

**Town of Rotterdam
Planning Commission
March 15, 2022**

Workshop (7:00pm):

1. **FG Rotterdam Holdings, LLC – N. Westcott Road (1470 Rotterdam Industrial Park).** The applicant requests a Waiver of Site Plan review to allow GreenSheen Paint and Design, Inc., a latex paint recycling operation, to occupy ±42,434 square feet of Building 14, Bay 7.
2. **AC's Towing & Recovery LLC – 103 Remsen Street.** The applicant requests a Waiver of Site Plan review of previously approved Site Plan (August 18, 2020) to install a seven-foot (7') stockade fence along the front property line (Remsen Street) and alongside property line (Fern Avenue) of existing business, AC's Towing & Recovery LLC, on a ±2.91-acre parcel.

Agenda (7:30pm):

Approval of the Summary of Minutes March 1, 2022

1. **Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road.** Concept/Sketch Site Plan/Special Use Permit to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility on a ±11.1-acre parcel. Engineer: Advance Engineering
2. **3324 South Thompson Street, LLC – 3324 South Thompson Street.** Final Site Plan review for the construction of a ±5,000 square foot storage building on a ±0.3-acre parcel. Engineer: Ingalls & Associates, LLP.
3. **Larry Martinelli – 123 Agnes Avenue.** Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.
4. **John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) - 301 Von Roll Drive.** Sketch/Preliminary Site Plan/Two (2) Lot Minor Subdivision: Lot A = ±3.5 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.48 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.
5. **Josepha Macherone (DFSC, Inc.) – 500 Burdeck Street.** Sketch/Preliminary Two (2) Lot Subdivision: Proposed Lot #1 = ±0.48 acres (existing carwash), Proposed Lot #2 = ±0.73 acres (vacant). Engineer: ABD Engineers, LLP.
6. **Joe Druzba (Puppia Ventures, LLC) – Princetown Road & Burdeck Street.** Sketch/Preliminary Site Plan/Special Use Permit to construct a multi-tenant ±16,150 square foot retail/office building on a ±2.7-acre parcel. Engineer: ABD Engineers, LLP.
7. **BT Land Development, LLC – 1222 & 1266 Duanesburg Road.** Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with an additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.

WAIVER OF SITE PLAN REVIEW

Date: March 15, 2022

PC2022-W10

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: FG Rotterdam Holdings, LLC
ADDRESS: 220 Harborside Drive, Suite 300
Schenectady, NY 12306

PROJECT ADDRESS: N. Westcott Road (1470 Rotterdam Industrial Park)

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to allow GreenSheen Paint and Design, Inc., a latex paint recycling operation, to occupy ±42,434 square feet of Building 14, Bay 7.

Action Taken by Commission:

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Operations shall not discharge any latex paint or associated products/by-products of the operation into the sanitary or storm water system.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #5 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 15, 2022 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



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

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

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

PRESENT OWNER(S): FG Rotterdam Holdings, LLC

APPLICANT(S): Same as above

MAILING ADDRESS: 220 Harborside Drive, Suite 300

CITY: Schenectady STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518-356-4445 (FAX) _____

PROJECT ADDRESS: 1470 Rotterdam Industrial Park

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: Waiver of Site Plan review for permitted use
as described on the attached narrative.

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 [Signature] DATE _____

* 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.

09.27.18

WAIVER OF SITE PLAN REVIEW

Date: March 15, 2022

PC2022-W10

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ADDRESS: 220 Harborside Drive, Suite 300
Schenectady, NY 12306

PROJECT ADDRESS: N. Westcott Road (1470 Rotterdam Industrial Park)

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to allow GreenSheen Paint and Design, Inc., a latex paint recycling operation, to occupy ±42,434 square feet of Building 14, Bay 7.

Action Taken by Commission:

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. Operations shall not discharge any latex paint or associated products/by-products of the operation into the sanitary or storm water system.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #5 for specifications.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 15, 2022 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission

GALESI GROUP

ENGINEERING DEPARTMENT

Building #53 Rotterdam Industrial Park

Schenectady, NY 12306

Phone: 518.356.9150 Fax: 518.356.3590



REVISIONS	DATE

SCALE: AS NOTED

BY: BON

CHEK

DATE: 1-3-2022

BUILDING 14 - BAY 7

SITE & PARKING PLAN

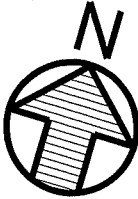
ROTTERDAM CORPORATE PARK

ROTTERDAM, NEW YORK 12306

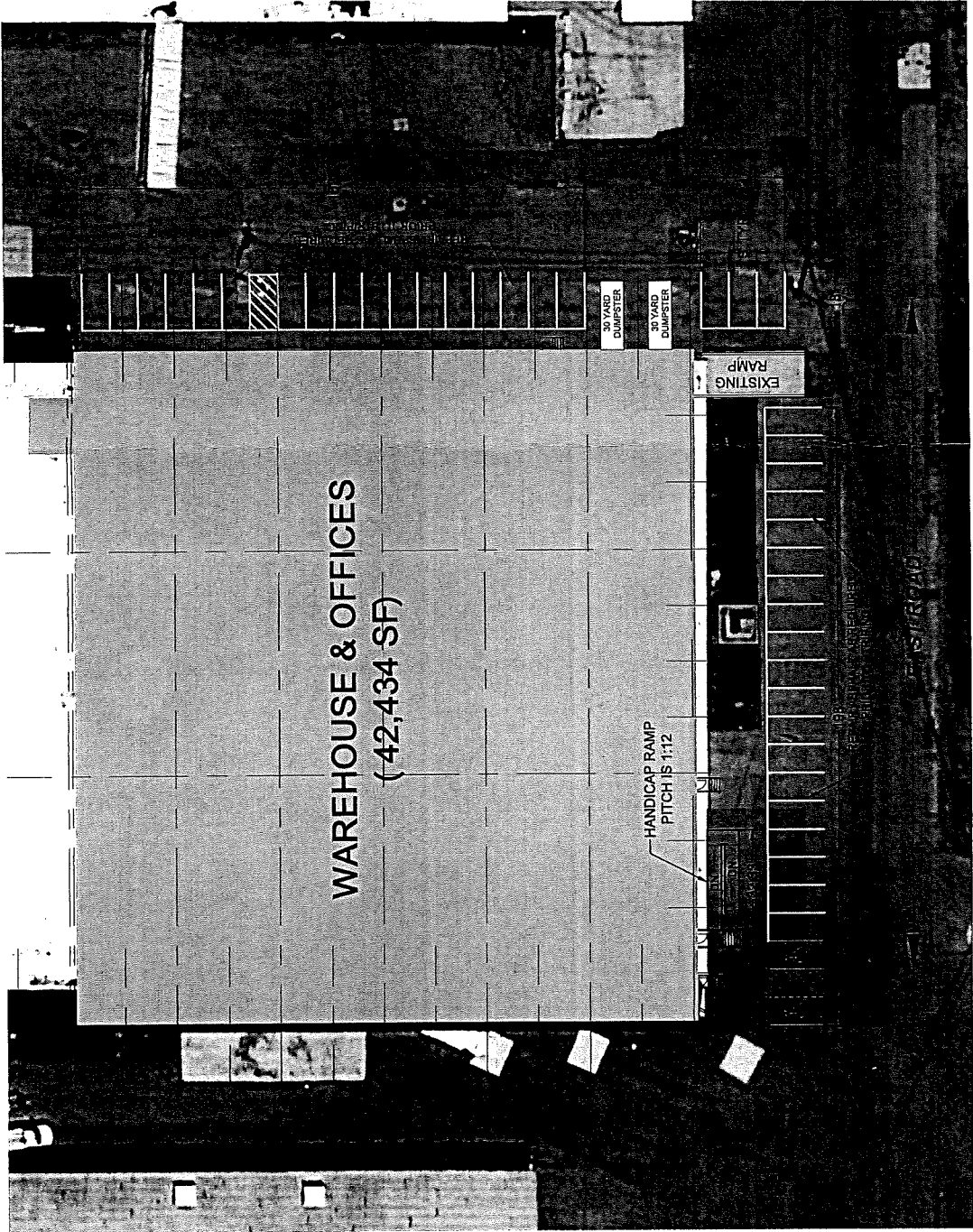
SHEET NO.

C-1

THIS DOCUMENT HAS BEEN PREPARED BASED UPON VARIOUS INFORMATION. TYPICALLY INCLUDING EXISTING CONDITIONS, FIELDWORK, PHOTOGRAPHS, ETC. PROVIDED BY OTHERS. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE INFORMATION PROVIDED BY OTHERS.



NOTE: ALL PARKING SPACES
 TO BE 9' WIDE x 18' DEEP



SITE & PARKING PLAN (41 SPACES, 2 H/CAP)

SCALE: 1" = 16'

Waiver of Site Plan Review-Project Narrative

March 4, 2022

Applicant: FG Rotterdam Holdings, LLC

Project Location: Rotterdam Corporate Park, Building 14, bay 7

Applicant requests a waiver of site plan review to allow for a new tenant to occupy the above referenced Project Location.

Project Description

The proposed new tenant, GreenSheen Paint and Design, Inc. will utilize approximately 42,000sf of existing light-industrial space for a latex paint recycling operation. The PaintCare program is a federally supported recycling initiative to help reduce paint in the waste stream. GreenSheen will employ up to 35 workers at this location weekdays during the hours of 7am-6pm. Paint will arrive at the facility in bulk from smaller drop-off locations and will be recycled and sold as a renewable product at various retail outlets. The company plans to start operations by June 2022.

Response to DPW questions

GreenSheen will not discharge liquid waste to the sanitary or storm sewer from its manufacturing operations in Rotterdam, NY. Any wash water generated from its operations is added back to its latex paint as viscosity adjustment. Historically recycled latex paint loses water through evaporation when the paint can is originally opened by the consumer. Since 70-80% of the incoming paint cans have been previously opened they need to add water to adjust the viscosity for its finished product. The only material anticipated to be discharged from the operations is sanitary waste from the cafeteria and restrooms.

MAR 04 2022

WAIVER OF SITE PLAN REVIEW

Date: March 15, 2022

PC2022-W11

The Town Planning Commission Office has received the attached application and accompanying documents. The below-identified applicant requests a waiver of Article XVII "Site Plan Approval", stating that a site plan review and approval is unnecessary and would not serve the purpose of the Article.

APPLICANT: AC 's Towing & Recovery LLC
ADDRESS: 103 Remsen Street
Schenectady, NY 12306

PROJECT ADDRESS: 103 Remsen Street

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review of previously approved Site Plan (August 18, 2020) to install a seven-foot (7') stockade fence along the front property line (Remsen Street) and alongside property line (Fern Avenue) of existing business, AC's Towing & Recovery LLC, on a ±2.91-acre parcel.

Action Taken by Commission:

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

1. Applicant must obtain a Fence Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer.
2. Applicant shall comply with all previous conditions of approval as stipulated in Resolution PC-36-2020.

The Commission action on the Waiver application took place at the Planning Commission meeting of March 15, 2022 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Thomas P. Yuille, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

MAR 03 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

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

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

PRESENT OWNER(S): AC's Towing & Recovery LLC

APPLICANT(S): Rafael Nieves

MAILING ADDRESS: 103 Remsen ST

CITY: Rotterdam STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518-470-0343 (E MAIL and/or FAX)
518-901-0021

PROJECT ADDRESS: 103 Remsen ST

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

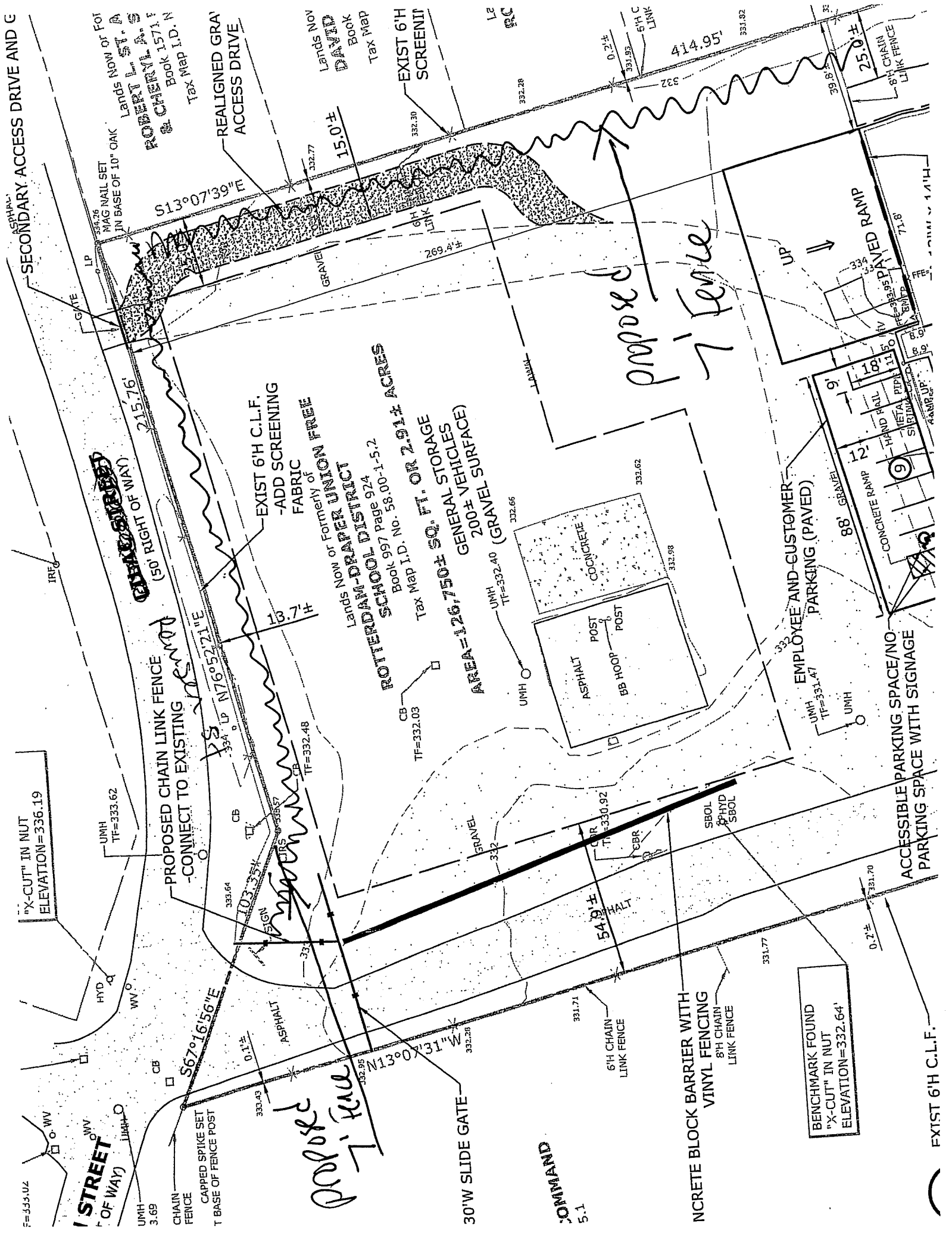
REQUEST: Propose to put stockade fence in front and side of
property adjacent to houses - 7 foot

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 Signature on file DATE _____

* 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.



