-371-0799

FAX: _____

License Number: 074751

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: Robert Moser Date: 9/6/2022

Address: 85 Railroad Place, Saratoga Springs NY

Zip: 12866 Phone: 518-615-0552

Signature of Applicant or Representative _____ Date 9/6/2022

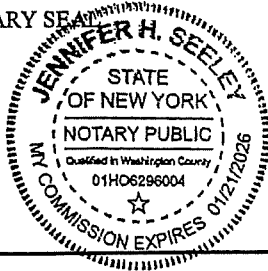
Signature of Applicant or Representative _____ Date _____

Notary
(For Part IV Above)

STATE OF NEW YORK) SS:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 6 day of Sept, 2022

NOTARY SEAL



Notary Signature

Notary Public in and for the State of New York

My appointment expires: 1/24/2026

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

MAR 28 2023

Instructions for Completing

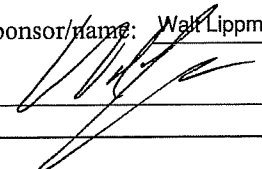
TOWN OF ROTTERDAM
PUBLIC WORKS

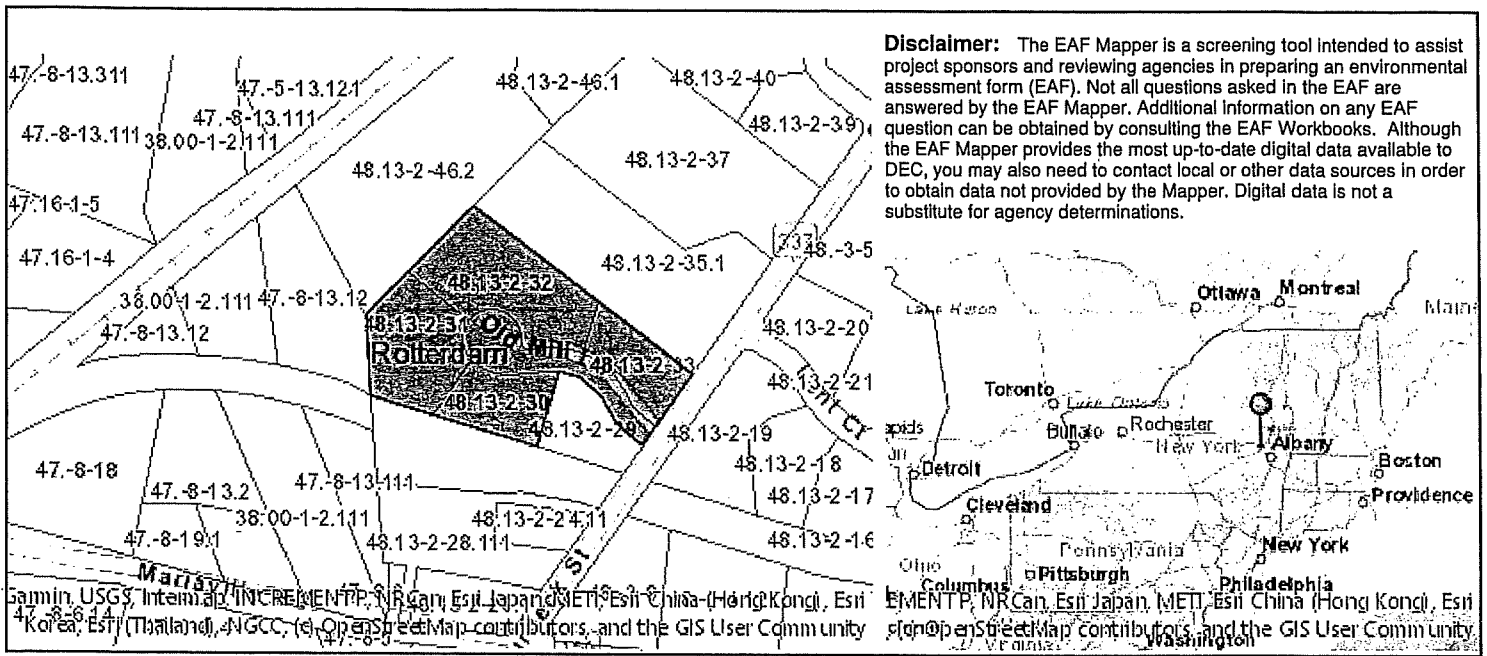
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: RV and Self Storage Facility			
Project Location (describe, and attach a location map): 103 Old Mill Road			
Brief Description of Proposed Action: The redevelopment of the Prime Self Storage facility with RV and self storage units.			
Name of Applicant or Sponsor: Prime Rotterdam, LLC		Telephone: 518-410-5908 E-Mail: anthony.kouardaoughli@goprimegroup.com	
Address: 85 Railroad Place			
City/PO: Saratoga Springs		State: NY	Zip Code: 12866
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? 5.5 acres b. Total acreage to be physically disturbed? 5.2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.5 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 stormwater management areas will be established 		
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>Walt Lippmann (sponsor)</u> Date: <u>3/10/2023</u> Signature: <u></u> Title: <u>Project Manager</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]	No
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