"X-CUT" IN NUT ELEVATION=336.19

STREET OF WAY

PROPOSED CHAIN LINK FENCE -CONNECT TO EXISTING

EXIST 6'H C.L.F. - ADD SCREENING FABRIC

LANDS NOW OR FORMERLY OF ROTTERDAM-DRAPER UNION FREE SCHOOL DISTRICT Book 997 Page 924 Book 1571 Tax Map I.D. No. 58.00-1-5.2 AREA=126,750± SQ. FT. OR 2.91± ACRES

EXIST 6'H C.L.F. - ADD SCREENING FABRIC

30'W SLIDE GATE

NCRETE BLOCK BARRIER WITH VINYL FENCING

EMPLOYEE AND CUSTOMER PARKING (PAVED)

ACCESSIBLE PARKING SPACE/NO PARKING SPACE WITH SIGNAGE

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

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EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

EXIST 6'H C.L.F.

ACTUAL FENCE betw sides



TOWN OF ROTTERDAM FENCE PERMIT APPLICATION

APPLICATION IS HEREBY MADE to the Building Department for the Issuance of a Building Permit pursuant to the new York State Building Construction Code for the construction of a fence, as herein described. The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all Inspectors to enter the premises for the required inspections.

OFFICE USE ONLY	
Application # _____	
Approved: ☐ Disapproved: ☐	
Cost of Permit: \$ _____	
INITIALS _____	

COST OF CONSTRUCTION:	\$\$\$ 3,500.00	
Property Address:	103 Remsen St, Rotterdam NY 12306	
Property Owner:	Karen Caprara	
Property Owner Address:	103 Remsen St	
Tax Map Number:	58.00-1-5.2	
Property Owner Phone Number:	518-470-0343	
Applicant:	Karen Caprara	
Applicant Address:	103 Remsen St, Rotterdam NY 12306	
Applicant Phone Number:	518-470-0343	
Contractor:	Owner of Property	
Contractor Address:	103 Remsen St	
Contractor Phone Number:	518-470-0343	
Contractor Insurance	Liability Workers Compensation (insurance certificates are to be included with application)	

RECEIVED

MAR 08 2022

TOWN OF ROTTERDAM

PUBLIC WORKS

TYPE OF LOT: _____ CORNER LOT _____ INTERIOR LOT

	HEIGHT OF FENCE	TYPE OF FENCE
REAR LEFT SIDE LINE	7 Foot	STOCKADE
REAR RIGHT SIDE LINE		
REAR YARD LOT LINE		
FRONT LEFT SIDE LINE		
FRONT RIGHT SIDE LINE		
FRONT YARD LOT LINE	7 Foot	STOCKADE

DESCRIPTION OF CONSTRUCTION:

APPLICANT'S SIGNATURE

DATE

3/3/22

DPW Comments
March 15, 2022

Agenda (7:30pm):

1. **Carejon Realty, LLC (Contract Vendee) – 681 Mariaville Road.** Concept/Sketch Site Plan/Special Use Permit to construct a ±21,750 square foot material handling/forklift sales and service warehouse facility on a ±11.1-acre parcel. Engineer: Advance Engineering
 1. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to assist in the review of this project.
 2. Limits of clearing should be clearly delineated. Applicant should consider preservation of wooded area located at the rear of the property.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

Schenectady County Department of Public Works

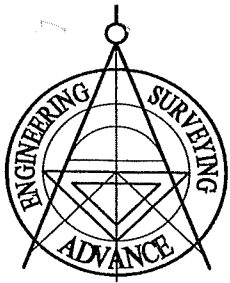
New York State Department of Environmental Conservation – Region #4

New York State Department of Transportation

Metroplex Development Authority

Schenectady County Industrial Development Agency

Fire District #6



Advance Engineering & Surveying, PLLC

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

Nicholas Costa, PE
Robert D. Davis, Jr., LS

RECEIVED

MAR 08 2022

TOWN OF ROTTERDAM
PUBLIC WORKS

Project Narrative Proposed Warehouse Building Town of Rotterdam, N.Y.

Town of Rotterdam, County of Schenectady
March 2022

Site Address: 681 Mariaville Road
Applicant: Carejon Realty, LLC
Contact: David Schneckenburger
315 413 4122 - Office
315 391 0737 - Cell
Email Address: dks@thompsonandjohnson.com
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Warehouse Building
Zoning: Light Industrial District (I-1)
Area of Property: 11.097± acres

Description of Existing Site and Use

The project site lies in a Light Industrial District (I-1) zone and is composed of one parcel identified as tax map parcel 47.00-8-6.14 and was recently subdivided. The subject property is currently vacant. The parcel encompasses an approximate area of 11.097 acres and has frontage along Mariaville Road (710+/- feet). A driveway currently exists from Mariaville Road that provides access to the parcel. This driveway is shared by the adjacent parcel (679 Mariaville Road) which is already developed with a building, circulation routes and parking. The subject parcel is bound by the Mariaville Road right-of-way on the north; the parcel at 679 Mariaville Road on the east; the parcel that contains a large radio tower with an address of 916 Burdeck Street on the south and south west; and the Delaware & H Municipal water is available along Mariaville Road but municipal sanitary sewer is not available and an on-site subsurface wastewater system will be developed.

PROPOSED DEVELOPMENT

The applicant proposes to develop the parcel with a one story building with an approximate area of 21,750 square feet (SF). The building will have approximately 15,500 SF of shop/warehouse area and the remaining building area of 6,250 SF will be utilized for offices. Associated access and circulation roadways are shown on the Site Plan

to be developed to support the proposed development. The property is currently owned by Wacay, LLC. The applicant has a contract to purchase the parcel and is requesting approval for the construction of the proposed Warehouse building.

The proposed use of the site for Warehouse building is fully consistent with adjacent development and property zoning and will not create a source of noise, visual incompatibility or other impacts. The project site is located in the Light Industrial District (I-1) Zoning District of the Town of Rotterdam and the applicant intends to comply and follow the requirements presented in the Town of Rotterdam Zoning Code for the development of the proposed project.

Total site coverage statistics for this new development are as follows and are shown on the Concept Plan:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	21,750 ± S.F. or 4.5%	+21,750 ± S.F. or +4.5%
Pavement, Sidewalk	0 ± S.F. or 0%	58,713± S.F. or 12.1%	+58,713 ± S.F. or +12.1%
Green Space:	483,362 ± S.F. or 100.0%	402,899 ± S.F. or 83.4%	-80,463± S.F. or -16.6%

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands.

Impact on Adjoining Property

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 properties and land use.

Drainage

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

Impact on Services

Traffic

The proposed Warehouse Building facility, in accordance with the ITE Trip Generation Manual, 10th edition it is estimated that PM peak trip generation will be 0.19 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 4 trips. This amount of additional trips is minor and can be managed by the existing Mariaville roadway corridor.

Sanitary Sewer

The proposed development will generate minor wastewater flows that will be managed on-site with a subsurface wastewater system.

Water

The proposed development will require a water supply that will connect to the existing municipal water system that is located along the Mariaville Road frontage.

Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the (I-1) Light Industrial zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.

proj.narrative.03.02.22.docx

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

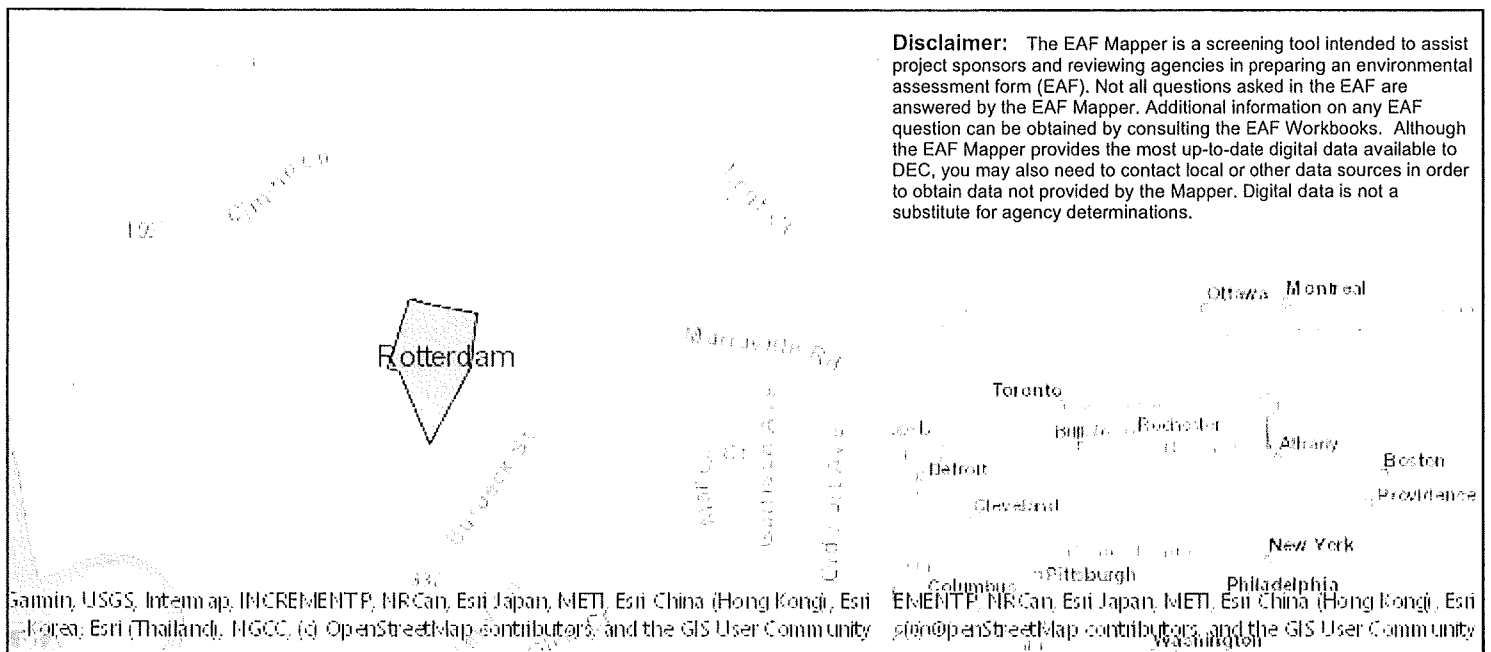
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Warehouse			
Project Location (describe, and attach a location map): 681 Mariaville Road, Town of Rotterdam			
Brief Description of Proposed Action: Applicant is proposing to develop a one story Warehouse with an approximate area of 21,750 square feet (sf) on a parcel that is approximately 11.097 acres. Along with the proposed building associated access & circulation drives along with parking areas will also be constructed.			
Name of Applicant or Sponsor: Carejon Realty, LLC		Telephone: 315 413 4122 E-Mail: dks@thompsonandjohnson.com	
Address: 6926 Fly Road			
City/PO: East Syracuse		State: NY	Zip Code: 13057
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: Town of Rotterdam Planning Commission-Site Plan Approval; Building Department-Building Permit; NYSDEC-Notice of Intent		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		11.097+/- acres	
b. Total acreage to be physically disturbed?		3.50+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.097+/- 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: _____ An on-site subsurface wastewater system will be constructed which will manage the wastewater generated at the site. _____	☒	☐	
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, 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: _____ The stormwater generated at the site will be collected and directed to an on-site infiltration basin constructed in accordance with the NYSDEC Stormwater Design Manual and the Town of Rotterdam requirements for new development.	NO	YES
	☐	☒
	☒	☐
	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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>CANEDON REALTY, LLC</u> Date: <u>03-07-22</u> Signature: <u>[Signature]</u> N. COSMA Title: <u>AGENT FOR APPLICANT</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

DPW Comments

March 15, 2022

2. **3324 South Thompson Street, LLC – 3324 South Thompson Street.** Final Site Plan review for the construction of a $\pm 5,000$ square foot storage building on a ± 0.3 -acre parcel. Engineer: Ingalls & Associates, LLP.
 1. The Zoning Board of Appeals granted variances on February 16, 2022, update notes on final site plan for signature.
 2. **Add note to plan:** “All storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers and in an area screened from view.”
 3. **Add note to plan:** “Approvals are for one tenant only. Any additional tenants will require Planning Commission review and approval.”

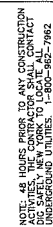
DPW Comments from February 1, 2022

1. Provide floor plan and breakdown of interior space.
2. Provide building elevations.
3. Property is zoned Light Industrial (I-1) and has 25-foot setbacks, applicant will need variances to the side yard setbacks. DPW recommends shifting the building north 5 feet to allow for adequate access to the side and rear of the property. This will allow the potential to install additional access points to the building.
4. Detail lighting.
5. Front of building should be paved and not gravel.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on February 1, 2022. The Planning Commission should consider adoption of the Negative Declaration as prepared by the Town Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Fire District #6



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

Date: March 15, 2022

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

SEQRA Status:	Type I	☐
	Type II	☐
	Unlisted	☒

Conditioned Negative Declaration:	Yes	☐
	No	☒

Owner: 3324 South Thompson Street, LLC
c/o Michael Flocuzzio
250 Suits Road
Duanesburg, NY 12056

Tax Map Number(s): 48.17-7-4

Project Location: 3324 South Thompson Street, Schenectady, NY 12306

Zoning: Light Industrial (I-1) Zoning District

Action: Site Plan approval for the construction of a $\pm$ 5,000 square foot storage building on a $\pm$ 0.3-acre parcel.

Reasons Supporting This Determination:

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

This project is an Unlisted Action and the Town of Rotterdam Planning Commission conducted a SEQRA coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicant is seeking Site Plan approvals for the construction of a $\pm 5,000$ square foot storage building on a ± 0.3 -acre parcel. Property was previously utilized by a prior owner for the above ground storage/distribution of heating oil. These improvements have been removed and the property is currently vacant. On February 16, 2022 the project received variances from the Zoning Board of Appeals for lot size, lot width, and side yard setbacks.

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 meeting held on March 15, 2022. Adoption of this negative declaration was moved by XXXXXXXX, seconded by XXXXXXXX and approved by the Rotterdam Planning Commission.

Thomas P. Yuille
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 3324 South Thompson Street Site Plan			
Project Location (describe, and attach a location map): 3324 South Thompson Street (TM ID# 48.17-6-4)			
Brief Description of Proposed Action: The applicant is proposing the construction of a 5,000 SF +/- single story commercial storage building with associated gravel parking area. This project will require a side setback variance.			
Name of Applicant or Sponsor: Michael Floccuzio		Telephone: 518-813-1864 E-Mail: floccuzio88@gmail.com	
Address: 250 Suits Road			
City/PO: Duanesburg		State: NY	Zip Code: 12056
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? _____ 0.3 acres b. Total acreage to be physically disturbed? _____ 0.3 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.3 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: _____ No wastewater connection is proposed or required, the proposed project will be an unstaffed storage building.	☒	☐	
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:

----------	--

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
☐	☐

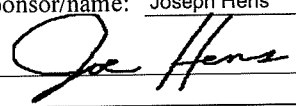
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO	YES
☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Joseph Hens

Date: 01/21/2021

Signature: 

Title: Engineer for Applicant

Project: 3324 South Thompson Street

Date: March 15, 2022

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

March 15, 2022

Name of Lead Agency

Date

Thomas P. Yuille

Planning Commission 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
March 15, 2022

3. **Larry Martinelli – 123 Agnes Avenue.** Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.
 1. Angers Avenue is a substandard roadway and in rough shape.
 2. Planning Commission may look to limit storage area to the rear of the property or add screening/landscaping along Agnes Avenue.
 3. Sketch plan lacks details and is very difficult to discern what is existing and what is proposed. Pavement? Lighting? Fencing? Drainage?
 4. Residential properties exist to the west and screening/landscaping should be addressed.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Rotterdam Highway Department
Rotterdam Police Department
Fire District #3

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: Larry Martinelli
Mailing Address: 3501 Quilderland Avenue
City: Sch'dy State: NY Zip: 12306
Daytime Phone: 518 528 2489 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: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 23,837 sq. ft.

Assessor Tax Parcel No.(s) of Proposal Site: 59.15-10-30

Adjacent Area Owned or Controlled (Acres or sq. ft.): 18,850 ± sq. ft.
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any): Agnes Avenue

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

existing 40' x 60' foundation

Existing Zoning Classification: Industrial

School District: Mohonasen Fire District: Carman

Water Supply T of Rotterdam

LEGAL INFORMATION

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

east side Agnes Avenue
400' south of May Avenue

Name of public road (s) providing access: Agnes Avenue

Width of property fronting on public road: 140'

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):

Proposed contractor shop & equipment storage yard

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

permanent

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: LARRY MARTINELLI Date: 2-15-22
Address: 3501 GUILDORLAND AVE Schd Y NY
Zip: 12306 Phone: 518-528-2489

Larry Martinelli
Signature of Applicant or Representative

Date

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 15 day of February, 2022

NOTARY SEAL

Dan Y
Notary Signature

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2023

Notary Public in and for the State of New York

My appointment expires: 3-4-2023

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

FEB 10 2012

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information																		
Name of Action or Project: Martirelli Site Plan																		
Project Location (describe, and attach a location map): East side Agnes Avenue, 400' south of May Avenue																		
Brief Description of Proposed Action: Contractor Storage Yard																		
Name of Applicant or Sponsor: Larry Martirelli		Telephone: 518-528-2489																
		E-Mail:																
Address: 3501 Guilderland Avenue																		
City/PO: Scheneectady		State: NY	Zip Code: 12306															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"><tr><td>NO</td><td>YES</td></tr><tr><td>☒</td><td>☐</td></tr></table>	NO	YES	☒	☐											
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: Town of Rotterdam Planning Commission / Site Plan			<table border="1"><tr><td>NO</td><td>YES</td></tr><tr><td>☐</td><td>☒</td></tr></table>	NO	YES	☐	☒											
NO	YES																	
☐	☒																	
3. a. Total acreage of the site of the proposed action? <u>0.55</u> acres																		
b. Total acreage to be physically disturbed? <u>0</u> acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.98</u> acres																		
4. Check all land uses that occur on, are adjoining or near the proposed action: <table border="0"><tr><td>☐ Urban</td><td>☐ Rural (non-agriculture)</td><td>☒ Industrial</td><td>☐ Commercial</td><td>☒ Residential (suburban)</td></tr><tr><td>☐ Forest</td><td>☐ Agriculture</td><td>☐ Aquatic</td><td colspan="2">☐ Other(Specify):</td></tr><tr><td>☐ Parkland</td><td colspan="4"></td></tr></table>				☐ Urban	☐ Rural (non-agriculture)	☒ Industrial	☐ Commercial	☒ Residential (suburban)	☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other(Specify):		☐ Parkland				
☐ 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: <u>on-site septic</u> _____	☒	☐	
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?

NO YES

☒ ☐

If Yes,

a. Will storm water discharges flow to adjacent properties?

☐ ☐

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

☐ ☐

If Yes, briefly describe:

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)?

NO YES

If Yes, explain the purpose and size of the impoundment:

☒ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

☒ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

☒ ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Larry Mod Date: 2-15-22

Signature: Larry Martinelli Title: OWNER

SCHENECTADY COUNTY QUITCLAIM DEED

THIS INDENTURE, made the 16th day of November, 2016, between **DEBORAH M. MANCINI, Commissioner of Finance and Enforcing Officer for the County of Schenectady**, with an office located at 620 State Street, Schenectady, New York 12305, in the proceedings hereinafter mentioned, on behalf of and for **H. MICHAEL LAFLAMME** last known mailing address 30 Silver Ln, Burnt Hills, NY 12027 the former assessed owner of the premises herein described, party of the first part, and **LARRY E. MARTINELLI**, residing at 3051 Guilderland Avenue, Schenectady, New York 12306, party of the second part,

WITNESSETH:

WHEREAS, pursuant to Real Property Tax Law §1122, a List of Delinquent Taxes was filed in the Office of the Clerk of the County of Schenectady, New York on the 26th day of November, 2014; and

WHEREAS, pursuant to Real Property Tax Law §1123, a Petition and Notice of Foreclosure was filed in the Office of the Clerk of the County of Schenectady, New York, on the 14th day of March, 2016; thereby commencing an action in the Supreme Court of the County of Schenectady for the foreclosure of certain tax liens, said action being known by Index Number 2016-0416 and

WHEREAS, at a term of said Supreme Court held at the Schenectady County Courthouse in the City of Schenectady, New York, a Judgment of Foreclosure ("Judgment") was duly rendered on the 3rd day of August, 2016 and entered in the Schenectady County Clerk's Office on the 11th day of August, 2016, wherein it was, among other things, ordered that the premises in said Judgment described be conveyed by the Commissioner of Finance of the County of Schenectady to the County of Schenectady, or its designee;

NOW, THIS INDENTURE WITNESSETH:

That the said Commissioner of Finance, Deborah M. Mancini, being the party of the first part to these presents, in furtherance of the Judgment aforesaid by these presents, and in consideration of One Thousand Five Hundred (\$1,500.00), does herein grant and convey unto the said party of the second part, said lot, part of lot and parcel of land hereinafter described by the tax account number including all the right, title and interest which said County of Schenectady and all other persons or parties to this action or affected by the same, as by statute provided, had in the premises herein described at the time of the filing of the List of Delinquent Taxes or at any time thereafter:

ALL THAT PIECE OR PARCEL OF LAND, lying and being in the Town of Rotterdam, County of Schenectady and State of New York, shown on the Real Property Tax Service Map of the County of Schenectady, as follows;

AGNES AVE, SECTION 59.15, BLOCK 10, LOT 30

TOGETHER with the appurtenances and all the estate, rights and interest of the party of the first part in and to said premises.

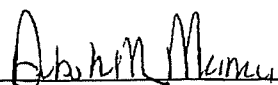
R.P.T.S.A.
TAX AP-IDENT
59.15
SEC 59.15
BLK 10
LOT 30

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and

IN PRESENCE OF

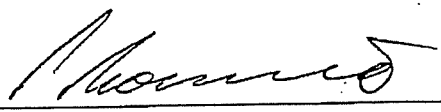
THE COUNTY OF SCHENECTADY

By: 
Deborah M. Mancini
Commissioner of Finance and Enforcing
Officer for the County of Schenectady


Approved: 
Christopher H. Gardner, County Attorney

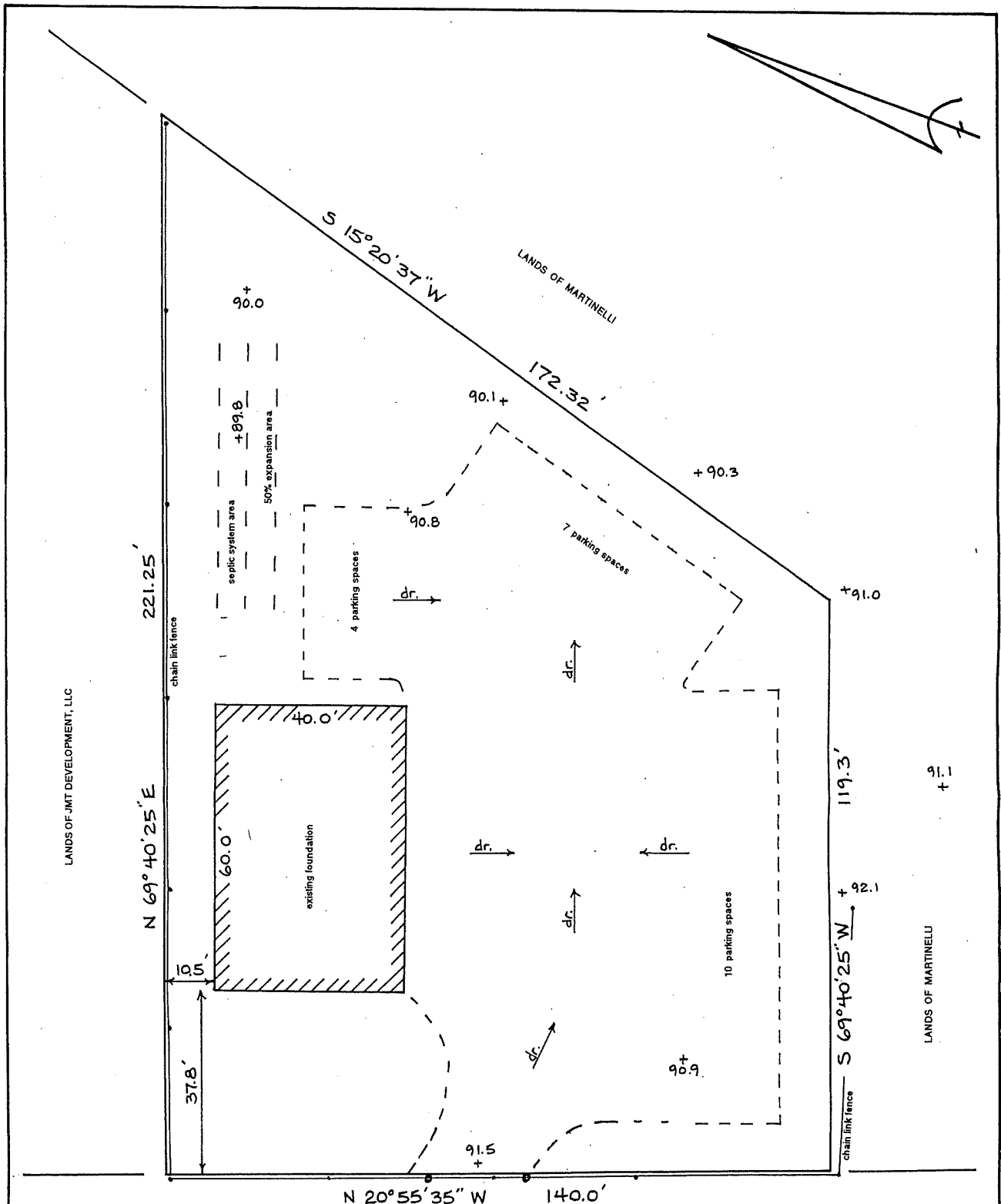
STATE OF NEW YORK)
COUNTY OF SCHENECTADY) SS:

On this 10th day of November, 2016, before me, the undersigned, personally appeared Deborah M. Mancini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PAUL ROMANO
Notary Public, State of New York
No. 01RO6158151
Qualified in Schenectady County
My Commission Expires Dec. 18, 2018

Per
Larry E. Martelli
3051 Guildford Ave.
Schenectady, NY 12306



91.6 AGNES AVENUE 91.9 92.8

pole 0

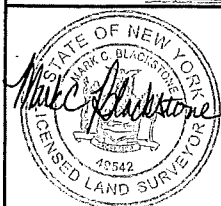
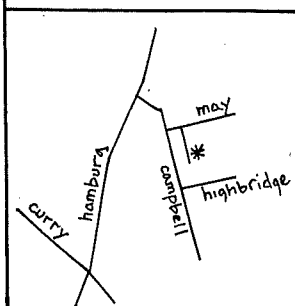
BUILDING DEPT. ENGINEERING DEPT.
ASSESSOR PLANNING
APPLICANT

PROJECT

SITE PLAN OR SUB DIVISION: MINOR MAJOR
SKETCH HEARING HELD 3/1/22
PRELIMINARY HEARING SCHEDULED
PRELIMINARY HEARING HELD
FINAL PH SCHEDULED
FINAL PH HELD

SITE PLAN SHOWING LANDS OF MARTINELLI

CONTRACTOR SHOP & EQUIPMENT STORAGE YARD



TOWN OF ROTTERDAM
SCHENECTADY COUNTY, N.Y.

SCALE 1" = 20'
OCTOBER 24, 1919

BLACKSTONE LAND SURVEYORS
1152 FORT HUNTER RD. SCH'DY, NY 12303

Dead
End
sign

DPW Comments
March 15, 2022

- 4. John Marcella (Contract Vendee)/Go Ahead Realty LLC (Owner) - 301 Von Roll Drive.**
Sketch/Preliminary Site Plan/Two (2) Lot Minor Subdivision: Lot A = ± 3.5 acres with proposed $\pm 30,000$ square foot commercial warehouse and Lot B = ± 10.48 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.
1. TDE agreement is not executed and will need to be completed to begin the engineering review of the project.
 2. See attached agency comments in regards to SEQR Lead Agency.
 3. Planning Commission should address comments/concerns of DPW with the applicant.
 4. DPW still has concerns with the lack of connecting sidewalks to the proposed new sidewalk that the Town will be constructing adjacent to this property as part of the property recently purchased for the new highway facility.
 5. As stated previously, DPW is still recommending that the stormwater for Lot A be contained and treated on the same parcel. Maintenance agreements are problematic.

DPW Comments from January 18, 2022

1. Sidewalks will need to be continued along the entire length of Lot A to the terminus of the northern entryway on Lot B. Town will be connecting to the existing sidewalk and installing 5' wide concreted sidewalks along entire length of recently acquired property as part of the Highway Garage construction project.
2. DPW recommends that all stormwater improvements for Lot A be located on Lot A. Shared stormwater basins are problematic.
3. Existing utility poles are in poor shape, may not be stable, and appear to only be utilized for telephone and buried in a portion of the ROW. Engineer should coordinate with County and utility company to see if this utility can be buried or removed if it is no longer in use.
4. Provide parking/zoning table and interior floor plan. Is the warehouse going to be accessed by the public?
5. Provide elevations of the building.
6. It appears that the northerly curb cut is to be a shared access point for both lots which is preferable given the awkward geometry of the Burdeck/W. Campbell intersection. Based upon the proposed warehouse use, topography, and the industrial nature of the property, it may be preferable to widen this access point.
7. Substantial grading is proposed and the site appears to contain very sandy soils. Grading plan will need to be reviewed for slope stability.
8. DPW recommends a TDE to assist in the review of this project.

DPW Comments
March 15, 2022

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on January 18, 2022.

Involved/Interested Agencies

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

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

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

DEDICATED
RESPONSIVE
PROFESSIONAL

March 4, 2022

**Re: Marcella's Appliance Warehouse Building
29 West Campbell Road
Town of Rotterdam
Project #3037M**

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

Dear Peter:

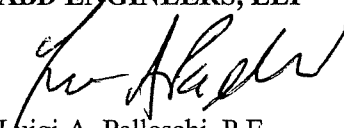
The applicant, John Marcella of Marcella Appliances would like to continue site plan review to construct a 30,000± SF Warehouse building at the northeast corner of West Campbell Road (TM# 48.-2-8.4) currently owned by Go Ahead Realty and Timothy Larned. We appeared before the Planning Commission on January 18, 2022. Since then, we have updated site plans, details, SWPPP, and Stormwater Report. Additionally, a two-lot minor subdivision is also proposed, Lot A = 3.5± Acres for Marcella's Warehouse building and Lot B = 10.5± Acres remaining for future development. Enclosed for review are the following items:

- 1.) Twelve (12) copies of the Subdivision Map (Progress Print 12/14/2021).
- 2.) Twelve (12) copies of the Site Plans, dated March 4, 2022.
- 3.) Two (2) copies of the SWPPP, dated March 4, 2022.
- 4.) Two (2) copies of the Stormwater Management Report, dated March 4, 2022.

Electronic copies have been emailed to your office as well.

We would greatly appreciate the Planning Commission taking review of this site plan application at the March 14, 2022 meeting. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP


Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Marcella's w/encl. (via email)
Dave McNulty w/encl. (via email)
Bob Iovinella w/encl. (via email)
Fred Mastroianni w/encl. (via email)
3037M - 03042022



January 24, 2022

JAN 25 2022

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

Ray Gillen
Chair

Re: Consent for Lead Agency — Go Ahead Realty, LLC Project, 301 Von
Roll Drive, Town of Rotterdam

Bradley G. Lewis
Vice Chair

Dear Mr. Comenzo:

Sharon A. Jordan
Secretary

In response to your January 19, 2022 transmittal with respect to having the Town of Rotterdam Planning Commission acting as the Lead Agency for the environmental review associated with this action, the Metroplex Authority consents to your acting as Lead Agency.

Karen Zalewski-
Wildzunas
Treasurer

Very truly yours,

Michael Angelozzi

A handwritten signature in cursive script, appearing to read 'Jayme B. Lahut'.

Jayme B. Lahut
Executive Director

Nancy L. Casso

Robert J. Dieterich

Todd M. Edwards

Neil M. Golub

Steven Rifenburg

County of Schenectady

Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306-1126



Joe Landry
Director of Public Works
Phone (518) 356-5340, ext. 3226
Fax (518) 357-9547

Paul J. Sheldon, P.E.
Director of Bureau of Engineering
Phone (518) 356-5340, ext. 3234
Fax (518) 356-9077

January 31, 2022

Town of Rotterdam
Office of the Planning Commission
John F. Kirvin Government Center
1100 Sunrise Boulevard
Schenectady, NY 12306

FEB 07 2022

Attn: Mr. Peter Comenzo, Senior Planner

Re: SEQR Lead Agency
Go Ahead Realty LLC (Owner)/ John Marcella (Contract Vendee)
301 Von Roll Drive
(T) Rotterdam, Schenectady County

Dear Mr. Comenzo:

We are in receipt of the above referenced application located at 301 Von Roll Drive for a proposed warehouse building. This office has reviewed the application and have the following comments:

- The applicant must obtain a County Highway Work Permit for any work that will be performed in the Schenectady County right-of-way including driveways and all utility work.
- The proposed driveway in Lot B must provide owner's agreement that includes share of driveway and maintenance agreement prior to this office approval and issuing of Work Permit.
- The proposed stormwater management area shared by Lot A and Lot B must provide calculation to ensure proper sizing, and owner's agreement that includes post-construction maintenance schedule.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,

Yi-Mei Han, CPESC
Environmental Programs Manager

Cc: File

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 1-25-22
Case No. K-4-22
Returned 2-9-22

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

Municipality:
Town of Rotterdam

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

(tel.) 386-2225
(fax) 382-5539

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

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

PUBLIC HEARING OR MEETING DATE: February 15, 2022

SUBJECT: Site Plan/Two (2) Lot Minor Subdivision: Lot A = ±3.5 acres with proposed ±30,000 square foot commercial warehouse and Lot B = ±10.48 acres (vacant remaining lands). Engineer: ABD Engineers, LLP.

REQUIRED ENCLOSURES:

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

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

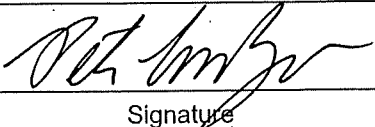
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338



Signature

Date: 1 19 22



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-04-22

Applicant Go Ahead Realty

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Site Plan and subdivision approval to create a 3.5 acre parcel to contain a 30,000 SF warehouse and a vacant 10.5 acre lot for future construction. Access is proposed for Lot A via two curb cuts onto Campbell Rd. (CR 89).

RECOMMENDATION

Receipt of zoning referral is acknowledged on January 25, 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:
County Department of Engineering and Public Works approval of highway access.

- ☒ **Advisory Note:**
The applicant should identify how the remaining lands (Lot B) are proposed to be accessed by the proposed driveway on Lot B. Given the proposed grades and design of the driveway it appears that it would be difficult to access the remaining lands on Lot B from this driveway. The final plat should also identify the shared access easement for Lot A. Consideration should also be given to providing individual stormwater management facilities for each lot to avoid shared maintenance complications. Any shared maintenance responsibilities for stormwater management needs to be clearly identified.

☐ **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.

2/8/22
Date

[Signature]
Ray Given, Commissioner
Economic Development and Planning

DPW Comments
March 15, 2022

5. **Josepha Macherone (DFSC, Inc.) – 500 Burdeck Street.** Sketch/Preliminary Two (2) Lot Subdivision: Proposed Lot #1 = ±0.48 acres (existing carwash), Proposed Lot #2 = ±0.73 acres (vacant). Engineer: ABD Engineers, LLP.

1. Concept plan was originally reviewed by the Planning Commission October 19, 2021. See attached minutes.

DPW Comments from October 19, 2021

1. Road frontage for proposed Lot #2 is unusable for access as it is adjacent to the elevated railroad bridge abutment and currently utilized as a stormwater detention area.
2. Property located to the west appears to be owned by Aladin Properties not the Town of Rotterdam.
3. Access to this proposed lot will in all likelihood be limited to the existing right in and right-out curb cut on West Campbell. Applicant needs to provide existing and proposed easements to the Town for review prior to moving forward with proposed subdivision to create an additional lot. Proposed location of Lot #2 is not ideal, contours should be shown on subdivision map of existing elevations of the lot and adjoining properties.
4. Customers accessing the car wash are currently making illegal left turns from West Campbell Road. This condition could be further exacerbated with the addition of commercial establishment that can only be seen from West Campbell Road. Additional studies/mitigation may be warranted.
5. Customers utilizing the car wash during peak periods are backed up off of the property and into the easement. Utilization of this easement for additional commercial development on proposed Lot#2 could be problematic.

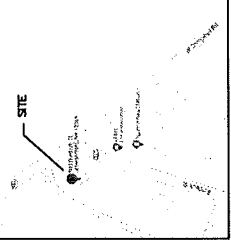
SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on October 19, 2021.

Involved/Interested Agencies

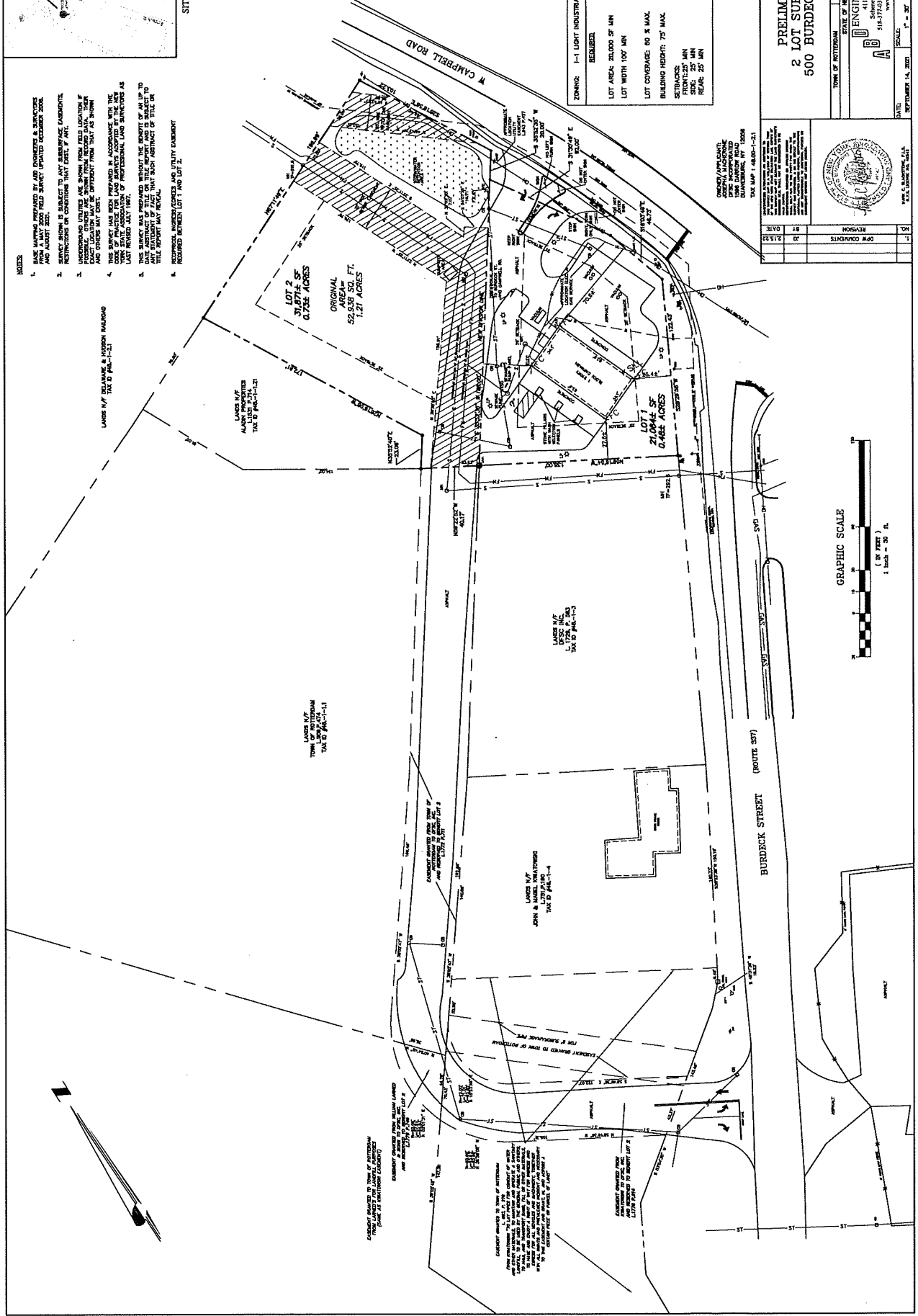
Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Police Department
Fire District #6

NOTES:

1. BASE MAPS PREPARED BY A.D. DICKINSON & SURVIVORS, INC. (D.D.S.) IN 1980. FIELD SURVEY DATED DECEMBER 2000, AND AUGUST 2001.
2. SURVEY SHOWN IS SUBJECT TO ANY SURFACE EASEMENTS, EASEMENTS OR CONDITIONS THAT EXIST, IF ANY.
3. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF KNOWN. UNLESS OTHERWISE NOTED, THE LOCATION OF ANY EASEMENT OR UTILITY MAY BE DIFFERENT FROM THAT SHOWN AND OTHERS MAY EXIST.
4. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYING AS ADOPTED BY THE STATE OF NEW YORK, AND AS SET FORTH IN THE SURVEYING ACT OF 1980, AS AMENDED.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE AERIAL PHOTOGRAPH OF THE SITE AND IS SUBJECT TO THE REVISIONS THAT MAY BE NECESSARY TO CORRECT ANY ERRORS THAT MAY BE FOUND.
6. RECORDS, INSTRUMENTS AND UTILITY EASEMENTS REQUIRED BETWEEN LOT 1 AND LOT 2.



SITE LOCATION MAP



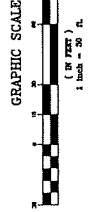
ZONING: L-1 LIGHT INDUSTRIAL	
REQUIREMENTS	PROPOSED
LOT 1	LOT 2
21,084 SF	31,871 SF
261.10'	123.22'
LOT AREA: 22,000 SF MIN	NA
LOT WIDTH: 100' MIN	NA
LOT DEPTH: 75' MAX	NA
BUILDING HEIGHT: 75' MAX	NA
SETBACKS: 25' MIN	NA
REAR: 25' MIN	NA

PRELIMINARY
2 LOT SUBDIVISION
500 BURDECK STREET

TOWN OF ROTTERDAM COUNTY OF SHERIDAN
 STATE OF NEW YORK

ENGINEERS, L.L.P.
 411 Union Street
 Schenectady, NY 12304
 518-377-7272
 www.abengr.com

DATE: SEPTEMBER 14, 2002 SCALE: 1" = 30' SHEET: 1 OF 1



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

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

DEDICATED
RESPONSIVE
PROFESSIONAL

February 15, 2022

Re: **2 Lot Subdivision
500 Burdeck Street
Town of Rotterdam
Project # 3094A**

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

RECEIVED
FEB 15 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Peter:

As you may recall, we appeared before the Planning Commission on October 19, 2021. Since then, we have revised the subdivision per below comments. In response to the review comments provided by Town Departments (in *italics*) we respectively respond (in **bold**) as follows:

DPW Comments – October 19, 2021

- 1. Road frontage for proposed Lot #2 is unusable for access as it is adjacent to the elevated railroad bridge abutment and currently utilized as a stormwater detention area.*
Understood, however, ingress and egress are provided via easement over Lot #1 and from Burdeck Street.
- 2. Property located to the west appears to be owned by Aladin Properties no the Town of Rotterdam.*
This is now noted on the revised plan.
- 3. Access to this proposed lot will be limited to the existing curb cuts onto Burdeck Street and West Campbell. Applicant should provide existing and proposed easements to the Town for review prior to moving forward. Proposed location of Lot #2 is not ideal, contours should be shown on subdivision map of existing elevations of the lot and adjoining properties.*
Contours are irrelevant for this minor 2-lot subdivision. Contours will be provided at time of site plan review. Attached are the easements for ingress and egress.

4. Customers accessing the car wash are currently making illegal left turns from West Campbell Road. This condition could be further exacerbated with the addition of commercial establishment that can only be seen from West Campbell Road. Additional studies/mitigation may be warranted.

This application is for subdivision only. Site plan review will be submitted when proposed development is needed.

Enclosed are the following:

1. Twelve copies of the revised Preliminary 2-Lot Subdivision (Rev. 1: 02/15/2022).
2. Ingress and egress easement documents.

Please place this submission on the next agenda so the applicant can move forward with approvals. 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: Josepha Macherone w/encl. (via email)
3094A-02152022

Lisa Gallo

From: Peter Comenzo
Sent: Thursday, February 24, 2022 3:43 PM
To: Luigi Palleschi
Cc: Josepha Macherone; Jonathon B. Tingley; Tom Yuille; Lisa Gallo
Subject: RE: 3094A - 500 Burdeck Street

Luigi:

Thanks for providing the easements. As discussed we will need the attorney to review them and determine if they can be utilized for multiple properties. He will not be able to complete his review prior to the 3/1 meeting.

As you are aware, during busy times the line for the existing carwash backs-up into the easement which becomes problematic with multiple property owners. Additionally, I see no discussion or easement language on how the shared stormwater basin is going to work. DPW met today and is still not in favor of this approach as previously mentioned. Once we receive input from the attorney on the easements it might be a good idea to meet.

Peter

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

e-mail: pcomenzo@rotterdamny.org

town website: www.rotterdamny.org

From: Luigi Palleschi <Luigi@abdeng.com>
Sent: Thursday, February 17, 2022 8:15 AM
To: Peter Comenzo <pcomenzo@rotterdamny.org>; Lisa Gallo <lgallo@rotterdamny.org>
Cc: Josepha Macherone <josephasells@gmail.com>
Subject: FW: 3094A - 500 Burdeck Street

Good morning Peter,

Attached are the electronic copies of the submission we delivered to the Town yesterday for Josepha. We would like to be scheduled on the next available agenda. Please let us know if you need anything else or have any questions.

Thank you,
Luigi

From: Office <Office@abdeng.com>
Sent: Wednesday, February 16, 2022 4:30 PM
To: Luigi Palleschi <Luigi@abdeng.com>
Subject: 3094A - 500 Burdeck Street

3. Josepha Macherone (DFSC, Inc.) – 500 Burdeck Street. Concept Two (2) Lot Subdivision: Lot 1 = 0.48 acres (existing carwash), Lot 2 = 0.73 acres (vacant). Engineer: ABD Engineers, LLP.

Mr. Palleschi: Good evening, Luigi Palleschi with ABD Engineers. I am here tonight for 500 Burdeck Street. It is the car wash owned by DFSC, Inc. Obviously, on the corner of Burdeck Street and Campbell Avenue is the existing car wash facility. Access to and from that facility is via a full curb cut driveway off of Burdeck Street within an easement that gets you around and that is your main access in and out of the facility and we also have a right in/right out off of Campbell Avenue.

What the applicant is looking to do is subdivide the 1.21 acres that you see outlined in red into two (2) parcels. Back when, even before the car wash was developed this was two (2) parcels as shown right here, right now. Lot 1 was .48 acres and Lot 2 at this time is proposed 0.73 acres. This original, this proposed blue line is where we would like to subdivide it and that is what was subdivided. If you look back at previous deeds, you will notice that there were two (2) parcels here. Back before the car wash, there were several site plans that were thought about. There was a BJ's gas at one point, a Dunkin' Donuts and then the car wash was what was built there. Prior to the car wash being built, the two (2) lots were combined, and the applicant reached out to us looking to subdivide it into two (2) parcels again basically to separate the two (2) parcels, separate the car wash facility for finance purposes and also to market Lot 2. We do not know what Lot 2 might be, but the zoning is light industrial. There is a lot of uses that can go in there. It could be as little as self-storage which has very few cars to a little retail, but again, I asked the applicant, and they don't know at this time. They simply just want to subdivide it and someday a site plan does come forward we will certainly have to come before this Board and go through some of the concerns and comments I have been hearing about already in regards to this.

The utilities that are here on site are public water and public sewer. There are easements for water and sewer on the site. I did show the setbacks in the light industrial zoning on Lot 2, and you can do something with Lot 2. I looked at the grades and again looking back at the archives at ABD, the previous site plans that were brought before us and we can certainly do something. We might have to work on access a little bit, maybe additional signage, but that something DOT approved back with the car wash was built, that right in/right out.

I think that is it. There is an existing stormwater retention basin that was built, and it was actually designed for the entire parcel. So, there would not be any major changes to the stormwater management area in the front, if and when Lot 2 gets divided. All of the other utilities we would be able to connect sewer and water, so it is not like you need a septic system on site. The lots that you see here are conforming to the light industrial zone. We meet all the areas, frontages and setbacks for now until who knows what comes in. All of the requirements are met per zoning so we are not looking for any variances and the applicant would like to move forward with the 2-lot minor subdivision. At this time, I will turn it over to the Planning Commission for any questions.

Chairman Denny: I heard comments about access to that piece of property if someone does put a business of some sort in there. In order for them to get there they will have to come into the entrance on Burdeck Street. People don't even know what is back there. There is no curb cut from Campbell.

Mr. Palleschi: Signage can work. Depending on what it is, whether it's an office, I doubt it because no one is building office buildings. It could be a destination spot. You punch it in, and you will know where you are going. I really don't know. I can't stand up here and say yes, it's the best visibility site or not because we really don't know what is going to go in there, but we can have signage both on Burdeck Street and up front on Campbell Ave helping whoever it is get to this site and the applicant is aware of that. I mentioned it to her, and I think she realizes that it's probably not the best piece in town, but something can be done. They have the right to move forward with any application and they are trying to make the best of it.

Chairman Denny: Mr. Signore any questions?

Mr. Signore: No.

Chairman Denny: Mr. D'Alessandro?

Mr. D'Alessandro: Who owns the access road?

Mr. Palleschi: Yes, DFSC owns and maintain it. There is an easement and those easement rights that go to the car wash today will obviously transfer to Lot 2. There would be shared access, ingress/egress for everything you see there. We are not looking to install any new curb cuts onto Burdeck Street. The only way I think this can move forward is utilizing what you have and whoever may come into this lot will need to understand their restrictions.

Mr. D'Alessandro: If you did get two (2) businesses or whatever they could get access from that road?

Mr. Palleschi: Absolutely, yes.

Mr. D'Alessandro: That's all I have, Mr. Chairman.

Chairman Denny: Mr. Collins?

Mr. Collins: I don't have any questions. I can say it is what it is, and I feel that the property has the right to do something with it. We will work out the problems whenever they decide to it and take a better look at it but right now, I have nothing further.

Chairman Denny: Mr. Calder?

Mr. Calder: No questions, Mr. Chairman.

Chairman Denny: Mrs. Flansburg?

Mrs. Flansburg: Same with Mr. Collins, I have no issues with what is before us. They can subdivide it. I do remember the property originally because we had talked about the house that is there eventually being "Inaudible" into the whole thing but obviously that is not going to work. Would Lot 2 have Campbell access because I'm seeing a dumpster and sewer easements and such.

Mr. Palleschi: So, this right in/right out off of Campbell would remain so Lot 2, if you are coming east up Campbell Road you would be able to turn right in into the site, but if you are coming west you would have to learn to turn left onto Burdeck Street and use this curb cut.

Mrs. Flansburg: If there is a site plan for a future build there, the dumpster which I'm assuming is the car washes dumpster?

Mr. Palleschi: It is and that can be relocated. We can look at that, but I did do some quick conceptual. I think I can put a 5,000 square foot building with 20 some odd parking spaces. There is a lot of flexibility depending on who could go in there, but I think once it gets subdivided and filed probably put it on the market and see what can happen.

Mrs. Flansburg: "Inaudible..."

Mr. Palleschi: I hear there is a dog kennel guy looking for land and he could go here and that's allowed. It would be a perfect spot.

Mr. Yuille: A couple of things, you said that the car wash holds the driveway and I'm looking at the plan that you put in front of us, and it says the easement granted from the Town of Rotterdam to the DFSC. We own the land, and we gave them easement.

Mr. Palleschi: Right, but I think the maintenance, I have to see who maintains it, but it is on the Town of Rotterdam land. That is correct.

Mr. Yuille: The other question I have is you have a storm retention area that takes the stormwater from the car wash. If you separate those lots, is that legal? Can you take the stormwater from my property and put it onto your property now that you bought Lot 2?

Mr. Palleschi: Yes, as long as you have utility easements. We see that a lot.

Mr. Yuille: It would have to be an agreement between the two (2) properties?

Mr. Palleschi: Yes.

Mr. Yuille: The other thing and being on the Board forever, when we originally looked at this project, BJ's walked away from it, it was actually flipped flopped and we tried to get Josepha to put the car wash on the upper piece of the property to leave the corner open but she had a tragedy in her life at that point and she didn't want to hear anything and wanted to make this whole thing a lot easier because we said you have this, a vacant piece of property and at one point her father said he was going to buy the house on the corner. I don't know if he ever did buy it, but they would have had that whole strip along it. That is when the issue came up about driving into the easements and all the curb cuts would be on the back side and not on the Burdeck Street side.

I don't have an issue with separating this. The only problem that I see is the right in/right out because I see people coming down and say oh there is the car wash and turn in. Sometimes they turn in the right-out road and go down past it and swing in. It's a situation where I've seen that more than once and the intersection going into the gas station across the street is bad at night when you come around and turn into that curb cut. I don't have an issue with the project, but I think there are some things that we are going to have to look here and make sure everything is straightened out.

Chairman Denny: This is a SEQR Unlisted Action, and we need to declare lead agency.

Mr. Yuille: Mr. Chairman, I will make that motion to declare lead agency.

Chairman Denny: Mr. Yuille made the motion. Do I have a second?

Mr. Collins: I'll second.

Chairman Denny: Mr. Collins seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

Meeting adjourned at 8:07 p.m.

Motion to adjourn made by Mr. Collins and seconded by Mr. D'Alessandro

Next meeting scheduled for November 4, 2021.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary

DPW Comments
March 15, 2022

6. Joe Druzba (Puppia Ventures, LLC) – Princetown Road & Burdeck Street.

Sketch/Preliminary Site Plan/Special Use Permit to construct a multi-tenant ±16,150 square foot retail/office building on a ±2.7-acre parcel. Engineer: ABD Engineers, LLP.

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

DPW Comments March 16, 2021

1. Project is located in the proposed Sewer District #2 Extension #15 and will need to connect to Sanitary Sewers.
2. Multi-tenant project will require a Special Use Permit. Page #7 of the application will need to be completed.
3. Planning Commission will need to retain the services of a Town Designated Engineer to assist in the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency March 16, 2021.

Involved/Interested Agencies

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

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

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

DEDICATED
RESPONSIVE
PROFESSIONAL

March 4, 2022

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

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

Dear Peter:

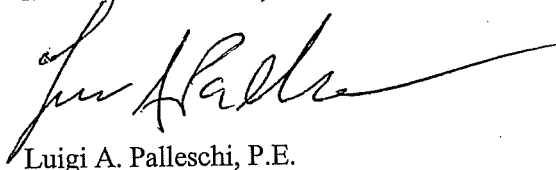
The applicant, Joe Druzba (Puppia Ventures, LLC) would like to continue site plan review for a 16,150± SF multi-tenant building at the northwest corner of Burdeck Street and Princetown Road (TM# 47.-8-1.2). We appeared before the Planning Commission back on March 16, 2021. Since then, we have updated the site plan details, SWPPP, and Stormwater Report. Enclosed for review are the following items:

- 1.) Twelve (12) copies of the Application Form, including Special Use permit page 7.
- 2.) Twelve (12) copies of the Site Plans, dated March 1, 2022.
- 3.) Two (2) copies of the SWPPP, dated March 1, 2022.
- 4.) Two (2) copies of the Stormwater Management Report, dated March 1, 2022.

Electronic copies have been emailed to your office as well.

We would greatly appreciate the Planning Commission taking review of this concept site plan at the March 15, 2022 meeting. Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,
ABD ENGINEERS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.

cc: Joe Druzba (Puppia Ventures, LLC) w/encl. (via email)
0426D-03042022

RECEIVED
MAR 04 2022
TOWN OF ROTTERDAM
PLANNING WORKS

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 3-23-21
Case No. R-2-21
Returned 3-30-21

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

Municipality:
Town of Rotterdam

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

(tel.) 386-2225
(fax) 382-5539

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

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

PUBLIC HEARING OR MEETING DATE: April 20, 2021

SUBJECT: Site Plan/ Special Use permit to construct a multi-tenant $\pm 16,150$ square foot retail/office building on a ± 2.7 -acre parcel. Engineer: ABD Engineers, LLP.

REQUIRED ENCLOSURES:

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

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☐ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338

Date: 3 17 21


Signature



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-02-21

Applicant Puppia Ventures, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Located on the northwesterly corner of the Princetown Road (CR 83) and Burdeck Street (NY 337) intersection. Access is proposed via CR 83 and NY 337.

RECOMMENDATION

Receipt of zoning referral is acknowledged on March 23, 2021. 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:
NYSDOT and County Highway Department approval of proposed highway access.

☒ **Advisory Note:**
A detailed landscaping plan and stormwater pollution prevention plan should be provided. While sidewalk construction may not be contemplated at this time, consideration should be given to designing the project to provide enough space to construct sidewalks in the future.

☐ **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.

3/29/21
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

County of Schenectady

Department of Engineering & Public Works

100 Kellar Avenue, Schenectady, NY 12306-1126



Joe Landry
Director of Public Works
Phone (518) 356-5340, ext. 3226
Fax (518) 357-9547

Paul J. Sheldon, P.E.
Director of Bureau of Engineering
Phone (518) 356-5340, ext. 3234
Fax (518) 356-9077

March 24, 2021

Town of Rotterdam
Office of the Planning Commission
John F. Kirvin Government Center
1100 Sunrise Boulevard
Schenectady, NY 12306

RECEIVED

MAR 24 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

Attn: Mr. Peter Comenzo, Senior Planner

Re: SEQR Lead Agency
Puppis Ventures, LLC
Princetown Road and Burdeck Street
(T) Rotterdam, Schenectady County

Dear Mr. Comenzo:

We are in receipt of the above referenced application for Puppis Ventures, LLC located at the intersection of Princetown Road and Burdeck Street for a proposed 16,150 square feet one-story professional / retail / office building. We have reviewed the application and have the following comments:

- Have the consultant verify the stopping site distance is adequate along Princetown Road for the proposed driveway location.
- The applicant must obtain a County Highway Work Permit for any work that will be performed within the Schenectady County right-of-way including driveways and all utility work.

This agency has no objection to the designation of the Town of Rotterdam as lead agency for SEQR compliance.

Sincerely,

Paul J. Sheldon, P.E.
Director of Engineering

Cc: File

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

June 3, 2021

RECEIVED

JUN 03 2021

TOWN OF ROTTERDAM
PUBLIC WORKS

Peter Comenzo, Senior Planner
Town of Rotterdam DPW
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, New York 12306

Re: Lead Agency Coordination Response
Puppia Ventures, LLC
Rotterdam Wellness Center
Burdeck St & Princetown Rd Intersection
Town of Rotterdam, Schenectady County

Dear Mr. Comenzo:

This letter responds to your correspondence of March 17, 2021, 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” or “Department”) has the following interest in this project:

Name of Action: Rotterdam Wellness Center, Puppia Ventures, LLC
DEC Contact:Person: Trish Gabriel, Environmental Analyst
SEQR Classification: ☐ Type I ☒ Unlisted ☐ Type II

DEC Position: Based on the information provided:

- ☒ DEC has no objection to your agency assuming lead agency status for this action.
- ☐ DEC wishes to assume lead agency status for this action.
- ☐ DEC needs additional information in order to respond (see comments).
- ☐ DEC cannot be lead agency because it has no jurisdiction in this action.

Possible DEC Permitting 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 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



Department of
Environmental
Conservation

requirements for the project based on the results of the protected resources review and project information submitted with your correspondence.

Stormwater State Pollutant Discharge Eliminations System (SPDES) Permit For Construction Activities

Any project which results in a disturbance of one acre or more of land, must be in compliance with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the Department's website at <http://www.dec.ny.gov/chemical/8468.html>.

State Pollutant Discharge Elimination System Wastewater Discharge

A SPDES permit is required for any facility which has a surface discharge (wastewater discharges to a surface water such as a stream) or discharges more than 1,000 gallons per day of sewage/wastewater into ground waters of the state (septic system).

Information regarding SPDES Discharges can be found on the Department's website at <http://www.dec.ny.gov/permits/6054.html>.

Article 15, Title 15 - Public Water Supply Permit

Based on the information provided, it appears that the project may require a water supply permit extension from the Town of Rotterdam. Applications for water supply permit extensions are submitted to the DEC by the Town of Rotterdam and should include an updated water district map showing the new extension area. The Town of Rotterdam's consolidated water supply permit (DEC #4-4228-00294/00001; WSA 11,969) will be modified to reflect new extension.

Additional Information

Sanitary Sewer

If an extension of any existing public sanitary sewer service is deemed necessary, the Department 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. Sewer extensions are defined under 6 NYCRR Part 750-1. Please submit plans for the Department's review if this situation applies to your project.

Cultural Resources:

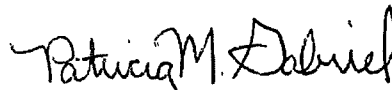
Your project site appears to be located within an area of potential historical or archeological significance. If approvals/permits are ultimately needed from this Department, consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) will likely be

required in order to better evaluate this project's impacts on these resources. The DEC recommends the applicant visit the Cultural Resource Information System (CRIS) project submission website at <https://cris.parks.ny.gov/> to initiate consultation with OPRHP. To assure interagency coordination, please add Trish Gabriel (trish.gabriel@dec.ny.gov) to the list of contacts for your project in CRIS.

Please note that construction activities that have the potential to affect historic and/or archeological resources are not be eligible for coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) unless documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act is received from OPRHP for the project site.

Please feel free to contact me by e-mail at trish.gabriel@dec.ny.gov or by telephone at (518) 357-2445 if you have any questions.

Sincerely,



Patricia M. Gabriel
Environmental Analyst

Encl.: NYS Resources Map

ecc: Luigi Palleschi, P.E., ABD Engineers, LLP

NYS RESOURCES MAP

PUPPIA VENTURES, LLC
ROTTERDAM WELLNESS CENTER
 Burdeck Street & Princetown Road
 (Tax ID #47.-8-1.2)
 Town of Rotterdam
 Schenectady County

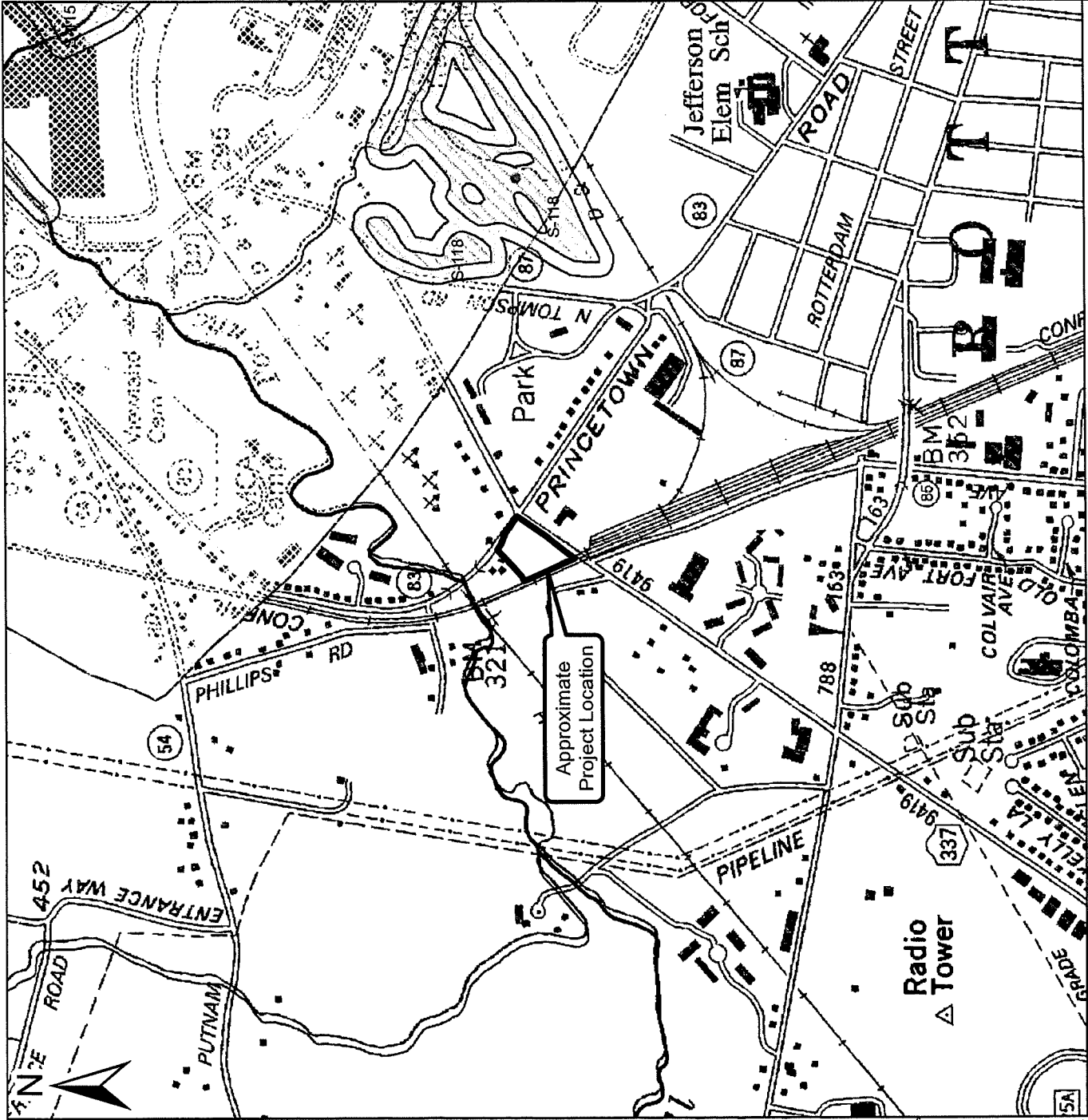
June 3, 2021



1 inch equals 1,000 feet

Legend

- Regulated Adjacent Area Boundary
- Freshwater Wetland Class 1
- Freshwater Wetland Class 2
- Freshwater Wetland Class 3
- Freshwater Wetland Class 4
- Freshwater Wetland Separation Line
- Freshwater Wetland (linear)
- Deed Restrictions
- Unprotected Streams
- Protected Streams
- Archeological Sensitivity
- National/State Historic Register Site
- Threatened or Endangered Mussels
- S1 or S2 Freshwater Mussels
- All E&T species, except fish
- E&T Freshwater Mussels
- E&T Fish
- Listed Rare Animal
- Unlisted Rare Animal
- Animal Concentration Area
- BBA_Grassland_Birds_ET
- Critical Environmental Areas



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**



**Department of
Transportation**

ANDREW M. CUOMO
Governor

MARIE THERESE DOMINGUEZ
Commissioner

PATRICK S. BARNES, P.E.
Regional Director

RECEIVED

MAY 21 2021

**TOWN OF ROTTERDAM
PUBLIC WORKS**

May 21, 2021

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

**Re: SEQRA: 2021.1-6.003
Notice of Intent to Declare Lead Agency
Town of Rotterdam, Schenectady County
Puppis Ventures, Rotterdam Wellness, LLC Princetown Road and Burdeck
Street**

Dear Mr. Comenzo:

The New York State Department of Transportation (NYSDOT) has reviewed the subject SEQR documentation received per the correspondence dated March 17, 2021 and offers the following:

1. The NYSDOT acknowledges that the Town of Rotterdam will be designated as the Lead Agency for this environmental review. NYSDOT believes we are an involved agency under SEQR.
2. A NYSDOT Highway Work Permit will be required for any work within the State Right-of-Way- specifically the commercial driveway access onto NY Route 337 (Burdeck Street). Please have the applicant submit a PERM 33-COM, NYSDOT permit application for a commercial driveway, with Stage 1 completed as soon as possible. Before NYSDOT will approve access, sight distances must be provided.
3. A PERM 32 NYSDOT permit application for utility work in the NYSDOT Right-of-Way will be required for any utility work in the NYSDOT Right-of-Way. Please submit documentation that the Town will take ownership of any proposed utilities in the NYSDOT Right-of-Way.

If you have any questions pertaining to the Highway Work Permit process or requirements, please contact Guy Tedesco, Regional Permit Engineer, at Gaetano.Tedesco@dot.ny.gov or (518) 457-9934.

Sincerely,

Robert E. Rice Jr, P.E.
Regional Program and Planning Manager

cc: Tina Crowley, Region 1 Traffic
Matt Haggerty, Region 1 Construction
Chad Corbett, Acting Resident Engineer, Schenectady County
Tanya Thorne, Region 1 Design

DPW Comments
March 15, 2022

7. **BT Land Development, LLC – 1222 & 1266 Duanesburg Road.** Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with an additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.

1. Original concept has been updated, see attached minutes from last meeting from July 2021.

DPW Comments July 20, 2021

1. Applicant has revised layout to accommodate additional on-site queuing of tractor trailers.
2. Proposed stormwater and/or septic area located in the northerly portion of the site is uphill from the project and soils are poor. Feasibility should be examined and reviewed as it is also located in close proximity to stream/drainage off I-88.
3. See attached Planning Commission minutes from April 6, 2021.
4. Planning Commission authorized the Chairman to enter into an agreement for TDE services to assist in the review of this project on April 6, 2021

DPW Comments April 6, 2021

1. Applicant proposes the demolition of site improvements at 1222 Duanesburg Road and incorporation into one lot.
2. Project engineer should explain truck turning movements and available queuing on-site. Use of building, floor plan, restroom facilities, and available parking areas need to be addressed.
3. Poor soils and wetlands exist on-site in addition to drainage areas both on the western and eastern edges of the property. This condition should be reviewed and considered before advancing current configuration.
4. Proposed truck fueling facility will need a traffic analysis and review/approvals from NYSDOT.
5. Planning Commission should authorize the Chairman to enter into an agreement for TDE services to assist in the review of this project.

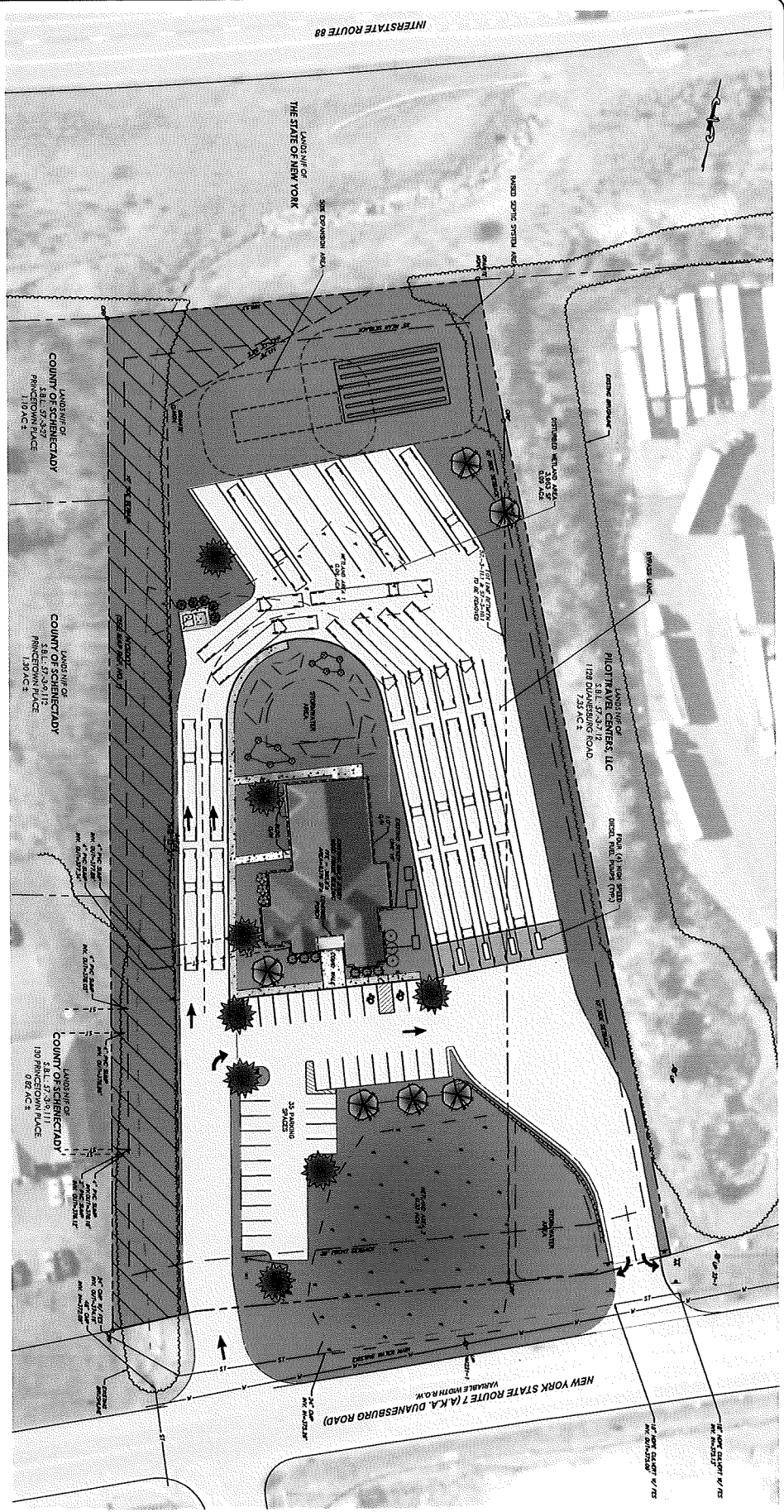
SEQR Requirement: 6 NYCRR 617 Unlisted Action. The Rotterdam Planning Commission should consider declaring lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Sheriff's Office
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District
Princetown Town Clerk (239-nn)

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING MAJOR CURB
 - PROPOSED MAJOR CURB
 - EXISTING SIDE OF PAVEMENT
 - PROPOSED SIDE OF PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PLANTINGS
 - AREA RESERVED FOR STORMWATER OR SEPTIC FACILITIES
 - TYPICAL 18" x 42" CONCRETE

30' 0" 0' 0" 30'



CONCEPT PLAN ROTTERDAM DIESEL SERVICE STATION 1205 DUANEBURG ROAD S.R. 57-3-105-1000 57-3-111 TOWN OF ROTTERDAM SCHENECTADY COUNTY NEW YORK STATE		Insite Northeast Engineering & Land Surveying, P.C. 2351 Western Avenue • Glenside, NY 11545 516-667-3223 • www.insitenortheast.com	DRAFT COPY NOT FOR CONSTRUCTION MARK C. JACOBSON P.E. NYS LICENSE NO. 581103	DRAFT COPY NOT FOR CONSTRUCTION MICHAEL GROFF P.L.S. NYS LICENSE NO. 15451	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/25/21</td> <td>INITIAL CONCEPT</td> <td>JR</td> <td>MCJ</td> </tr> <tr> <td>2</td> <td>10/25/21</td> <td>REVISED PLAN</td> <td>JR</td> <td>JR</td> </tr> <tr> <td>3</td> <td>10/26/21</td> <td>REVISED PLAN</td> <td>JR</td> <td>JR</td> </tr> <tr> <td>4</td> <td>09/27/22</td> <td>FINAL SUBMISSION</td> <td>AM</td> <td>SWF</td> </tr> </tbody> </table> DRAWING COPYRIGHT © 2019 UNAUTHORIZED ALTERATION OR ADDITION TO THE MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL SIGNATURE IN RED INK AND THE EMBOSSED SEAL OF THE PREPARED SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES	NO	DATE	DESCRIPTION	REV	CHK	1	10/25/21	INITIAL CONCEPT	JR	MCJ	2	10/25/21	REVISED PLAN	JR	JR	3	10/26/21	REVISED PLAN	JR	JR	4	09/27/22	FINAL SUBMISSION	AM	SWF
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C-020
SHEET 3 OF 17

**Town of Rotterdam Planning Commission
Minutes of July 20, 2021, Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, July 20, 2021 at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present: John Denny, III – Chairman
Thomas Yuille
Clark Collins
Mark D'Alessandro
Wayne Calder
Joseph Signore
Peter Comenzo, Town Planner
Jonathon Tingley, Attorney
Marlo Carter, Secretary

Absent: Lynn Flansburg - Excused

Chairman Denny called the caucus to order at 7:30 p.m.

M & M Land Development, LLC – 1222 & 1266 Duanesburg Road. Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza Parcel (1222 Duanesburg ±0.58 acre) with an existing ±3.31-acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with additional tenant space on a combined ±3.89-acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.

Mr. Romeo: Good evening everybody, thank you for having us in person this evening. Last time I was in front of you, we presented this plan here, which was rejected by the Board. We went back to the drawing board so to speak, and we tried to hear the comments that the board had was a concern for que. Quing seem to be one of the biggest things in safety of traffic flow through the site. We kind of modeled the adjacent property. That is really what we came up with here.

The original site plan had nine (9) to ten (10) que lanes. We now have 19 plus and when I say plus, we have got room for an additional six (6) but, the additional six (6) I don't want to count because that would block access to here. We significantly improved our que with this. We have also added a few more parking spaces both here and here. Now, we are up to nine (9) parking spaces and 37 parking spaces. The existing site only has about 31 and I say about 31 because there is only 21 in the front parking and there is a rear parking lot here that is really just used for employees and staff. We have significantly improved the flow for the main operation which would be the diesel fueling station, but we have also done is specifically restricted this area. There is no way a truck could come through this area. We purposely restricted the turn on this so that way trucks are directed straight, and we will have large signs that indicate trucks straight ahead. In the event that a vehicle does come through this area they would be directed through a bypass lane and exit. This is a one way throughout so there is no way they can go through. Traffic would then merge while the trucks are stopped so it's safe and out back towards the road and for the trucks back towards 88.

We did submit a preliminary narrative; we are still working on some gathering some site information. We are going to be doing some test pits here shortly and trying to wait for the weather to dry out a little bit. I know that is kind of a challenge. We did complete the full survey of the project site. We have the easements mapped that show where the drainage course is so that for everyone's identification, you can see how steep it is, where it is and how we are far away and we're not impacting any of that as part of this site.

We've actually reduced our impervious area as part of this plan. I do plan to try to reduce it further. Right now, you will notice these lanes are 21' wide. We believe that is excessive and that was done on the preliminary concept, and I want to keep it and we are not trying to add any more at this time and we are just going to try to reduce that and increase our green space. As part of this, we have labeled this as a potential septic area or storm area and another potential septic area, we have added a new one over here and we are going to try to add some landscaping throughout to try to beautify the project more so than the scrubby brush that is there.

We are leaving this entire wetland area alone which really does provide great screening for the property especially now with all this rain. They are up quite a bit. At the rear portion, we are impacting a small portion of wetlands, but we are well under a tenth of an acre and we will be working through the Army Corps with that because they are not DEC wetlands, these are Army Corps wetlands. Also, as part of this project, we are going to be removing the existing septic system and we will make sure or expanding the existing septic system, but one portion of it here would clip where this is, and we would make sure that when we removed the material any contaminated material would be properly disposed of.

As far as storage of snow, we believe with this layout it's going to be fairly easy to push snow into our various stormwater ponds or if we need to occupy one of these two spaces here, we can on the tail end. We've made these extra long and we also have additional room. If you'll notice, I shrunk this as well from our last iteration just to show how much green space we are leaving on this site. I know that 60% is the requirement and we are trying to be well underneath that. We are not necessarily trying to go for maximum development and in fact, I think we can probably reduce our parking at the Board's advice with this, but we wanted to show you that we do have the room for this project. The existing business, the pizza place, is looking to relocate here. They are very anxious to move, and they want a little bit more space. They want to be able to service some more customers here with this parking lot and the fuel pumps and I know that was a big concern last time. I did some research into this, and we would be happy to talk with whatever TDE that you guys provide for us to work with. We are looking at providing on the low end, I mean the low end 30 to 40 gallon per minute pumps up to 60 plus gallon per minute pumps. Most trucks, it's significantly faster. If you have fueled up next door at the Pilot and I have talked to a couple of people that said they are a little older and a little slower. Thirty (30) to 60 gallons per minute, granted there is quite a range there but that is a hell of a lot faster than what is next door. We're looking to trying to get these guys in and out in like 5 to 8 minutes per truck which means that we can really realistically do 40 to 50 trucks an hour through here. We are not looking to bring more trucks into the area. The trucks are already here. There is already a Pilot right next door, and the trucks are already queuing onto the road. We are trying to alleviate that problem. Obviously, he is going to do well because the trucks are going to go where they can fill up faster. We don't want to have excess que.

We would be looking to hear the board's comments on that and what you think of the site plan and any other improvements that you think that we can make. We really do think that we have strove to provide a better site plan for everybody's review this evening. Thank you very much.

Chairman Denny: I think the way you changed the flow of traffic is a big improvement and bringing the trucks around and up to the pumps and back out. The previous one you had the trucks coming in and then back up there toward the road and here you don't have that problem. You did some additional parking for the trucks on the back end.

Mr. Romeo: Yes, three (3) more spaces.

Chairman Denny: And the flow of the traffic for what is supposed to be a pizzeria...

Mr. Romeo: The pizzeria that is already existing in the building, there are two (2) buildings, I didn't explain that. The site has two (2) parcels, and we are combining them and knocking down the smaller building.

Chairman Denny: The building that is there now is going to be converted into possibly the pizzeria or whatever they might do with it.

Mr. Romeo: That's correct.

Chairman Denny: It looks like a big improvement from the last time you were here. Let me ask the board what they think. Mr. Calder?

Mr. Calder: I do see an improvement from the last time. I can't help thinking that you are trying to squeeze an awful lot of things into a narrow piece of property. I hope it looks better in person when it's done, if it gets approved, then it does on paper. You are talking about a 30 plus building for people that work there for 30 people, you're talking about

bathrooms, I think you mentioned that the truckers are not going to be not staying over night and you are going to try to keep them moving?

Mr. Romeo: Yes, there are no overnight, thank you for bringing that up, there are no overnight restroom facilities. There is no locker room. The only restrooms would be either in the private office or in the pizza place or whatever comes there in the future. It's just a fueling station and if they happen to go in for a slice, I don't think anybody is going to complain about that. It's kind of a mixed-use building. We don't know what it is going to be, but we are not proposing any rest station. Pilot next door is taking care of that.

Mr. Calder: How are you going to supervise that though? These guys are going to come in and they're tired and they don't want to be moving all over the place, and they want to park and be able to shower and use the bathroom facilities and grab a bite to eat.

Chairman Denny: It's not going to be that. It's very obvious. It's just for fueling and not for resting or parking. I would say by looking at the way that it is laid out.

Mr. Calder: I understand the way they perceive it being used, I don't know how you're going to police that to make people not stay and not sleep and people will have to knock on the window and say it's time to move on. How are you going to do that?

Mr. Romeo: So, even if people were to park here overnight in a couple of spots. There are no shower facilities for them. You are right, it would be difficult to police the few people that would do that, however, because we are not advertising it as an overnight station and it's just a fueling station and there is not a lot of spaces for them to do that, we don't anticipate that people are going to want to do that. It's no different than pulling into a Walmart parking lot.

Mr. Calder: Is there going to be signage that tells people that they can't stay there?

Mr. Romeo: We can certainly do that.

Mr. Calder: "Inaudible..." (Board members speaking and cannot hear what is being said to the applicant's representative). ...that's all I have. I'm a little bit uncomfortable and how crowded it is. That is all I have. Thank you, Mr. Chairman.

Chairman Denny: Mr. D'Alessandro?

Mr. D'Alessandro: You've answered all my questions. "Inaudible..." we really need to regulate signs and I can see what happens and Mr. Calder knows and works right by there. In the morning there are trucks on the side of road sitting there. I like what you have done with it and the flow looks better. It's a lot better than it was before.

Mr. Romeo: We will certainly entertain the idea of putting signs there. If there is another recommendation, we will think about it. It is not meant to be a 24-hour service station. There is going to be no where for them to go.

Mr. Calder: Even the cars might get confused if they want to go in and get a slice of pizza. They are supposed to make that right turn and go and park and get their pizza and then they are supposed to go straight out to the outside to get back onto Duaneburg Road. There has to be signage.

Mr. Romeo: We do have some signage proposed. "Inaudible..." (Board members speaking and cannot hear what is being said by the applicant's representative).

Chairman Denny: Mr. Collins?

Mr. Collins: You have come a long way. How can you have a fueling station and not have a rest room for the truckers. I don't understand that.

Mr. Romeo: It's just a fueling station.

Mr. Collins: I understand you saying it's just a fueling station, but if a truck driver pulls in and he spends \$400 for fuel and he wants to use the facility because he has to, are you going to tell him to go down the road? Isn't there a law that you...

Chairman Denny: No.

Mr. Yuille: No. Only with food.

Mr. Collins: I'm mistaken. I was just asking a question that if I was a trucker and I was going to spend \$500 in fuel and I have to go to the bathroom, then I want to go to the bathroom. If you don't have to have them then you don't. It was just my question. Thank you, Mr. Chairman.

Mr. Romeo: We have looked into it. We could not find a law. We thought it would be honestly better for the site based on the comments from the board that we didn't want people to stop for a long time and we are not going to offer any other services. You're come in for gas and then out.

Chairman Denny: Mr. Signore?

Mr. Signore: In the past, from what I understand, some of the properties were impacted by some of the actions of the truckers. Is this pretty much resolved here like toilet facilities? Sometimes people go to the toilet without a toilet, you follow me.

Chairman Denny: You are asking an engineer to tell you what a driver might have to do or doesn't have to. That is something he can't answer.

Mr. Signore: That was a problem in the past and believe it or not people are capable of anything.

Chairman Denny: It was a problem in the past because they were going out...

Mr. Signore: You don't want to repeat that?

Chairman Denny: I understand.

Mr. Romeo: I also want to stress that we are very close to the police station. I don't think there is going to be any of those activities that people are going to be doing. The police station is located close by.

Chairman Denny: Joe, are you all set?

Mr. Signore: Yes.

Chairman Denny: Mr. Yuille?

Mr. Yuille: Joe and I were just talking about that and years ago when Pilot was in their heyday before cell phones and stuff and not being as prevalent, they used to have these phones that were like 7' off the ground on poles so they would back their trucks in, and the back of their truck was facing Traditional Builders. If the guy had to go to the bathroom, he wasn't walking into Pilot, he just went around behind his truck and eventually the owner complained about it. He was having a hard time about it so when we redesigned that, when we had them take that warehouse down, we eliminated all that parking that they were backing in there just because of that problem.

Chairman Denny: You couldn't see from that side.

Mr. Yuille: You could end up where these nine (9) spots are in the back, if the guy has to go to the bathroom and there is no place to go, he's going to walk around behind the trailer, I don't care who is next door. It could be an issue but again, there is just too much packed into this. I looked this plan over for probably an hour trying to find the dumpsters on this plan and I don't see any dumpsters.

Mr. Romeo: You are right, we have not located them yet. Thank you for that.

Mr. Yuille: I'm thinking you have a pizza place, and you have guys that may want to take stuff out of their truck and throw it in the dumpster, there are not any dumpsters on this site. That would be an issue and you have places that you could put them, it's just a matter of getting a truck in there to dump them.

It's just so packed and if a guy gets out of his truck and he goes to get a slice of pizza and then all of a sudden, the line is moving and he's not back in his truck, I can see issues happening there also. I see a lot of safety issues especially if you are going to have offices upstairs in the old traditional building and you have 37 parking spaces, you have people walking in, people trying to get out and it could be an issue. We can go from there with it.

You did have some improvement with it, but you have packed in more cars and if you get more trucks coming in and you overload these 19 spaces you could cut off that driveway so now a car can't pull in and go into those parking spots and that conceivably could happen too.

Mr. Romeo: You have brought up some very good points and we will certainly look to review. We are planning on having sidewalks and crosswalks and some of these details are going to come in as we get into the design which is a little past concept. Dumpsters is something we need to look at and site lighting, some of these items are definitely things that we have not forgotten about, but we haven't quite gotten there yet. As far as traffic in general, we are confident that the signage is going to take care of a lot of this. We are going to have stripping on the ground and signage on top. I don't think that when people see trucks coming in here, they are going to try to follow, but again if they do, we are providing a bypass lane and we can certainly carry a bypass lane throughout and put do not block bypass lane.

As far as the trucks backing up, we are not anticipating that happening with these pumps with how fast they pump.

Mr. Yuille: The problem that I see is you say they do 30 to 60 gallon per minute, but what if you have a guy that is almost at his limit of driving time and he's filled his tanks and maybe he has two (2) hours left and he didn't have any fuel and he was forced to stop there, the only thing that I can see him doing is pulling out and going next door into Pilot and finding a parking spot and going to sleep in his truck for a couple of hours. There is no place for him to go. He will get there and realize that he's back on the road again and I understand that the fines are very hefty. They really don't want to take that chance anymore.

Mr. Romeo: We can certainly add a sign out front that says no overnight parking and things like that to alert people. Truckers are going to do a lot of the same routes and they will know that they can't go there to stay overnight. They will go somewhere else.

Mr. Yuille: All right.

Chairman Denny: This is just a fueling station and not a rest area. They will know when they are pulling in there how many hours they have.

Mr. Yuille: Did he buy that building or is he a contract vendee on this?

Mr. Romeo: I believe he owns this. I believe the applicant owns this property.

Chairman Denny: At this time, I need a motion for the Planning Commission to declare lead agency.

Mr. Yuille: I make that motion, Mr. Chairman.

Chairman Denny: Mr. Yuille made the motion. Do I have a second?

Mr. D'Alessandro: I'll second.

Chairman Denny: Mr. D'Alessandro seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: Yes.

Marlo Carter: Mr. Signore?

Mr. Signore: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

Meeting adjourned at 9:00 p.m.

Motion to adjourn made by Mr. Collins and seconded by Mr. D'Alessandro

Next meeting scheduled for August 16, 2021.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary