

**Town of Rotterdam
Planning Commission
April 2, 2024**

Workshop (2nd Floor Conference Room) – 7:00pm

1. **Stewart's Shops Corp – 2740 Hamburg Street.** The applicant requests a Waiver of Site Plan review for the installation of a ±160 square foot freezer addition and a ±30 square foot pad for the freezer compressor on the outside of an existing ±3,300 square foot Stewarts on a ± 0.89-acre parcel.

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

Approval of the Summary of Minutes March 19, 2024

1. **GDPL Ville Rotterdam, LLC - 900 & 880 Duanesburg Road.** Preliminary Review for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,300 square foot retail building with associated drive thru. Engineer: ABD Engineers LLC.
2. **RMRCOMP, LLC (Contract Vendee) – 796 Burdeck Street.** Waiver of Site Plan/Special Use Permit Public Hearing to convert an existing ±8,534 square foot office building with warehousing/garage space to a veterinary office with associated kennel, crematorium, and animal hospital. Engineer: ABD Engineers & Surveyors LLP.

Workshop (2nd Floor Conference Room) – 7:00pm

1. **Stewart's Shops Corp – 2740 Hamburg Street.** The applicant requests a Waiver of Site Plan review for the installation of a ± 160 square foot freezer addition and a ± 30 square foot pad for the freezer compressor on the outside of an existing $\pm 3,300$ square foot Stewarts on a ± 0.89 -acre parcel.

WAIVER OF SITE PLAN REVIEW

PC2024-W15

Date Reviewed: April 2, 2024

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: Stewart's Shops Corp
Attn: Chuck Marshall
ADDRESS: PO Box 435
Saratoga Springs, NY 12866

PROJECT LOCATION: 2740 Hamburg Street

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review for the installation of a ±160 square foot freezer addition and a ±30 square foot pad for the freezer compressor on the outside of an existing ±3,300 square foot Stewarts on a ± 0.89 acre parcel.

Action Taken by Commission:

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifications.
5. Property is in Sewer District #7 and shall be connected to sanitary sewer. Connection to sanitary sewer must be completed and existing septic will need to be properly decommissioned on or before July 31, 2024. A lateral was provided to the property with the reconstruction of Hamburg Street.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 2, 2024 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

Kimberly Ricker Scannell, Chairman
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

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MAR 27 2024
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 the number of employees, exact nature of business, hours of operation and expected customers to the site daily.
4. A completed Commercial or Residential Building Permit Application.
5. \$100.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.
6. Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES NO X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Stewart's Shops Corp

APPLICANT(S)/LESSEE: Stewart's Shops Corp

MAILING ADDRESS: P.O. Box 435

CITY: Saratoga Springs STATE: NY ZIP: 12866

DAYTIME TELEPHONE: 518-581-1201 x4435 EMAIL ADDRESS: cmarshall@stewartssshops.com

PROJECT ADDRESS: 2740 Hamburg St Schenectady, NY 12303

APPLICANT IDENTIFIED AS: Owner X Lessee Contract Vendee

REQUEST: Freezer addition on the back side of the store

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 *C Marshall* DATE 3/26/24

* 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.



Descriptive narrative at 2740 Hamburg Street

Mr. Peter Comenzo
Senior Planner
Town of Rotterdam
1100 Sunrise Blvd
Rotterdam, New York 12306

Mr. Comenzo,

Stewart's Shops is submitting for a Site Plan modification to our store at 2740 Hamburg St, in the Town of Rotterdam. The purpose of this modification is the placement of the store's freezer to outside the building. The total square footage is approximately 160 square feet off the western portion of the building. The freezer will slightly be offset from the corner and when visible, metal panels will be the visible element. Relocating the freezer in this manner enables internal changes to the store including counter placement, installation of a food bar and employee access improvements.

When looking at this work, Stewart's realized that a previously permitted sewer upgrade was never completed. In 2020, Stewart's drew a permit to remove its septic system and connect to the now available municipal sewer. Because of a retirement in our office, this work was never completed and when doing the freezer work it is our intention to do so. We understand this work is separately permitted and not part of the Site Plan submission.

The potential changes associated with the freezer relocation do not change the store's hours or number of employees. This is just an internal operation change which is only enabled by the additional square footage.

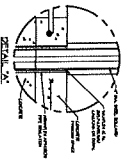
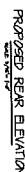
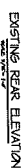
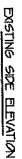
If there are any questions or concerns, please reach me at (518) 581-1201 ext 4435 or cmarshall@stewartssshops.com.

Sincerely,

A handwritten signature in black ink that reads "Chuck Marshall". The signature is written in a cursive, flowing style.

Charles "Chuck" Marshall
Stewarts Shops Corp

PROPOSED
30 FEET
63.6 FEET



SEWER TIE IN PREVIOUSLY APPROVED
WITH BUILDING PERMIT P2020-0131, BUT
NEVER COMPLETED. UPDATED BUILDING
PERMIT TO BE OBTAINED IN PARALLEL
WITH EXTERIOR FREEZER PERMITTING

[illegible]

DPW Comments
April 2, 2024

1. **GDPL Ville Rotterdam, LLC (Contract Vendee) - 900 & 880 Duanesburg Road.**
Preliminary Review for a ±102,725 square foot BJ's Wholesale Club with associated 8 island fueling station at 900 Duanesburg Road and a ±2,300 square foot retail building with associated drive thru. Engineer: ABD Engineers & Surveyors.
 1. Applicant has been progressing plan review with the TDE. See attached letter from ABD Engineers dated March 14, 2024 responding to the TDE comments of February 28, 2024.
 2. Project needs to add a pedestrian actuated crosswalk at the light with Schalmont School Campus. See letter from School Superintendent Thomas Reardon dated November 16, 2023.
 3. Applicant should provide copies of all permit applications to NYSDOT.
 4. Add evergreen trees throughout the site, along Duanesburg Road, and northern property line. Proposed landscaping is very sparse given the size of the parking lot and buildings.
 5. Applicant still needs to meet with Fire District and discuss access and proposed hydrant locations.
 6. Is a food court proposed?
 7. Bollards should be provided for the hydrants located near the fueling station and in the island near the proposed 2,300 square foot retail building.
 8. Extend concrete to include all parking spaces that are adjacent to the BJs, adjacent to the propane dispensing area, and adjacent to the 2,300 square foot retail building.
 9. Access easement to the adjoining Mohawk Valley property should be formalized and will need to be filed prior to signature on the final site plan maps.
 10. Given the size of the vehicle fueling operation, a second free air pump should be added to prevent vehicle queuing and backups into the roadway.

DPW Comments February 20, 2024

1. Applicant to provide an update to the Planning Commission since project concept was last presented on September 5, 2023.

DPW Comments September 5, 2023

1. The Rotterdam Town Board referred application to Planning Commission for a report and recommendation on August 9, 2023.
2. Proposed 2,000 s.f. retail building will need to be relocated. After discussions with NYSDOT, the access point will need to be moved to the easternmost portion of the property as the proposed location.
3. A Town Designated Engineer (TDE) will be necessary to assist in SEQR review. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to begin the process.

GDPL Ville Rotterdam, LLC
DPW Comments
April 2, 2024

SEQR Requirement: 6 NYCRR 617 Type 1 Action. Town Board declared lead agency on September 27, 2023.

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
New York State Thruway Authority
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #6
Schalmont School District



Schalmont
CENTRAL SCHOOL DISTRICT

District Office
4 Sabre Drive, Schenectady, NY 12306
Phone: 518-355-9200 | Fax: 518-355-9203

Dr. Thomas B. Reardon, *Superintendent of Schools*, Ext. 4001

November 16, 2023

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

Dear Mr. Comenzo:

Based on the preliminary plans for the construction of a BJ's Wholesale Club across the street from the Schalmont Central School District Secondary Campus, it would be most beneficial if a crosswalk at the light and sidewalk west to the proposed entrance could be installed as part of the project.

Such installation would provide assurance that any students, staff, or community members walking to and from our campus to this location would have the means of safely crossing Route 7. Considering the increase in traffic, one can expect due to this construction, I would consider this crosswalk a necessity.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'T. B. Reardon'.

Dr. Thomas B. Reardon, Ed.D.
Superintendent of Schools

Lisa Gallo

From: Ryan Trunko <rtrunko@gpinet.com>
Sent: Friday, March 1, 2024 12:06 PM
To: Luigi Palleschi (luigi@abdeng.com)
Cc: Peter Comenzo
Subject: Additional BJ's Comments

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MAR 01 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

2/14/2024 Submission – Additional Review Comments

1. The base mapping appears to have been updated to include a 30" culvert connection to the wetlands on the opposite side of the I-88 onramp. As this culvert did not appear on previous plan sets provided, it is recommended that the Applicant provide the updated base mapping to the ACOE for their review in the jurisdictional determination of the onsite wetlands. This should be shown on the wetlands delineation map that is being prepared for submission to the ACOE.
2. The various signage will all need to be reviewed and approved prior to site plan approval according to the requirements of the Site Plan Application. This includes the two LED gas price signs, two gas canopy signs, rear pylon sign, entrance sign, drive thru sign/menu, and all other building mounted or standalone signage proposed.
3. The proposed gas station attendant's building will most likely be considered to be an "accessory building" and will need to meet the Town's requirements for accessory buildings/uses.
4. Accessible parking stalls need access aisle for each stall according to NYS and ADA standards.
5. Consider traffic control signage at 3-way intersection from primary site entrance route?
6. The ADA parking stalls at the drive thru restaurant need to have a ramp and associated accessible route to the building entrance.
7. Parking:
 - a. The parking table provided indicates that the proposed uses are "retail" which does not appear as an acceptable use in the Town's off-street parking requirements table. The only "retail" use is for "retail building materials, plumbing and similar product sales" which does not match the proposed use.
 - i. The primary BJ's building should be considered either "grocery or food stores" (6 per 1,000 SF gross floor area) or "department stores" (5.5 per 1,000 SF gross floor area). The applicant can identify the portions of the building that would fit into each of the categories to calculate the parking requirements.
 - ii. The drive thru restaurant building is not a "retail" use and should instead be considered either a "drive in restaurants where food is consumed on the premises or food is served directly to customers in parked motor vehicles" (25 per 1,000 SF gross floor area) or a "restaurants, fast-food" (1 per 50 SF gross floor area) use.
 - b. The "total spaces provided" calculation is incorrectly shown as 587 and should be 487 according to the other counts in the table.
 - c. Parking counts for the proposed plan should be reviewed and updated as needed. There appears to be a discrepancy between the total number of stalls and the individual parking row counts on the plans. There is at least one of the parking row counts that is incorrect and the total number of stalls should be ± 474 (± 454 and ± 20) based on the counts shown on the plans.
 - d. A variance/waiver will be needed because the parking shown does not meet the minimum total parking required. The parking table provided used 5 stalls per 1,000 SF gross floor area, which is less than any of the applicable uses in the Town's parking standards.
 - e. A cross-access parking agreement will need to be established between the two properties/buildings for any shared parking provisions needed to meet parking standards.
8. The "heavy duty/light duty wing edge and pavement" detail should clearly indicate that filter fabric will be necessary based on the onsite soils.

Ryan Trunko, P.E.
Senior Engineer/Project Manager
(He/Him/His)

80 Wolf Road, Suite 600, Albany, NY 12205
d 518.898.9551
rtrunko@gpinet.com | www.gpinet.com

GPI

Engineering | Design | Planning | Construction Inspection

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An Equal Opportunity Employer



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MAR 18 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Water

- [illegible]

was

MAP ENTITLED "ALTAPCO'S LAND TITLE SURVEY LANDS TO BE CONVEYED TO COORDINATING DEVELOPMENT PARTNERS V, LLC STREET NO. 3, 800 AND 800 QUANTERLING ROAD" PREPARED BY AUBI ENGINEERS & SURVEYORS, LLC, DATED JANUARY 18, 2024. A-137-0000701 JANUARY 28, 2024.

EXISTING: TOWN OF ROTTERDAM	A-1 AGRICULTURAL
ZONING:	
SETBACKS:	
FRONT:	25'
SIDE:	15'
REAR:	25'
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT COVERAGE:	20%

PROPOSED: TOWN OF ROTTERDAM	PROVIDED:
ZONING: S-2 GENERAL BUSINESS DISTRICT	
STREETS:	35'
FRONT:	75'
SIDE:	75'
REAR:	25'
MINIMUM LOT AREA:	13,000 SF
MINIMUM LOT WIDTH:	100'
MINIMUM LOT COVERAGE:	60% (MINIMUM ACCESSORY)

PARKING REQUIREMENTS	PROVIDED
TOWN OF PORTLAND ACTUAL 5 SPACES PER 1,000 SF OF GROSS FLOOR AREA (100,725 / 1,000) = 5 = 514 SPACES (2,500 / 1,000) = 5 = 12 SPACES TOTAL REQUIRED SPACES = 526 SPACES	453 SPACES FOR 1,000 SF OF GROSS FLOOR AREA 453 SPACES PROVIDED 20 SPACES PROVIDED 463 TOTAL SPACES PROVIDED

TOTAL COVERAGE STATISTICS	PROPOSED
BULLDOZER	105,026 SF 14.1%
PAYMENT	300,000 SF 40.5%
GREEN SPACE	337,220 SF 43.4%
TOTAL	742,246 SF (17.00 ACRES) 100%

PRELIMINARY OVERALL LAYOUT PLAN

PLV

WITH FUELING STATION PLAZA

COUNTY OF SCHENECTADY



ENGINEERS SURVEYORS

DATE	SCALE:	OWG	SHEET OF
			2 10

WILLIAM A. FALLOON, P.E.

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NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE AND FEDERAL SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED WORK.
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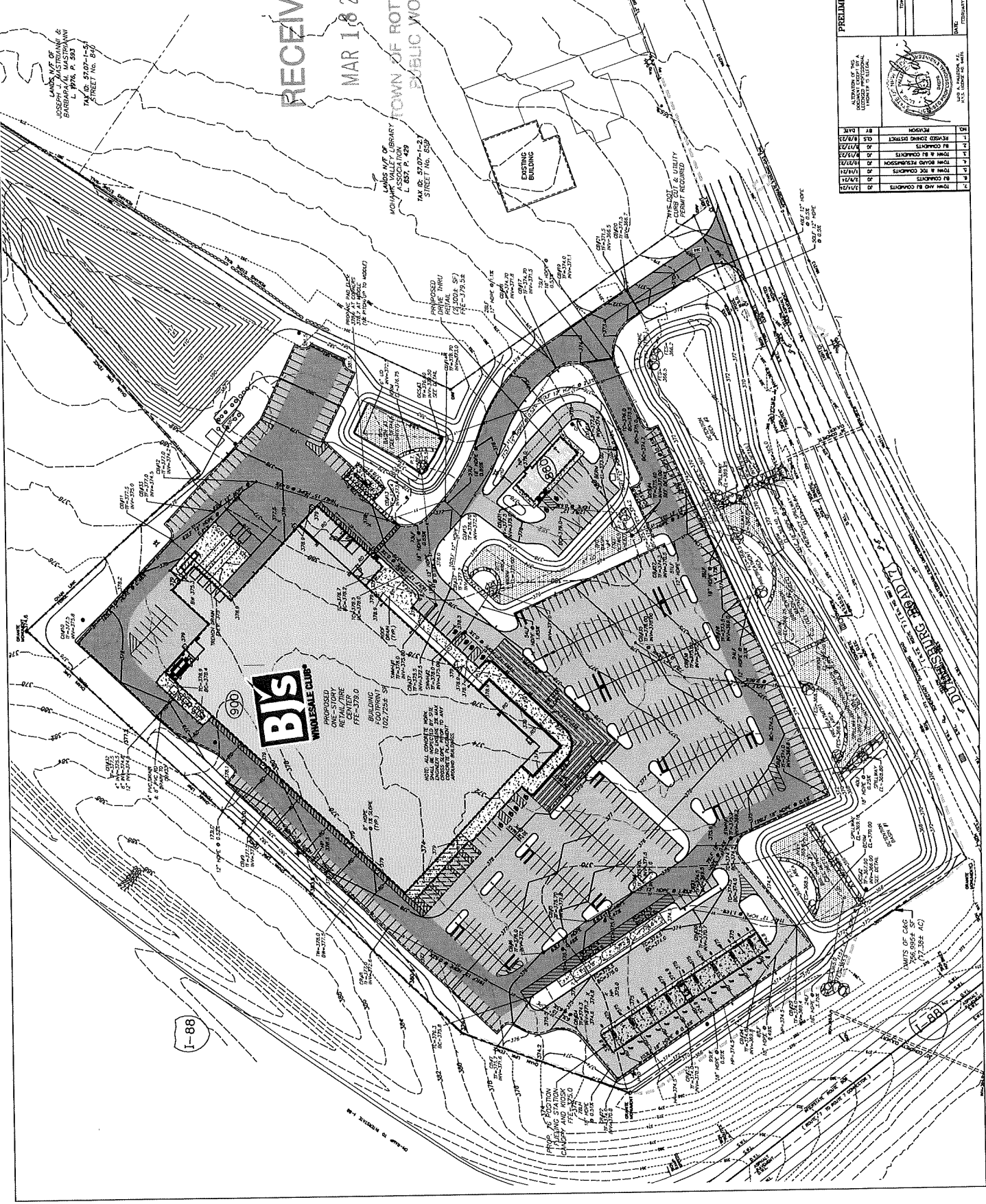
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 TOWN OF ROTTERDAM
 PUBLIC WORKS

LANDS N/E OF
 JOSEPH V. MASTRANNO
 BARBARA M. MASTRANNO
 L. 1978, P. 583
 TAX ID: 5707-1-5
 STREET NO. 849

LANDS N/E OF
 JOSEPH V. MASTRANNO
 BARBARA M. MASTRANNO
 L. 1978, P. 583
 TAX ID: 5707-1-5
 STREET NO. 849

EXISTING BUILDING

EXISTING BUILDING



PRELIMINARY GRADING & STORMWATER PLAN	
BJS	
WITH PUBLIC STATION PLAZA	
COUNTY OF ALBANY	
ADD	
ENGINEERS	
COUNTY OF ALBANY	
DATE: FEBRUARY 29, 2024	
SCALE: 1" = 40'	
SHEET: 1 OF 1	

- NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE AND FEDERAL SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 2. THE PLANS SHOW THE PROPOSED IMPROVEMENTS TO THE EXISTING SANITARY SEWER SYSTEM AND THE PROPOSED SANITARY SEWER SYSTEM.
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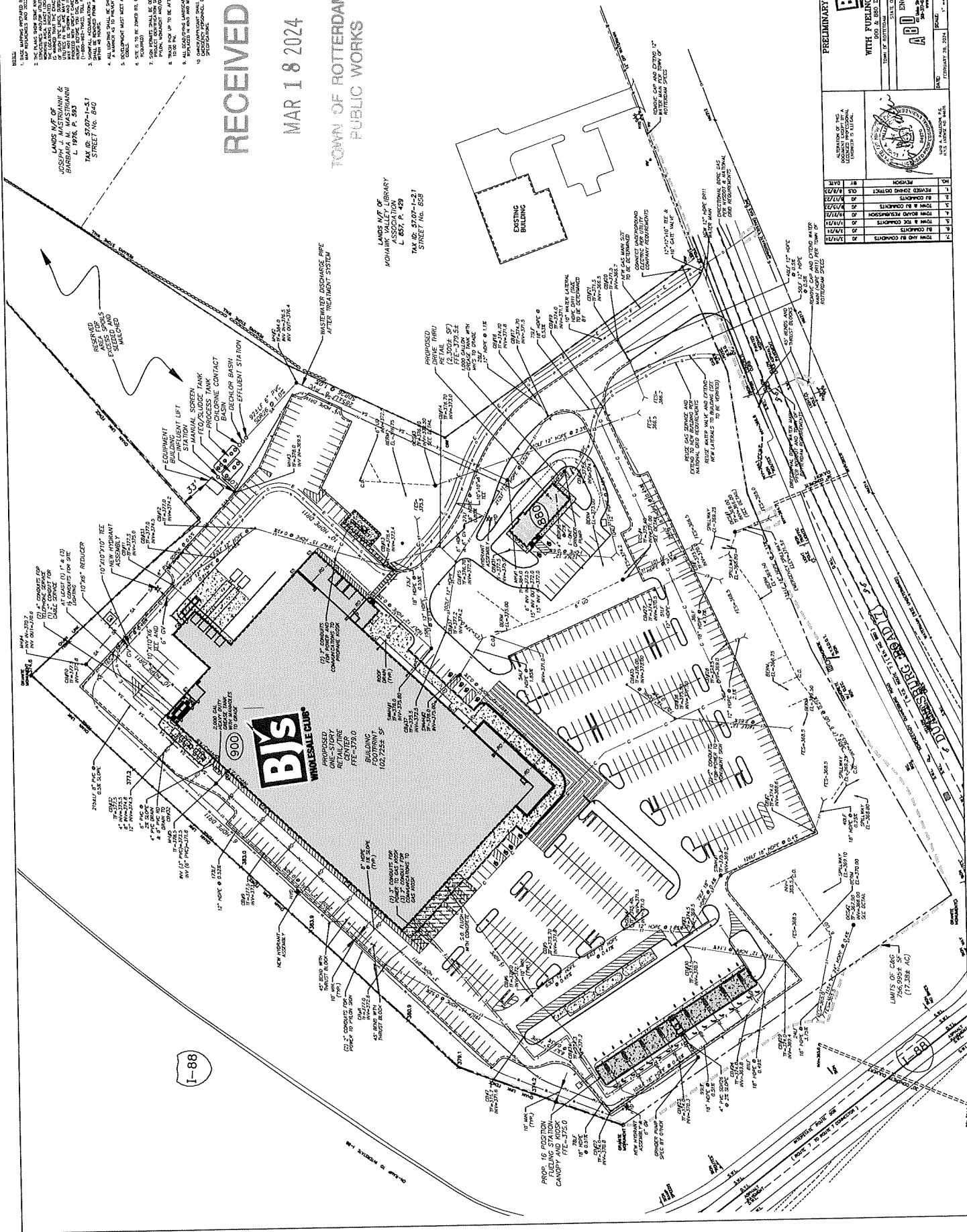
LANDS N/E OF
JOSEPHINE M. MASTRANNO &
BARBARA M. MASTRANNO
L 1978, P. 583
TAX ID: 57-07-1-51
STREET NO. 848

RECEIVED

MAR 18 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

LANDS N/E OF
JOSEPHINE M. MASTRANNO &
BARBARA M. MASTRANNO
L 1978, P. 583
TAX ID: 57-07-1-51
STREET NO. 848



PRELIMINARY UTILITIES PLAN

BJS

WITH PUBLIC WORKS SECTION PLAZA
AND SANITARY SEWER SYSTEM

TOWN OF ROTTERDAM
COUNTY OF SHERIDAN

ENGINEERS
A.D. ENGINEERS
1000 N. 10TH ST.
SHERIDAN, WY 82801
(307) 332-1111

DATE: FEBRUARY 28, 2024
SCALE: 1\"/>

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2/28/24
2	REVISED PER COMMENTS	3/1/24
3	REVISED PER COMMENTS	3/1/24
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5	REVISED PER COMMENTS	3/1/24
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10	REVISED PER COMMENTS	3/1/24

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10	REVISED PER COMMENTS	3/1/24

NO.	REVISION	DATE
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1	ISSUED FOR PERMIT	2/28/24
2	REVISED PER COMMENTS	3/1/24
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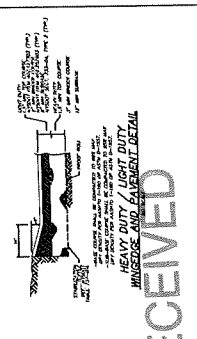
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NO.	REVISION	DATE
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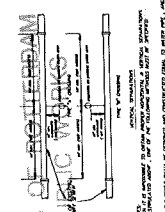
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10	REVISED PER COMMENTS	3/1/24

SANITARY DETAILS

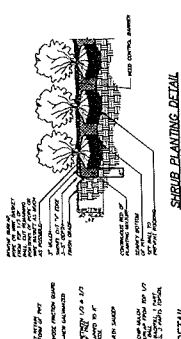
UNITED STATES DEPARTMENT OF JUSTICE

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LIBRARY
UNIVERSITY OF MICHIGAN
ANN ARBOR MI 48106-1000

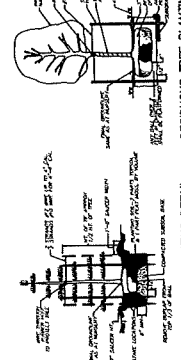
WAR 18 2024



WATER MAIN CROSSING



LANDSCAPING DETAILS



PULLEY

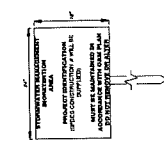
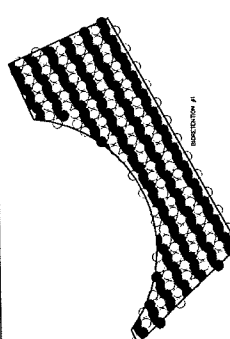
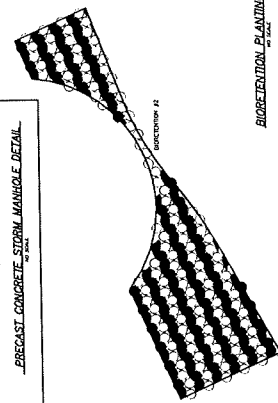
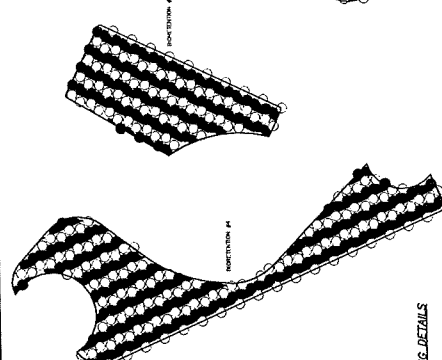
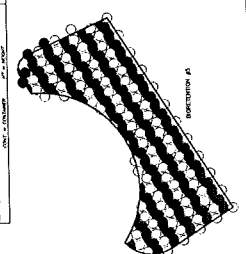
BELT

SHAFT

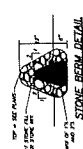
Handwritten notes and arrows indicating movement or force.

[illegible]

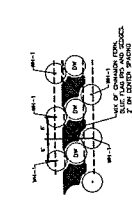
RECOVER BUREAU PERSONNEL
TOP 1/3 OF RANK



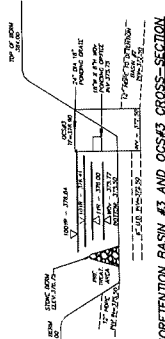
SMP SIGN



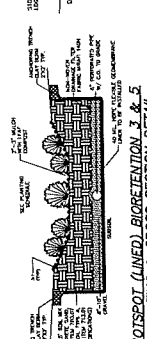
ONE BERM DETAIL



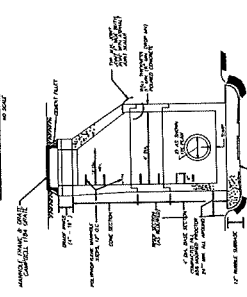
UNIT OF CONSUMER FORK
BLUE FLAG PRO AND JEGGS.
2" ON CENTER SPACING



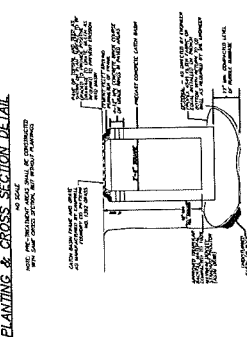
68-27-0470-8
NOV - 1970
HUGHES



SPOT (INEN) BIORETENTION 3 & 5



7 PLEIN FABRIC REPAIRED WHEN SEEN IN WORLD

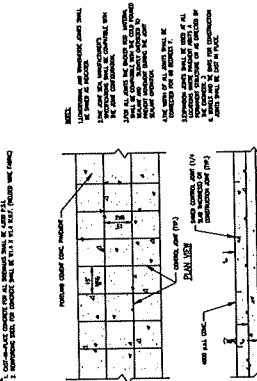


2'-6" SQUARE PRECAST REINFORCED
CONCRETE PANELS / INTERLATOR

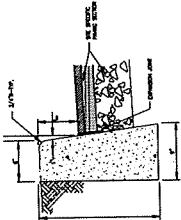
NO.	PERSON	BT	DATE
1.	RECEIVED TOWNSHIP DIRECT	CLS	8/8/73
2.	ALL COMMENTS	JS	8/9/73
3.	TOWN & ALL COMMENTS	JS	8/9/73
4.	TOWN BOARD RECOMMENDATION	JS	8/27/73
5.	TOWN & THE COMMENTS	JS	10/1/73
6.	ALL COMMENTS	JS	8/27/73
7.	TOWN BOARD RECOMMENDATION	JS	8/27/73

SITE DETAILS

	ATTORNEY AT LAW DOMINIQUE COSTE BY AT COUNSEL FOR THE DEFENDANT DOMINIQUE IS LEGAL				WITH FUELING STATION PLAZA 1800 & 1800 BUSINESS ROAD WASHINGTON, DC 20004		COUNTY OF DISTRICT OF COLUMBIA		STATE OF NEW YORK		
							TOWN OF WESTCHESTER		COUNTY OF WESTCHESTER		
				A B D ENGINEERS 1800 & 1800 BUSINESS ROAD WASHINGTON, DC 20004 TEL: 202-331-1234 WWW.ABDENGINEERS.COM		DATE: 10/24/2024		SCALE: 1/8"=1'-0"		SHEET OF 13	
						DATE: 10/24/2024		SCALE: 1/8"=1'-0"		SHEET OF 13	



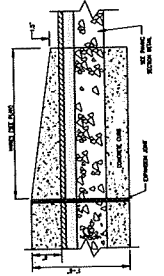
REINFORCED CONCRETE SIDEWALK DETAIL



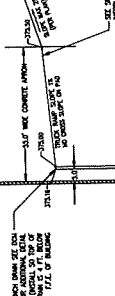
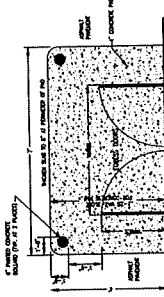
NOTES:

1. CONCRETE SHALL BE 4000 PSI - 2" SLAB.
2. SEE (S) FOR FACE TO BE FINISHED ON CURB.
3. PROVIDE REINFORCED RETAINMENT WALL CONCRETE JOINT. 1/2" THICK AT 2' ON 2' SHALL INTERLOCK PROVIDE DRAIN JOINTS (POSSIBLY) HIGHER BETWEEN CONCRETE JOINTS.

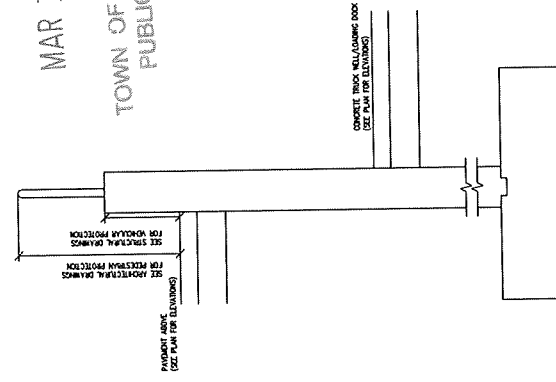
CONCRETE CURB DETAIL
SEE SHEET



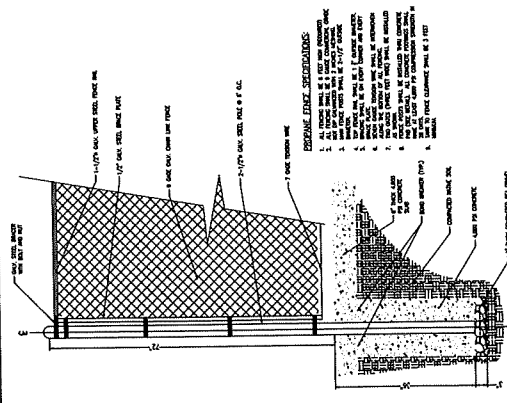
TRANSITION DETAIL

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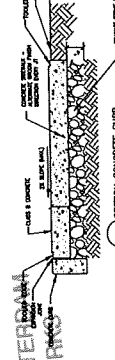
NOTE: 1. IF RESPONSIBILITY OF INC. ENGINEER TO CONFIRM INC. METHOD AND OTHER ASSUMPTIONS OF THE CONTRACTOR STOP INC. FROM BEING PAID SHALL COMPLY WITH ALL BUILDING AND FIRE CODES.



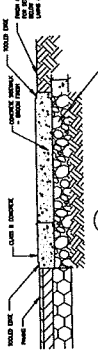
SECTION AT RETAINING WALL DETAIL
NO SCALE



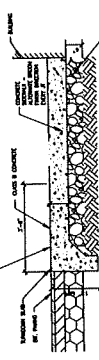
ENCE DETAIL



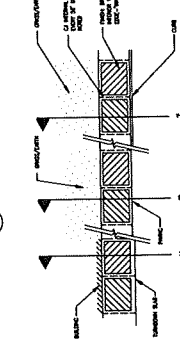
A-4 SECTION CONTINUED



8-B SECTION PAIVING EDGE



C-C SECTION TURNDOWN SLAB
(ADJACENT TO BUILDING)



PLAN
CASH ON HAND

DATE	REVISION
8/9/73	REVISED TOWNHALL DISTRICT
8/17/73	BY COMMENTS
9/5/73	TOWN & BY COMMENTS
9/17/73	TOWN BOARD REVISOR COMMENTS
10/18/73	TOWN & THE COMMENTS
2/2/74	BY COMMENTS
3/15/74	TOWN & BY COMMENTS

— 210 —

[illegible]

WITH FUELING STATION PLAZA
900 & 890 DUANE SBURG ROAD
TOWN OF ROTTERDAM COUNTY OF SCHENECTADY

STATE OF NEW YORK

ENGINEERS

Schmuck, R. K. 1238
Schmuck, R. K. 1238
Schmuck, R. K. 1238
Schmuck, R. K. 1238

www.abdn.org.com

SCALE:	NO SCALE	DMG	MS7A-538
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1079	NO 2005
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BOLLARD SCHEDULE		
QTY TYPE	DESCRIPTION	LOCATION
13	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - HIGHWAY
2	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - TRUCK WELL
27	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - THE INSTALLATION, TRANSFORMER, CIRCULAR, BOARD, FOR SIGNATURE COVE
30	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - SIGNAGE, BOARD, FOR SIGNATURE COVE
22	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - SIGNAGE, BOARD, FOR SIGNATURE COVE
2	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - SIGNAGE, BOARD, FOR SIGNATURE COVE
8	10" x 10" CONCRETE FILL STEEL PIPE W/ POLYPROPYLENE COVER	EXTENSION - SIGNAGE, BOARD, FOR SIGNATURE COVE

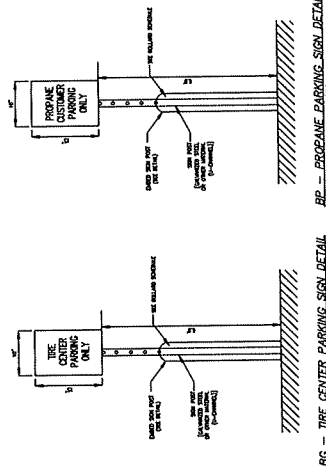
METAL CAP WELD & GRIND SMOOTH
STEEL PIPE BOLLARD W/ POLYPROPYLENE COVER, 4" O.D. & 1/2" THICK FOR BOLLARD SCHEDULE FOR TYPE, LOCATION AND SIZE.

FILL WITH CONCRETE
CONCRETE SLAB / ASPHALT PAVING

2" x 8" CONCRETE FOOTING

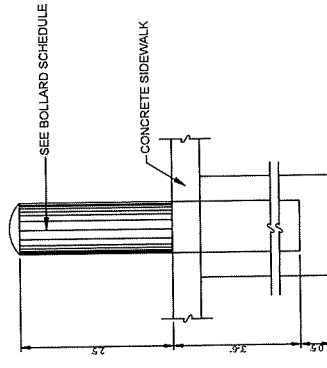
BOLLARD DETAIL (TOP)

BI - MEMBER WITH INFANT SIGN DETAIL

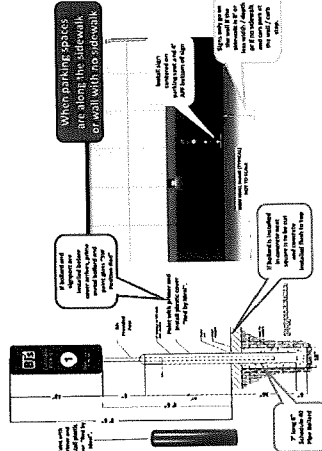


BG - TIRE CENTER PARKING SIGN DETAIL

BP - PROPANE PARKING SIGN DETAIL



BB - EXTERIOR, HIGHWAY BOLLARD DETAIL

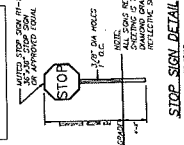


BC - BOPIC SIGN DETAIL



BD - CURBSIDE PICKUP DETAIL

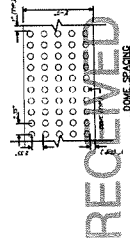
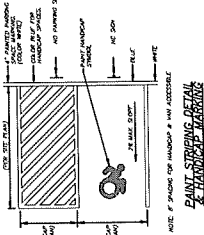
BE - STOP SIGN DETAIL



NOTES:
1. ALL SIGNS SHALL BE OF SUITABLE LENGTH TO MEET THE REQUIREMENTS FOR
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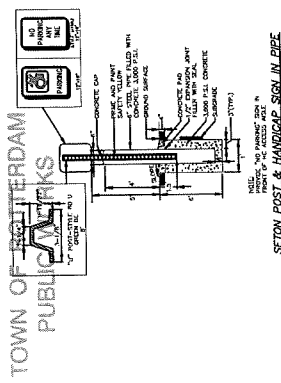
BN - SIGN POST DETAIL

BB - EXTERIOR, HIGHWAY BOLLARD DETAIL



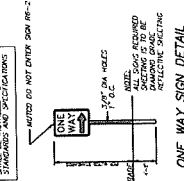
DETECTABLE WARNING STRIP DETAIL

MAR 18 2024

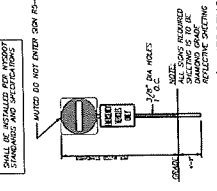


SETON POST & HANDICAP SIGN IN PIPE BOLLARD DETAIL

ONE WAY SIGN DETAIL



DO NOT ENTER / EMERGENCY VEHICLES ONLY SIGN DETAIL



BY'S DETAILS 2

WITH FUELING STATION PLAZA

ADD ENGINEERS SURVEYORS

DATE: FEBRUARY 28, 2024

SCALE: 1/4" = 1'-0"

SHEET: 15

ALTERNATE OF THE TOWN OF BOSTON

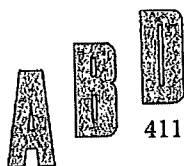
SEAL

DATE: FEBRUARY 28, 2024

SCALE: 1/4" = 1'-0"

SHEET: 15

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



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

DEDICATED
RESPONSIVE
PROFESSIONAL

March 14, 2024

Re: **GDP LVille Rotterdam, LLC**
900 Duanesburg Road
880 Duanesburg Road
Town of Rotterdam
Project #5657A

RECEIVED

MAR 18 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

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

Dear Peter:

We appreciate your continued review and support for the new BJ's facility. We respectfully respond (**in bold**) to the comments (*in italics*) of GPI's letter of February 28, 2024 as follows:

Plan Comments:

1. *All future submissions should include all project documents to avoid using previously submitted or outdated materials to fill in the missing information.*
See enclosure list on last page.

2. *The proposed stormwater network is shown without any reference to other underground utilities, making it difficult to assess the proposed stormwater and other utility piping for conflicts. The Applicant should make sure that all necessary information is shown to make sure the proposed utilities do not have any conflicts with each other. When comparing the utility plan to the grading and stormwater plan, there appear to be a multitude of utility crossings that are not accurately depicted on either of the plans, some of which conflict with each other.*
Stormwater network is now shown on the utility Sheet 6.

3. *Previous submissions included a draft SWPPP for the project, which included sections that covered the information outlined in the newly submitted SMR. It is unclear why a separate document was produced/provided in lieu of the SWPPP being revised to include the necessary information. The previously submitted SWPPP did not include a section/appendix for the SMR to be inserted.*

An updated SWPPP is attached. Redundant information has been removed.

4. A large portion of the proposed storm network that outlets to bioretention area #5 is collected through the area identified as a "hot spot" according to the NYSDEC's design manual. All stormwater collected from "hot spots" will need to have redundant pretreatment techniques utilized, which is not shown in the current stormwater plan.

Per 2022 Draft NYSDEC stormwater regulations, a bioretention practice with an impervious liner is adequate to treat hotspot runoff without redundant treatment. Bioretention area #5 is designed accordingly.

5. Several of the proposed catch basins in the stormwater network do not have top of frames indicated. There are also several storm lines shown that do not have slope or invert information that is needed to properly review the storm sewer network.

This information is now on the revised plans.

6. The proposed bioretention areas are all designed as "on-line" practices which does not meet the requirements of the NYS DEC's SWDM. Applicant should attempt to provide all bioretention practices as "off-line" systems per the SWDM requirements or provide justification within the SWPPP as to why it could not be achieved.

In accordance with 2022 Draft NYSDEC Stormwater Regulations, the proposed bioretention areas have an overflow spillway which acts as an offline device.

7. The proposed "berm" separating the bioretention practices to the extended detention basins are shown as stone, which allows water to flow out of the bioretention areas and into the extended detention basins before being treated. The berms separating the bioretention areas from the extended detention basins should be impermeable to ensure that stormwater is being adequately treated.

Earthen berms have been added in place of the stone berms within the proposed bioretention areas.

8. The proposed sanitary effluent line that outlets in the Route 7 ROW goes through extended detention area #2 at an elevation that would be above the proposed grade.

The sanitary effluent line has been re-routed to a better location.

9. The catch basin numbered CB#31 does not have any piping connections shown.
CB#31 now shows pipe connections.

10. The areas shown on the plans as "bioretention areas" do not appear to match the areas shown in the HydroCAD modeling provided in the SMR. These should be reviewed and updated.
Bioretention areas in the HydroCAD model have been updated to reflect those shown on the site plans.

11. A water line is shown between the BJ's building and the gas station attendant's building, but no information is provided for sizing.

Sizing has been confirmed and now noted on the revised plans.

12. *A legend that defines all proposed utility linework needs to be provided.*
Legend has been updated and now only shown on cover sheet.

13. *The applicant should coordinate the proposed hydrant locations with the Fire Chief and confirm adequacy.*
A meeting with the Fire Chief will be scheduled.

14. *The proposed forcemain from the gas station attendant's building appears to be ± 740 feet long and the drive thru restaurant building's forcemain is also fairly long. The applicant should provide a profile of both forcemains and sanitary sewer piping to show the hydraulic grade line and ensure that there are no high points that would need an air relief. The profiles should also include all other utility crossings to ensure that there are no conflicts or localized high points.*
The proposed forcemain location has been revised. Please note both forcemain lines will have positive uphill slope to a terminal manhole, therefore, not needing an air relief.

15. *The grinder pump callout near the gas station attendant's building does not appear to be complete.*
The grinder pump at the gas station will be provided by BJ's engineer.

16. *The WWTP proposed to handle wastewater does not have a connection from the sanitary sewer lines from the buildings shown on the proposed plan.*
This information is now updated on the revised plans.

17. *The WWTP proposed is closer than the minimum distances to property lines according to the NYS DEC's design standards (NYS Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014).*
This will be reviewed by DEC and granted waivers, if necessary.

18. *The forcemain between the drive thru restaurant and the WWTP is closer than the minimum distance to stormwater practices in Table B-2 in the NYS DEC's design standards.*
Bioretention #3 has been adjusted to provide more separation distance to the forcemain.

19. *The note "10' separation between water and sewer lines" also applies to storm piping which is not shown on the utility plan. The applicant should review the water service line locations relative to the proposed storm network locations and revise their design to meet the separation requirements. Alternatively, the water line can be cased in concrete where separation cannot be reasonably achieved.*
Utility lines have been revised to maintain minimum separation distances.

20. *The proposed drive thru restaurant will most likely need a grease trap to ensure that wastewater does not negatively impact the functionality of the proposed WWTP.*
A grease tank has been added to the revised plans for restaurant pad.

21. The work within the Route 7 ROW now includes directional drilling of the water main and a connection to the main on the opposite side of the ROW. Additionally, the previously submitted plans showed the water main across Route 7 from the project site as continuous along the roadway but is now shown to be capped. Please provide clarification on this change to better understand the design update.

Additional water flow testing was done and Town of Rotterdam Water Department confirmed the dead ends. We are now proposing to connect the two dead ends making a looped system, which will also benefit the Town of Rotterdam.

22. Bioretention basin #3 shows ponding over 18" deep which is not acceptable according to the NYS DEC's SWDM.

Bioretention basin #3 has been revised to prevent ponding over 18" deep.

23. The dimensions shown for the "tapping sleeve and valve detail" show incorrect piping dimensions.

Piping dimensions and detail have been corrected.

24. The "typical trench section for sanitary sewer, storm sewer & water" includes a callout for tracer wire over PVC water main, which should apply to all proposed plastic utility piping and conduit.

Note added to detail as requested.

25. A separate and unique planting plan should be provided for each of the bioretention facilities, along with planting quantities.

Planting schedule for all bioretention areas has been provided on Sheet 8.

26. Storm piping between CB#2 and CB#3 appears to be exposed based on the proposed grading and invert elevations.

Storm piping has been revised accordingly.

FEAF Comments:

27. While not previously commented on, some sections of the FEAF have changed. Additionally, multiple changes to the submitted plans will necessitate other changes on the FEAF.

FEAF has been updated again for consistency.

28. The FEAF indicates that there will be ± 17.3 acres of disturbance, however the submitted SMR's GI Worksheets indicate that only ± 14.4 acres are being captured for treatment.

There are areas that will not have any impervious areas and will remain grass where treatment is not necessary.

29. Part D.1.e.: The 12-month duration of construction submitted by the Applicant in the FEAF is a relatively aggressive construction schedule. Comparing the anticipated duration of construction, it will be difficult to adequately stabilize work areas to avoid needing a 5-acre waiver from the NYSDEC. The Applicant should submit staging plans that outline which portions of the project work limits will be constructed to ensure that exposed soil areas do not exceed 5 acres at any point during construction. The response should be revised if phasing will

be incorporated into the project's construction or if the Applicant will be requesting a 5-acre waiver from the NYSDEC.

A 5-acre waiver will be requested from the MS4, not DEC

30. Part D.2.c of the FEAF will need to be updated because the work shown on the updated plans is a "line extension within an existing district" to serve the project site.

FEAF has been revised accordingly.

31. Part D.2.e has been revised to show that the site will have ± 17 acres of impervious surface which does not match other documents.

This was conservative and now, as plans progress, it is revised accordingly.

32. Part D.2.j.ii has not been filled out with the anticipated number of truck trips per day.

FEAF has been revised accordingly.

33. An existing conditions plan should be provided that includes the limits of the delineated onsite wetlands. The onsite wetland areas have not been shown on any project documents submitted to date. This information will be needed to properly address prompt E.2.h in the case that wetlands extend beyond the property boundary.

This is being handled directly by the Wetland Biologist, there are no jurisdictional wetlands on or near this site. Determination from ACOE will be provided once received.

Stormwater Report Comments:

34. The pre- and post-development drainage maps need to be provided to scale in order to be properly reviewed.

These can be emailed upon request.

35. The pre-development drainage map should be revised to not show any proposed site features.
Noted and revised accordingly.

36. The soil discussion does not indicate onsite slopes or specific soil types. According to online resources, there are at least three different soils within the project site that should be discussed in this section.

The soil discussion has been expanded to include all soil units underlying the site and their corresponding slopes according to the Schenectady County NRCS soil map.

37. The soil discussion indicates that a geotechnical investigation was completed but is not attached to the SMR. The Geotechnical Investigation should be provided for review.

Geotechnical report was provided to the Town separately. A copy has also been added to the SWPPP appendix.

38. The soil types predominantly onsite are C/D soils and should be modeled as D type soils to represent their saturated conditions/functionality during rain events. This should be reflected throughout the project documents (Min RRV calcs, HydroCAD, etc.).

These soils are now modeled in the calcs.

39. *Practice descriptions need to be included for each practice that is proposed. This needs to include WQv requirements, RRv requirements, WQv provided, RRv provided, contributing areas, contributing impervious areas, filter sizes, and any other information needed to adequately describe the proposed stormwater management practices. (GP-0-20-001 Part III.B.2.c)*

A more descriptive narrative has been included in the revised Stormwater Management Report.

40. *A construction sequence needs to be provided in the SWPPP or on the site plans.*
Construction sequence is now in the SWPPP document.

41. *RRv calculations and WQv calculations should be provided for all disturbed areas instead of only the captured areas. WQv treatment should be calculated and provided for all disturbed areas and uncaptured areas will require justification for how treatment is infeasible.*
See response to #28 above.

42. *Separate models for the pre-development conditions and the post-development conditions should be provided. The combined report is difficult to follow as all existing and proposed nodes are analyzed in the same report.*
Separate HydroCAD models for the pre- and post-development conditions have been provided.

43. *Pond 25P: Bioretention #1 & #2 should be separated into two distinct nodes similar to how the two separate practices are depicted in other project documents.*
Bioretention #1 and #2 remain modeled as one basin due to potential inaccuracies within the HydroCAD model, including illegal loops and unacceptable oscillations, especially as runoff overtops the WQv berm between filters, when modeled as two separate basins. The two bioretention basins function hydraulically as one basin after the WQv for each of the two separate drainage areas is adequately treated within each filter. Additionally, modelling the two basins as one allows for the simplest and most accurate routing solution to direct runoff exceeding the WQv to both detention basins.

44. *The custom stage data for each of the bioretention pond nodes does not accurately depict the conditions on the project plans. These need to be reviewed and corrected.*

Custom stage data for each of the bioretention pond nodes have been updated to accurately depict the conditions on the project plans.

45. *The underdrain outlet for bioretention basin #5 shows a slope and invert elevation that are not feasible based on the conditions at the outlet.*

Inverts to the bioretention underdrain are now labeled on the revised site plans.

Traffic Comments:

46. *All traffic comments have been adequately addressed and there are no additional outstanding comments.*

Thank you.

Enclosed for site plan review and the proposed change of zone for GDP LVille Rotterdam, LLC are the following:

- 1.) Long Environmental Assessment Form, revised 03/14/2024.
- 2.) Ten (10) copies of Site Plans (sheets 1-10), Rev. #7: 03/14/2024.
- 3.) SWPPP, revised 03/14/2024.
- 4.) Stormwater Management Report, revised 03/14/2024.

Electronic copies have been emailed, please let us know if additional hard copies are needed.

We would greatly appreciate being scheduled to present these updates to the Planning Board at their April 2, 2024 meeting as well as continue the TDE review in hopes for the Town Board to grant the Change of Zone as permissible.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv

encl.

cc: Tiffany Marsh w/encl. (via email)
MaryBeth Slevin w/encl. (via email)
Ryan Trunko w/encl. (via email)
5657A-03142024

STORMWATER POLLUTION PREVENTION PLAN

FOR

BJ'S WHOLESALE CLUB WITH FUELING STATION PLAZA
& DRIVE-THRU BUILDING
900 & 880 Duanesburg Road
Town of Rotterdam
Schenectady County, New York

Prepared For:

GDP L'Ville Rotterdam, LLC
P.O. Box 55
145 Otterkill Road
Mountainville, NY 10953

RECEIVED

MAR 18 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

March 14, 2024

Project No. 5657A

Prepared By:

Luigi A. Palleschi, P.E.
ABD Engineers & Surveyors, LLP
411 Union Street
Schenectady, NY 12305
(518) 377-0315

STORMWATER MANAGEMENT REPORT

FOR

BJ'S WHOLESALE CLUB WITH FUELING STATION PLAZA
& DRIVE-THRU BUILDING
900 & 880 Duanesburg Road
Town of Rotterdam
Schenectady County, New York

RECEIVED

MAR 18 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Prepared For:
GDP L'Ville Rotterdam, LLC
P.O. Box 55
145 Otterkill Road
Mountainville, NY 10953

February 13, 2024
Revised March 14, 2024

Project No. 5657A

Prepared By:
Luigi A. Palleschi, P.E.
ABD Engineers & Surveyors, LLP
411 Union Street
Schenectady, NY 12305
(518) 377-0315

Full Environmental Assessment Form
Part 1 - Project and Setting

RECEIVED

MAR 18 2024

Instructions for Completing Part 1

TOWN OF ROTTERDAM
PUBLIC WORKS

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Change of Zone and Site Plan Review		
Project Location (describe, and attach a general location map): 900 Duanesburg Road and 880 Duanesburg Road		
Brief Description of Proposed Action (include purpose or need): Rezoning of 17.3± acres from A-1 Agricultural to B-2 General Business to construct a 102,725± SF retail building, 16 fueling stations, and a 2,300± SF drive thru building. Project will consider an adequate parking lot with landscaping, lighting, stormwater drainage system, water connection to the public main and a private on-site wastewater treatment system.		
Name of Applicant/Sponsor: GDP Lville Rotterdam, LLC		Telephone: 845-534-0100
		E-Mail:
Address: 145 Otterkill Road, PO Box 55		
City/PO: Mountainville	State: NY	Zip Code: 10953
Project Contact (if not same as sponsor; give name and title/role): Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP		Telephone: 518-377-0315
		E-Mail: luigi@abdeng.com
Address: 411 Union Street		
City/PO: Schenectady	State: NY	Zip Code: 12306
Property Owner (if not same as sponsor): Flying J, Inc		Telephone:
		E-Mail:
Address: 185 S State Street, Suite 1300		
City/PO: Salt Lake City	State: UT	Zip Code: 84111

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Rotterdam Town Board	July 28, 2023
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Rotterdam Planning Commission	July 28, 2023
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Schenectady County Planning	November 9, 2023
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DOT/NYS DEC	November 6, 2023/October 3, 2023
h. Federal agencies ☒ Yes ☐ No	ACOE	October 9, 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
A-1 Agricultural	
b. Is the use permitted or allowed by a special or conditional use permit?	☐ Yes ☒ No
c. Is a zoning change requested as part of the proposed action?	☒ Yes ☐ No
If Yes, i. What is the proposed new zoning for the site? Rezone from A-1 Agricultural to B-2 General Business	
C.4. Existing community services.	
a. In what school district is the project site located? Schalmont	
b. What police or other public protection forces serve the project site? NYS Police, Schenectady County Sheriff, Rotterdam Police Department	
c. Which fire protection and emergency medical services serve the project site? District 6	
d. What parks serve the project site? Featherstonhaugh State Forest, Plotter Kill Preserve, DiCaprio Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial	
b. a. Total acreage of the site of the proposed action?	17.3± acres
b. Total acreage to be physically disturbed?	17.3± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	17.3± acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: _____ 12 months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☐ Yes ☒ No			
If Yes, show numbers of units proposed.			
<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____
At completion of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>28'</u> height; <u>270'</u> width; and <u>390'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>105,025±</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Non-jurisdiction wetlands according to wetland biologist. A jurisdictional determination has been submitted to ACOE on October 9, 2023 and NYSDEC on October 3, 2023.</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
6.32+ acres of wetland area is proposed to be filled for buildings and parking areas.

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

N/A

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 4,500± gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Rotterdam
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Proposing to extend 12" water main and connect to Town's dead end looping the system.
- Source(s) of supply for the district: Water tower by Rotterdam.

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

- i. Total anticipated liquid waste generation per day: _____ 4,500± gallons/day
- ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):	
A privately owned wastewater treatment system is proposed.	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
See Santec Water Reclamation Facilities Catalog	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	
☒ Yes ☐ No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or <u>9.3±</u> acres (impervious surface)	
_____ Square feet or <u>17.3</u> acres (parcel size)	
ii. Describe types of new point sources. <u>On-site stormwater system</u>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?	
<u>Stormwater will be handled on-site in stormwater management areas and discharged to existing culverts with NYSDOT ROW.</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties?	
☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	
☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	
☒ Yes ☐ No	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
<u>Delivery vehicles</u>	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
<u>Power generation until utilities from power company is installed.</u>	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
<u>Standby generators</u>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	
☐ Yes ☒ No	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)	
☐ Yes ☐ No	
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO ₂)	
• _____ Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)	
• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)	
• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☒ Weekend ☐ Randomly between hours of <u>11 AM</u> to <u>1 PM</u>. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ 8-10 trucks per day iii. Parking spaces: Existing <u>0</u> Proposed <u>485</u> Net increase/decrease <u>+485</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ Reciprocal access easements will be provided. vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ To be determined ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Local utility iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7 am - 7 pm</u> • Saturday: <u>8 am - 3 pm</u> • Sunday: <u>8 am - 3 pm</u> • Holidays: <u>N/A</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>8 am - 9 pm</u> • Saturday: <u>8 am - 9 pm</u> • Sunday: <u>8 am - 7 pm</u> • Holidays: <u>varies</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7 am - 7 pm</u> • Saturday: <u>8 am - 3 pm</u> • Sunday: <u>8 am - 3 pm</u> • Holidays: <u>N/A</u>	ii. During Operations: • Monday - Friday: <u>8 am - 9 pm</u> • Saturday: <u>8 am - 9 pm</u> • Sunday: <u>8 am - 7 pm</u> • Holidays: <u>varies</u>
i. During Construction: • Monday - Friday: <u>7 am - 7 pm</u> • Saturday: <u>8 am - 3 pm</u> • Sunday: <u>8 am - 3 pm</u> • Holidays: <u>N/A</u>	ii. During Operations: • Monday - Friday: <u>8 am - 9 pm</u> • Saturday: <u>8 am - 9 pm</u> • Sunday: <u>8 am - 7 pm</u> • Holidays: <u>varies</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Proposed generators, which tend to run bi-weekly for a short test duration and construction equipment during normal working hours.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>A few mature trees will need to be removed along the east property line to construct the driveway.</u>	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Pole and building mounted, LED down type lighting</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>A few mature trees will need to be removed along the east property line to construct the driveway.</u>	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☒ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: <u>Vehicle fueling facility.</u>	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☒ Yes ☐ No If Yes: i. Product(s) to be stored <u>Gasoline, diesel, and propane</u> ii. Volume(s) <u>65,000</u> per unit time <u>weekly</u> (e.g., month, year) iii. Generally, describe the proposed storage facilities: <u>Underground tanks</u>	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 4 tons per _____ week (unit of time) • Operation : _____ 2 tons per _____ week (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>C and D materials</u> • Operation: <u>Cardboard, paper, plastic, and metal</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Construction waste to be managed by licensed hauler.</u> • Operation: <u>Solid waste generated by normal site operations will be handled by licensed hauler.</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	10±	+10±
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	11	0.5	-10.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands	6.3	0	-6.3
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Greenspace	0	6.8±	+6.8±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No i. If Yes: explain: _____
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No If Yes, i. Identify Facilities: _____ Schalmon schools _____
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____ _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ 8± feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Silt loam</td> <td style="width: 40%; text-align: right;">90 %</td> </tr> <tr> <td>Silt Clay</td> <td style="text-align: right;">10 %</td> </tr> <tr> <td></td> <td style="text-align: right;">%</td> </tr> </table>		Silt loam	90 %	Silt Clay	10 %		%						
Silt loam	90 %												
Silt Clay	10 %												
	%												
d. What is the average depth to the water table on the project site? Average: _____ 10+ feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 70%; text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">40 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">80 % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☒ Moderately Well Drained:	40 % of site	☒ Poorly Drained	80 % of site						
☐ Well Drained:	_____ % of site												
☒ Moderately Well Drained:	40 % of site												
☒ Poorly Drained	80 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">90 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">10 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	90 % of site	☒ 10-15%:	10 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	90 % of site												
☒ 10-15%:	10 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either i or ii, continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Non-jurisdictional</td> <td>Approximate Size 6.32±</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Non-jurisdictional	Approximate Size 6.32±	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Non-jurisdictional	Approximate Size 6.32±											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Typical Suburban wildlife _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? ☐ Yes ☒ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. 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? ☒ Yes ☐ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Revolutionary Trail</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Trail scenic byway</u> iii. Distance between project and resource: _____ <u>4.65±</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

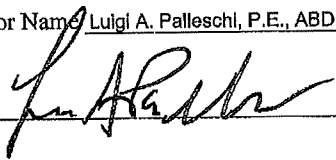
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

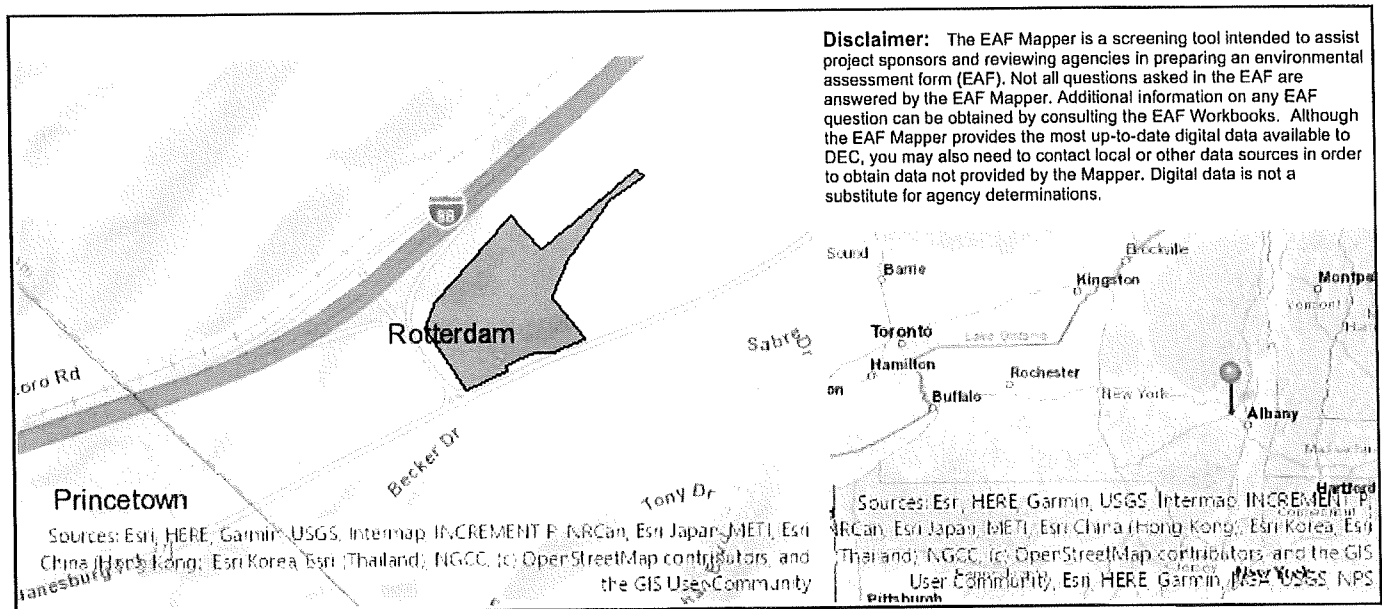
Applicant/Sponsor Name Luigi A. Palleschl, P.E., ABD Engineers & Surve Date Rev 03/14/2024

Signature  Title Professional Engineer

PRINT FORM

EAF Mapper Summary Report

Monday, July 24, 2023 5:01 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

DPW Comments
April 2, 2024

2. **RMRCOMP, LLC (Contract Vendee) – 796 Burdeck Street.** Waiver of Site Plan/Special Use Permit Public Hearing to convert an existing ±8,534 square foot office building with warehousing/garage space to a veterinary office with associated kennel, crematorium, and animal hospital. Engineer: ABD Engineers & Surveyors LLP.

1	Final fees due:	Waiver of Site Plan	\$100.00
		<u>Advertising</u>	<u>37.95</u>
			\$137.95

- 2 Detail proposed fencing and add to plan.
- 3 See attached information.
- 4 Prior to operation the crematorium shall receive all permits necessary from New York State DEC (Air Permits & Registration) and comply with all conditions set forth in the permit.
- 5 Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
- 6 Applicant to comply with all NYS Building and Fire Codes.
- 7 Applicant must apply for Building Permit and receive Certificate of Occupancy prior to commencement of operation.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Planning Commission should consider adoption of a Negative Declaration as prepared by the Senior Planner.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State DEC (Air Permits & Registration)
Metroplex Development Authority
Fire District #6

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

RECEIVED

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

MAR 23 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

Legal Owner's Name: John Luke Hodorowski

Mailing Address: 796 Burdeck Street

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-356-1435 E-mail: jlh@hodorowskigroup.com

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

Owner's Designated Contact: Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 E-mail: luigi@abdeng.com

Project/Proposal Site Area (Acres or sq. ft.): 1.31± Ac
Assessor Tax Parcel No.(s) of Proposal Site: 48.13-2-42.1

Adjacent Area Owned or Controlled (Acres or sq. ft.): 2.18± Ac
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 47.00-8-2.5
(784 Burdeck Street)

Street Address of Proposed Site (if any): 796 Burdeck Street

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Office building for Hodorowski Homes

Existing Zoning Classification: _____

School District: Schalmont Fire District: 6

Water Supply Rotterdam

LEGAL INFORMATION

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

At intersection of Opus Boulevard

Name of public road (s) providing access: Burdeck Street and Opus Boulevard

Width of property fronting on public road: 600± feet

Attach deed or legal description.

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

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

Convert existing office use to a veterinary hospital with crematorium. Minor site modifications are proposed.

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

Permanent

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

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

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

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

No because site is zoned industrial and there are industrial and commercial uses surrounding. No residential properties about this project.

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

No, this use is a good fit for the area and reuse of existing building and facilities.

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

No, surrounding property is commercial and not residential.

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

Yes, existing utilities for storm, water, and septic are being utilized. Additional septic system will be installed per tenant needs.

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

Yes, curb cuts will remain the same off Opus Boulevard.

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

PART IV

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

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

I further swear or affirm that (I) (we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action

Name: John Luke Hodorowski

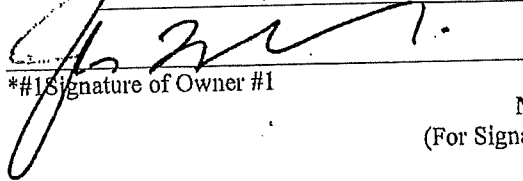
Date: _____

Address: 796 Burdeck Street

Phone: _____

Schenectady, NY

Zip: 12306


*#1 Signature of Owner #1

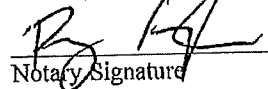
_____ Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 21st day of March, 2024.

NOTARY SEAL RAYMOND N. INGRAHAM III
Notary Public, State of New York
No. 01IN6396620
Qualified in Schenectady County
Commission Expires Aug. 26, 2027


Notary Signature
Notary Public in and for the State of New York
My appointment expires: Aug 26 2027

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

_____ Date
*#2 Signature of Owner #2

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

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

NOTARY SEAL

Notary Signature

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

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

I, John Luke Hodorowski, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 48.13-2-42.1

I hereby grant ABD Engineers & Surveyors, LLP & and/or their agent(s) to act on my behalf.
Companion Animal Medical Center

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

Signature (Authorized Representative): [Signature]

Date: 3/21/24

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF Schenectady)

SUBSCRIBED AND SWORN to before me this 21st day of March, 2024

NOTARY SEAL

[Signature]
Notary Signature

RAYMOND N. INGRAHAM III
Notary Public, State of New York
No. 011N6396620
Qualified in Schenectady County
Commission Expires Aug. 26, 2027

Notary Public in and for the State of New York
Residing at:

My appointment expires: 1416 Carry Rd Schenectady NY 12304
Aug 26 2027



March 27, 2024

RECEIVED

MAR 27 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Dr. Rachel Ragozzino
Companion Animal Medical Center
45 Worden Road
Schenectady, NY 12302

Re: Pet Cremation Systems

Dear Dr. Ragozzino,

I have enclosed some information in an attempt to help you prepare for the questions that may be presented by your local zoning board and citizenry, whom may have concerns about the installation of a pet cremator.

I have enclosed an Air Emissions Source Test Report which shows compliance with the environmental requirements in the State of New York. In fact, this test was actually performed in the State of New York, one the most environmentally stringent states, so the results would be accepted by the State of New York.

Please note that the report includes a "Visible Emissions Test" (VE test) which indicates the amount of opacity (i.e. smoke) that is observed exiting the exhaust stack. You will see that the form is filled with zeros which means that no opacity (smoke) was visible. The independent testing firm records their observations every 15 seconds, for one hour, and they perform two 1 hour tests.

Another point that will be important for your neighbors is that the exhaust stack on the crematory is "low profile" and only rises to about 15 feet above the floor that the crematory is set on (or 3 feet above the roof penetration point). So, not only will the crematory produce no smoke or odor, it will also be unobtrusive due to the low profile stack height.

Since cremation is such a popular choice with pet families today, offering on-site pet cremation provides high levels of client satisfaction and advances the relevancy of your business to the community. I have provided a list of crematory installations in your region to help illustrate the acceptance in communities everywhere.

Finally, all of our cremation equipment is UL listed for safety. This means that the entire crematory has been thoroughly tested Underwriters Laboratories for safe operation. We have been in business since 2001 and we have nearly 1000 systems operating safely throughout the United States and around the world.

I hope that this information will assist you in your attempt to address the potential concerns of your community. When it comes to combustion equipment, so many people have negative connotations due to memories of old factories with tall smoke stacks billowing black smoke and offensive odors. With today's environmental standards and available technology, those images no longer apply. If I can be of any further assistance please do not hesitate to call me.

Kind regards,

A handwritten signature in black ink, appearing to read 'B. Gamage', with a large circular flourish at the end.

Brian Gamage - U.S. Cremation Equipment

CERTIFICATE OF COMPLIANCE

Certificate Number 20160325-MH47704
Report Reference MH47704-20130628
Issue Date 2016-MARCH-25

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Issued to: US CREMATION EQUIPMENT
SUITE 1016
598 NORTHLAKE BLVD
ALTAMONTE SPRINGS FL 32701

TOWN OF ROTTERDAM
PUBLIC WORKS

This is to certify that
representative samples of

INCINERATORS, SPECIAL TYPE
Crematory furnaces, gas-fired, Models US 75/300, US
75/300 II, US 15/750, US 300/1000, US 400/1200, USB20,
Classic, Classic Plus, and Classic X-Cel.

Have been investigated by UL in accordance with the
Standard(s) indicated on this Certificate.

Standard(s) for Safety: UL2790, Commercial Incinerators
Additional Information: See the UL Online Certifications Directory at
www.ul.com/database for additional information

Only those products bearing the UL Certification Mark should be considered as being covered by UL's
Certification and Follow-Up Service.

Look for the UL Certification Mark on the product.



Bruce Mahrenholz, Director North American Certification Program

UL LLC

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contact a local UL Customer Service Representative at <http://ul.com/about/locations/>



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Broome County Humane Society
167 Conklin Avenue
Binghamton, New York 13903

Report

Performed Velocity, Moisture, Temperature, Volumetric Flow Rate,
Oxygen, Carbon Dioxide, Carbon Monoxide, Opacity and
Particulate Emissions Testing

Sampling performed on the Incinerator Outlet

Binghamton, NY

Test Date: 5/3/18

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TOWN OF ROTTERDAM
PUBLIC WORKS

Broome County Humane Society
167 Conklin Avenue
Binghamton, New York 13903

Report

Performed Velocity, Moisture, Temperature, Volumetric Flow Rate,
Oxygen, Carbon Dioxide, Carbon Monoxide, Opacity and
Particulate Emissions Testing

Sampling performed on the Incinerator Outlet

Binghamton, NY

Test Date: 5/3/18

5/11/2018

X *Brian E. Lemasters*

Signed by: Custom Stack Analysis, LLC.

Brian E. Lemasters
Custom Stack Analysis, LLC.

Table 1.2 demonstrates how Broome County Humane Society in Binghamton, NY is operating in compliance with the applicable emission standards.

Table 1.2: Emission Limits and Test Results Summary

Pollutant	Emission Limitations	Test Result Average	Compliance Demonstrated
Particulate Matter	0.080 gr/dscf @ 7% O ₂	0.0098 gr/dscf @ 7% O ₂	Yes

1st Hour

SOURCE NAME Broome County Humane Society		OBSERVATION DATE 5-3-18	
ADDRESS 167 Conklin Ave.		START TIME 10:04 END TIME 16:04	
CITY Binghamton	STATE NY	ZIP 13903	
PHONE 607-724-3709	SOURCE ID NUMBER		
PROCESS EQUIPMENT Crematory		OPERATING MODE	
CONTROL EQUIPMENT Secondary Burner		OPERATING MODE	
DESCRIBE EMISSION POINT START Exit of stack STOP Exit of stack			
HEIGHT ABOVE GROUND LEVEL START 25' STOP 25'		HEIGHT RELATIVE TO OBSERVER START 25' STOP 25'	
DISTANCE FROM OBSERVER START 150' STOP 150'		DIRECTION FROM OBSERVER START NW STOP NW	
DESCRIBE EMISSIONS START None STOP None			
EMISSION COLOR START N/A STOP N/A		PLUME TYPE CONTINUOUS ☒ FUGITIVE ☐ INTERMITTENT ☐	
WATER DROPLETS PRESENT: NO ☒ YES ☐		IF WATER DROPLET PLUME: ATTACHED ☐ DETACHED ☐	
POINT IN THE PLUME AT WHICH OPACITY WAS DETERMINED START Stack Exit STOP Stack Exit			
DESCRIBE BACKGROUND START Trees STOP Trees			
BACKGROUND COLOR START White STOP White		SKY CONDITIONS START Overcast STOP Overcast	
WIND SPEED START 5 mph STOP 5 mph		WIND DIRECTION START SE STOP SE	
AMBIENT TEMP START 79 STOP 79		WET BULB TEMP. R.H. percent	
Source Layout Sketch Draw North Arrow			
COMMENTS		AVERAGE OPACITY FOR HIGHEST PERIOD 0	
		NUMBER OF READINGS ABOVE 0 % WERE 0	
		RANGE OF OPACITY READINGS MINIMUM 0 MAXIMUM 0	
		OBSERVER'S NAME (PRINT) James Gray	
		OBSERVER'S SIGNATURE <i>James Gray</i>	
		DATE 5-3-18	
		ORGANIZATION Custom Stack Analysis, LLC	
		CERTIFIED BY CHACITAIR	
		DATE 3-16-18	
		VERIFIED	
TITLE		DATE	

2nd Hour

SOURCE NAME Broome County Humane Society		OBSERVATION DATE 5-3-18	
ADDRESS 167 Conklin Ave.		START TIME 12:15 END TIME 13:15	
CITY Binghamton	STATE NY	ZIP 13903	
PHONE 607-724-3709	SOURCE ID NUMBER		
PROCESS EQUIPMENT Crematory		OPERATING MODE	
CONTROL EQUIPMENT Secondary Burner		OPERATING MODE	
DESCRIBE EMISSION POINT			
START Exit of stack		STOP Exit of stack	
HEIGHT ABOVE GROUND LEVEL START 25' STOP 25'		HEIGHT RELATIVE TO OBSERVER START 25' STOP 25'	
DISTANCE FROM OBSERVER START 150' STOP 150'		DIRECTION FROM OBSERVER START NW STOP NW	
DESCRIBE EMISSIONS			
START None		STOP None	
EMISSION COLOR START N/A STOP N/A		PLUME TYPE CONTINUOUS ☒ FUGITIVE ☐ INTERMITTENT ☐	
WATER DROPLETS PRESENT: NO ☒ YES ☐		IF WATER DROPLET PLUME: ATTACHED ☐ DETACHED ☐	
POINT IN THE PLUME AT WHICH OPACITY WAS DETERMINED			
START Stack Exit		STOP Stack Exit	
DESCRIBE BACKGROUND			
START Trees		STOP Trees	
BACKGROUND COLOR START White STOP White		SKY CONDITIONS START Cloudy STOP Cloudy	
WIND SPEED START 5 mph STOP 5 mph		WIND DIRECTION START SE STOP SE	
AMBIENT TEMP. START 71 STOP 71		WET BULB TEMP. R.H. percent	
Source Layout Sketch Draw North Arrow X Emission Point Observers Position Sun Location Line			
COMMENTS AVERAGE OPACITY FOR HIGHEST PERIOD 0 RANGE OF OPACITY READINGS 0 MINIMUM 0 MAXIMUM OBSERVER'S NAME (PRINT) JAMES GRAY OBSERVER'S SIGNATURE <i>James Gray</i> ORGANIZATION Custom Stack Analysis, LLC CERTIFIED BY OPACIFIC VERIFIED DATE 5-3-18 DATE 3-16-18 DATE			
I HAVE RECEIVED A COPY OF THESE OPACITY OBSERVATIONS		DATE	
SIGNATURE		DATE	
TITLE		DATE	

3rd Hour

SOURCE NAME Broome County Humane Society				OBSERVATION DATE 5-3-18									
ADDRESS 167 Conklin Ave				START TIME 1444				END TIME					
CITY Binghamton	STATE NY	ZIP 13903		SEC MIN	0	15	30	45	SEC MIN	0	15	30	45
PHONE 607-724-5709				SOURCE ID NUMBER									
PROCESS EQUIPMENT Crematory				OPERATING MODE									
CONTROL EQUIPMENT Secondary Burner				OPERATING MODE									
DESCRIBE EMISSION POINT													
START Exit of stack				STOP Exit of stack									
HEIGHT ABOVE GROUND LEVEL START 25' STOP 25'				HEIGHT RELATIVE TO OBSERVER START 25' STOP 25'									
DISTANCE FROM OBSERVER START 150' STOP 150'				DIRECTION FROM OBSERVER START NW STOP NW									
DESCRIBE EMISSIONS													
START None				STOP None									
EMISSION COLOR START N/A STOP N/A				PLUME TYPE CONTINUOUS ☒									
				FUGITIVE ☐ INTERMITTENT ☐									
WATER DROPLETS PRESENT: NO ☒ YES ☐				IF WATER DROPLET PLUME: ATTACHED ☐ DETACHED ☐									
POINT IN THE PLUME AT WHICH OPACITY WAS DETERMINED													
START stack Exit				STOP stack Exit									
DESCRIBE BACKGROUND													
START cloudy sky				STOP cloudy sky									
BACKGROUND COLOR START white STOP white				SKY CONDITIONS START cloudy STOP cloudy									
WIND SPEED START 5 mph STOP 6 mph				WIND DIRECTION START SE STOP SE									
AMBIENT TEMP. START 84 STOP 84				WET BULB TEMP. R.H. percent									
Source Layout Sketch Draw North Arrow													
COMMENTS				AVERAGE OPACITY FOR HIGHEST PERIOD 0									
				NUMBER OF READINGS ABOVE 0 % WERE 0									
				RANGE OF OPACITY READINGS MINIMUM 0 MAXIMUM 0									
				OBSERVER'S NAME (PRINT) James Gray									
				OBSERVER'S SIGNATURE <i>James Gray</i>				DATE 5-3-18					
				ORGANIZATION Custom Stack Analysis, LLC									
I HAVE RECEIVED A COPY OF THESE OPACITY OBSERVATIONS				CERTIFIED BY OPACITAIR				DATE 3-16-18					
SIGNATURE				VERIFIED				DATE					
TITLE				DATE				DATE					

Pet/Human Installations in NY-PA-CT-VA-OH

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TOWN OF ROTTERDAM
PUBLIC WORKS

Broome County Humane Society – Johnson City, NY	Karen Matson	607-723-8313	Sierra-300
Rainbow Bridge Pet Cremation - Yorktown Heights, NY	Eric DiBartolo	914-494-1598	Sierra-300
Pet Cremation Service & Memorial – Goshen, NY	Matt Comas	914-490-1436	Sierra-300
Faithful Friends Pet Cremation – Brushton, NY	Allison Menke	518-529-0035	Sierra-300
Pet Passages – Emma’s Eternal Light – Candor, NY	Wendy Pierce	607-227-0560	Sierra-300
Genesee Valley Farm & Crematory – Batavia, NY	Daniel Phillips	585-343-1513	Sierra-300
Westmoreland Veterinary Hospital – West Newton, PA	Don Tucholski	724-493-1587	Sierra-300
Hatheway-Tedesco FH – Meadville, PA	Richard Tedesco	814-724-7860	Sierra-300
Kuhn FH – Temple, PA	Mike Kuhn	610-374-5440	Classic-PRO Sierra-300
Pet’s After Life – Portage, PA	Dawn Raptosh	814-736-3130	Sierra-500
Green Pet Services – Bellevue, PA	Todd Green	412-719-2008	Sierra-300 Sierra-4C
PGH – Pets at Home – Bridgeville, PA	Dr Tamara Padgelek	412-260-0006	Sierra-300
Pet Passages- 4ever in our Hearts – Media, PA	Scott Wittman	302-542-7481	Sierra-750
Burkey & Driscoll FH / KuhnFH – Hamburg, PA	Michael Kuhn	610-374-5440	Classic-PRO Sierra-300
Warker-Troutman FH / KuhnFH – Pottstown, PA	Michael Kuhn	610-374-5440	Classic-PRO Sierra-300
Family Friends Pet loss Services LLC – Erie, PA	Nate Callaway	412-552-8775	Sierra-500
Erie Humane Society – Erie, PA	Rob Lewis	814-835-8331	Sierra-500
Pagano Funeral Home – Garnett Valley, PA	Peter Pagano	610-485-6200	Classic-PRO
Phillips FH & Cremation Service – Lawrenceville, PA	David Carpenter	807-936-9212	Classic-PRO
Robert Snyder Funeral Home – Sheakleyville, PA	Robert Snyder	814-720-1569	Classic-PRO
Walter R. Christ Funeral Home – Laureldel, PA	Mathew Stitzel	610-374-5440	Classic-PRO
Griffiths Family Funeral Services – Tamaqua, PA	Franklin Griffith	570-668-2550	Classic-PRO
Willig Funeral Home – McKeesport, PA	Chris Odasso	412-664-9178	Classic-PRO
Samuel Teolia Funeral Home – Elwood City, PA	Sam Teolis	724-758-3222	Classic-PRO
Bradford Crematory – Bradford, PA	Gregory Buckner	814-363-9670	Classic-PRO
Duca Funeral Home – Johnstown, PA	Frank Duca	814-539-5634	Classic-PRO
Brooks Funeral Home – Turbotville, PA	Steven D. Tetreault	570-649-5837	Classic-PRO
Edard J. Kuhn Funeral Home – Temple, PA	Mike Kuhn	610-374-5440	Classic-PRO Sierra-300
Hatheway-Tedesco Funeral Home – Meadville, PA	Rocco Tedesco	814-724-7860	Sierra-300
Landsdale Crematory – Lansdale, PA	Wren Miller	215-855-3314	Classic-PLUS
Ball Funeral Chapel – Pittsburgh, PA	Gary Ball	412-638-6353	Classic-PRO
Evans Burial Vaults – Leola, PA	Paul Evans	717-203-9182	Classic-XCEL Classic-PRO
Sunlight Crematory of Wilkes-Barre – Township, PA	Ed Husted	570-824-8385	Classic-XCEL

Carleton Funeral Home, Wellsboro, PA	Jim Carelton	570-724-2200	Classic-PRO
Charles Snyder Funeral Home – Litzilz, PA	Chad Snyder	717-278-1314	Classic-XCEL
Charles Snyder Funeral Home – Willow Street, PA	Alan Miller	717-278-1336	Classic-PRO
Grove-Bowersox FH – Waynesboro, PA	Jeremy Bowersox	717-762-2811	Classic-PRO
Greenwood Cemetery – Allentown, PA	Ray Johnson	484-358-0424	Classic-XCEL
Williams Lombardo FH – Clifton Heights, PA	Joseph Lombardo	610-626-2110	Classic-PRO
Burkey & Driscoll FH / KuhnFH – Hamburg, PA	Michael Kuhn	610-374-5440	Classic-PRO Sierra-300
Minnich Funeral Home – Williamstown, PA	Nathan Minnich	717-903-6593	Classic-XCEL
Warker-Troutman FH / KuhnFH – Pottstown, PA	Michael Kuhn	610-374-5440	Classic-PRO Sierra-300
Heller Funeral Home – Nescopeck, PA	Karen Eroh	570-760-1329	Classic-PLUS
Bolock FH / Jersey Mem. Grp. - Cresco, PA	Michael Grandi	908-415-0065	Classic-XCEL
Lawn Croft Cemetery – Linwood, PA	Bill Lisby	405-787-9300	Classic-PRO
Bradford Crematory – Bradford, PA	Greg Buckner	814-363-9670	Classic-PRO
Colonial Pet Cremation – Danbury, CT	Tim Thomas	203-941-2690	Sierra-500
Caring Pet Cremation Service – King William, VA	David Nelson	804-347-7690	Sierra-300
Bristow-Faulkner Funeral Home – Saluda, VA	Gregg Faulkner	804-384-1429	Classic-PRO Sierra-300
Storke Funeral Service – King George, VA	David Storke	540-775-5522	Classic-PRO Sierra-300
Gilliam Funeral Home - Big Stone Gap, VA	Rick Gilliam	276-523-7000	Classic-PRO
Bennett & Barden Funeral Home – Powhatan, VA	Matthew Bennett	804-598-3270	Classic-PRO
Seven Cities Cremation Society – Chesapeake, VA	JT Fisher	757-513-8825	Classic-PRO
Bristow-Faulkner Funeral Home – Saluda, VA	Gregg Faulkner	804-384-1429	Classic-PRO Sierra-300
Singleton Funeral Services – Cedar Bluff, VA	Mark Singleton	276-701-6163	Classic-PRO
Commonwealth Funeral Services – Henrico, VA	Jeffrey McLamb	804-824-6828	Classic-XCEL
Carewell Cremations – Fairfax, VA	Amelia Capilongo	703-975-3698	Classic-PRO
Storke Funeral Service – King George, VA	David Storke	540-775-5522	Classic-PRO Sierra-300
Mullins Funeral Home – Clintwood, VA	Rick Mullins	276-926-4646	Classic-PRO
Bonafide Removal Service – Petersburg, VA	Greg Gunn	804-901-9419	Classic-XCEL
Sherwood Memorial Park – Salem, VA	Susan Mini	540-389-1677	Classic-PRO
Tri-City Mortuary – Weber City, VA	Jeff Jones	566-930-8267	Classic-PRO
Hamlar & Curtis FH – Roanoke, VA	Michael Hamlar	540-580-3977	Classic-PRO
Rainbow Bridge Pet Cremation – Hillsboro, OH	Jeffery Johnson	937-840-8122	Sierra-300
Memorial Animal Hospital - Kent, OH	Jason Beutel	330-678-2770	Sierra-300
Miller-Kaser Cremation Services – Coshocton, OH	Matt Miller	740-622-8000	Classic-PRO Sierra-300
A Gentle Pet Cremation – Elyria, OH	Dr. Kim Schuler	440-623-1599	Sierra-300
Southern Ohio Vault Company – New Boston, OH	Jerry Russell	740-354-1338	Classic-PRO

Turner & Son Funeral Home – Hillsboro, OH	Craig Turner	937-393-2124	Classic-PRO
Ferncliff Cemetery – Springfield, OH	Stanley Spitler	937-322-3491	Classic-PRO
Liberty Cremation Service – West Liberty, OH	Bill Harnishfeger	419-222-2455	Classic-PRO
Premium Mortuary Service – Middletown, OH	William Liston	513-668-0445	Classic-PRO
Greater Dayton Crematory – Trotwood, OH	Chris Prior	937-604-0364	Classic-PRO
Grisier FH & Cremation Center – Wauseon, OH	Todd Grisier	419-583-6654	Classic-PRO
Edwards Funeral Service – Columbus, OH	Jeff Edwards	614-444-3200	Classic-XCEL
Greenfield Crematory – Cleveland, OH	Jim Murphy	440-442-0000	Classic-XCEL
Miller-Kaiser Cremation Services – Coshocton, OH	Matt Miller	740-622-8000	Classic-PRO
Hummel Funeral Home – Toledo, OH	Paul Hummel	330-701-3153	Classic-XCEL
Fleming-Billman Funeral Directors - Ashtabula, OH	Michael Czup	440-964-7777	Classic-XCEL
Stone-Matheny Funeral Home - Chesterhill, OH	Rhett Matheny	740-962-2341	Classic-PRO



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TOWN OF ROTTERDAM
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ANIMAL CREMATION CHAMBER SPECIFICATION Model SIERRA 300 / 75-300

EQUIPMENT:

U.S. Cremation Equipment, a division of American Incinerators Corporation - Multiple Chambered Animal Cremator; Natural Gas, Propane (LP) or Oil fired.

MANUFACTURER:

U.S. Cremation Equipment a division of American Incinerators Corporation.

CONSTRUCTION STANDARDS:

The cremator shall be constructed of U.L. /CSA listed components and will meet or exceed Nationally accepted incinerator construction standards as originally established per the Incinerator Institute of America (IIA) publication guidelines; i.e.:

- A. Primary chamber will not exceed 60% of total furnace volumes. Flue connection shall not be considered part of furnace volume.
- B. Flame supervision through continuous ultraviolet scanning flame detectors on all burners.
- C. High temperature refractory construction with air-cooled walls to prevent excessive heat radiation.
- D. Exhaust gas temperature reduction.

SAFETY CERTIFICATIONS

Underwriters Laboratories (UL) listed appliance File number MH47704.

CREMATOR DIMENSIONS:

Chamber volumes:	Primary – 48.7 CF (1.38 CM) Secondary – 62.6 CF (1.77 CM)
Primary Chamber:	70" L x 40" W x 25.5" H (1778 mm x 1016 mm x 648 mm)
Structural footprint:	145" L x 65" W (3683 mm x 1651 mm) 155" L x 75" W (w/ touch screen & electrical panel) (3937 mm x 1905 mm)
Height:	Stripped: 80" H (2032 mm) To Inducer: 87" H (2209.8 mm) To Burner: 92" H (2336.8 mm) To Hood: 101" H (2565.4 mm)

POWER CHARGING DOOR:

Door Height: 32.25" (820 mm)
Door Width: 42" (1067 mm)

PRIMARY CHAMBER OPENING:

Width: 40" (1016 mm)
Roof Arch Height: 31" (787 mm) @ High Point

OPERATING TEMPERATURE:

Temperatures are determined as a result of federal, state or local permitting authority operating standards.

Typical primary chamber setting: 1,000°F-1,200°F (538°C - 648°C)
Typical secondary chamber setting: 1,600°F-1,800°F (871°C - 982°C)

RETENTION TIME:

In excess of 1 second.

CAPACITY:

Single load capacity of 300 lbs. (136 kg) per cremation cycle. Burn Rate of 75 lbs./hr. (34kg)

DRAFT:

Induced via refractory lined draft inducer.

SHIPPING WEIGHT:

23,000 lbs. (10433 kg)

EMISSIONS:

The U. S. Cremation Equipment cremator shall meet or exceed federal, state/province and local environmental regulations.

EMISSION CONTROL:

Secondary chamber equipped with one, 1,500,000 BTU/HR burner. Also equipped with an electronic exhaust gas scanner system which temporarily suspends operation of the primary chamber burner if the opacity of the exhaust gases reaches the maximum locally authorized level.

STEEL CONSTRUCTION SPECIFICATIONS:

- A. The structure to be heavy 3" (76.2 mm) steel angle, square tube; 3/8" (9.525 mm) steel plate, seal welded construction.
- B. Subfloor to be 3/16" (4.7625 mm) steel plate, seal welded construction.
- C. The exterior shell to be 14-gauge steel removable panels.
- D. Interior shell to be 12-gauge steel, seal welded construction.

INSULATION & REFRACTORY SPECIFICATIONS:

- A. Hot Hearth: 3000°F (1650°C) abrasion resistant cast refractory monolithic cast 7" - 13" (177.8 – 330.2 mm) thick, 1 -1/2" (25.4 – 12.7 mm) recessed top and rounded, stressed arched bottom.
- B. Chamber Floors: 3000°F (1650°C) abrasion resistant cast refractory, 5" (127 mm) thick on top of 2" (50.8 mm) 2400°F (1316°C) light weight insulating castable.
- C. Chamber Ceilings: 3000°F (1650°C) cast refractory, monolithic cast, rounded, stressed arched, 5"-9" thick, topped by 2", 2400°F (1360°C) light weight insulating castable.
- D. Interior Walls: 2800°F (1538°C) alumina-silicate firebrick, 2 1/2" x 4 1/2" x 9", (63.5 x 114.3 x 228.6 mm) all chambers are backed by 4" (101.6 mm) of 1900°F (1038°C) ceramic fiber insulation.
- E. Stack: Lined with 2-3" (50.8 – 76.2 mm) of 2200°F (1205°C) insulating refractory.

SKIN TEMPERATURE CONTROL:

Integral dual casing, completely air-cooled design to prevent excessive heat radiation.

COMBUSTION EQUIPMENT:

- A. Combustion Air - One (1) Single or 3 phase, 208-230/460V, 17-15.5/7.6 amp, 7.5 hp air blower motor or 5hp (1,700 CFM (158 CMM))
- B. Primary Chamber - One 500,000 BTU/hr nozzle mix, gas-fired burner; Eclipse, North American, or equal.
- C. Secondary Chamber - One, 1,500,000 BTU/HR modulating, nozzle mix, gas-fired Burner; Eclipse, North American, or equal.
- D. Burner Flame Safeguard - Control supervision on each burner via a flame safeguard relay and ultra-violet light detector.
- E. Low Air Pressure Safety Switch - Interlocked to all burners.

EXHAUST GAS TEMPERATURE REDUCTION:

Exhaust duct operating exit temperature: 900°F (482°C)

HOT AIR DUCT:

10-gauge carbon steel, high temperature 3" refractory lining including ¼ inch insulating paper (51 -76 mm), pre-drilled Outside Diameter, 26" (711 mm) (29" at flanges, 12 bolt patter).

UTILITY REQUIREMENTS:**A. GAS:**

1. Pressure:
 - a) Natural Gas: 7-9" W.C. (1.7-2.24 kPa)
 - b) Propane: 11-14" W.C. (2.7-3.48 kPa)
2. Flow Rate: 2,000,000 BTU/hr.

B. ELECTRICAL:

Voltage: 220 Volts
Phase: 1 Phase or 3 Phase
Frequency: 50/60Hz
Amperage: 70Amp for 1 Phase - 40Amp for 3 Phase

CREMATION CHAMBER LOADING/CLEAN-OUT DOOR:

Hydraulically operated, refractory lined, upward movement guillotine style door with view port. It is a front loading-front cleanout design with cremated remains collection cooling hopper and removal system. The hydraulic system pump is a 1.5 HP with a capacity of 15 liters per minute or equivalent system.

CREMATION PROCESS CONTROL:

The cremation cycle is controlled by a programmable logic control (PLC) system. Visual confirmation of the system status is provided through a Color Touch Screen Panel which displays temperatures, elapsed time, burner operation and other functions. Continuous fuel and air modulation are automatically controlled by a time/temperature actuated system. Operator interface performed through the Color Touch Screen. The Temperature Chart Recorder (if applicable) is a single or dual pen.

EXTERIOR FINISH:

The top and rear compartments are finished with two coats of high-temperature, textured, black polyurethane. The front and side panels are powder coated in a dark grey color. The cremator is trimmed in stainless steel.

TOOLS:

The tools consist of a steel wire brush and rake with long handles, and a short handle rake. A trigger Hand Magnet for removal of metal is also included.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

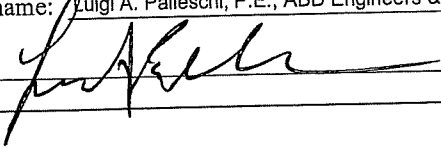
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 796 Burdeck Street - Vet			
Project Location (describe, and attach a location map): 796 Burdeck Street, Schenectady, NY 12306			
Brief Description of Proposed Action: Applicant is proposing to convert the existing office use to a veterinary hospital with a crematorium.			
Name of Applicant or Sponsor: Rachel Ragazzino		Telephone: 518-852-6604 E-Mail: rmrdrv@hotmail.com	
Address: 2696 Hamburg Street			
City/PO: Schenectady		State: NY	Zip Code: 12303
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board, Building Department			YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.31 acres 0.1 acres 1.31 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			

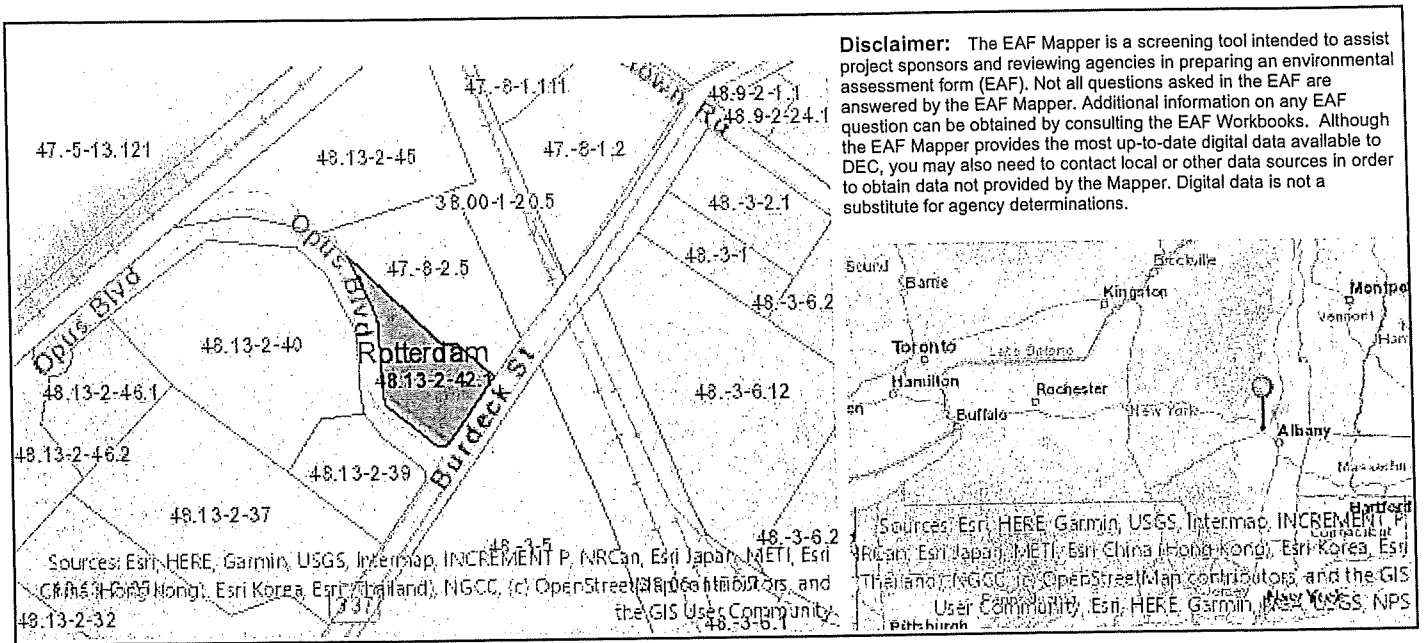
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MAR 22 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

	NO	YES	N/A
5. Is the proposed action,			
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: _____ Onsite septic system _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>March 20, 2024</u>		
Signature: <u></u> Title: <u>Professional Engineer</u>		

EAF Mapper Summary Report

Tuesday, March 19, 2024 4:27 PM



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

Project: RMRCOMP, LLC

Date: April 2, 2024

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form

Part 3 Determination of Significance

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Rotterdam Planning Commission	April 2, 2024
Name of Lead Agency	Date
Kimberly Ricker Scannell	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)

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

Date: April 2, 2024

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:	Burdeck Street Development, LLC 796 Burdeck Street Schenectady, NY 12306
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Contract Vendee:	RMRCOMP, LLC
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Location:	796 Burdeck Street Schenectady, NY 12306
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Tax Map Number(s):	48.13-2-42.1
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Zoning:	Light Industrial (I-1) Zoning District.
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Action:	Special Use Permit approval to convert an existing ±8,534 square foot office building with warehousing/garage space to a veterinary office with associated kennel, crematorium, and animal hospital
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Involved Agency:	New York State DEC (Air Permits & Registration)
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Reasons Supporting This Determination:

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

This project was conducted as a SEQR uncoordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested approvals for Special Use Permit approval to convert an existing ±8,534 square foot office building with warehousing/garage space to a veterinary office with associated kennel, crematorium, and animal hospital. The existing site is currently being utilized as offices, warehousing, and equipment storage for an existing residential/commercial construction company. Changes to the site will be minimal with the addition of fencing for an animal exercise area, an additional septic system, and parking lot restriping. A portion of the existing garage area is proposed to be converted to crematorium for small animals. This will require permits from the NYSDEC Division of Air Resources.

Access to the site will remain the same with no additional curb cuts proposed for Opus Boulevard and no access directly to Burdeck Street. Reciprocal access and parking easements will be granted between 796 Burdeck and 784 Burdeck. Anticipated additional traffic volumes can be accommodated.

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 April 2, 2024 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXXX, seconded by XXXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

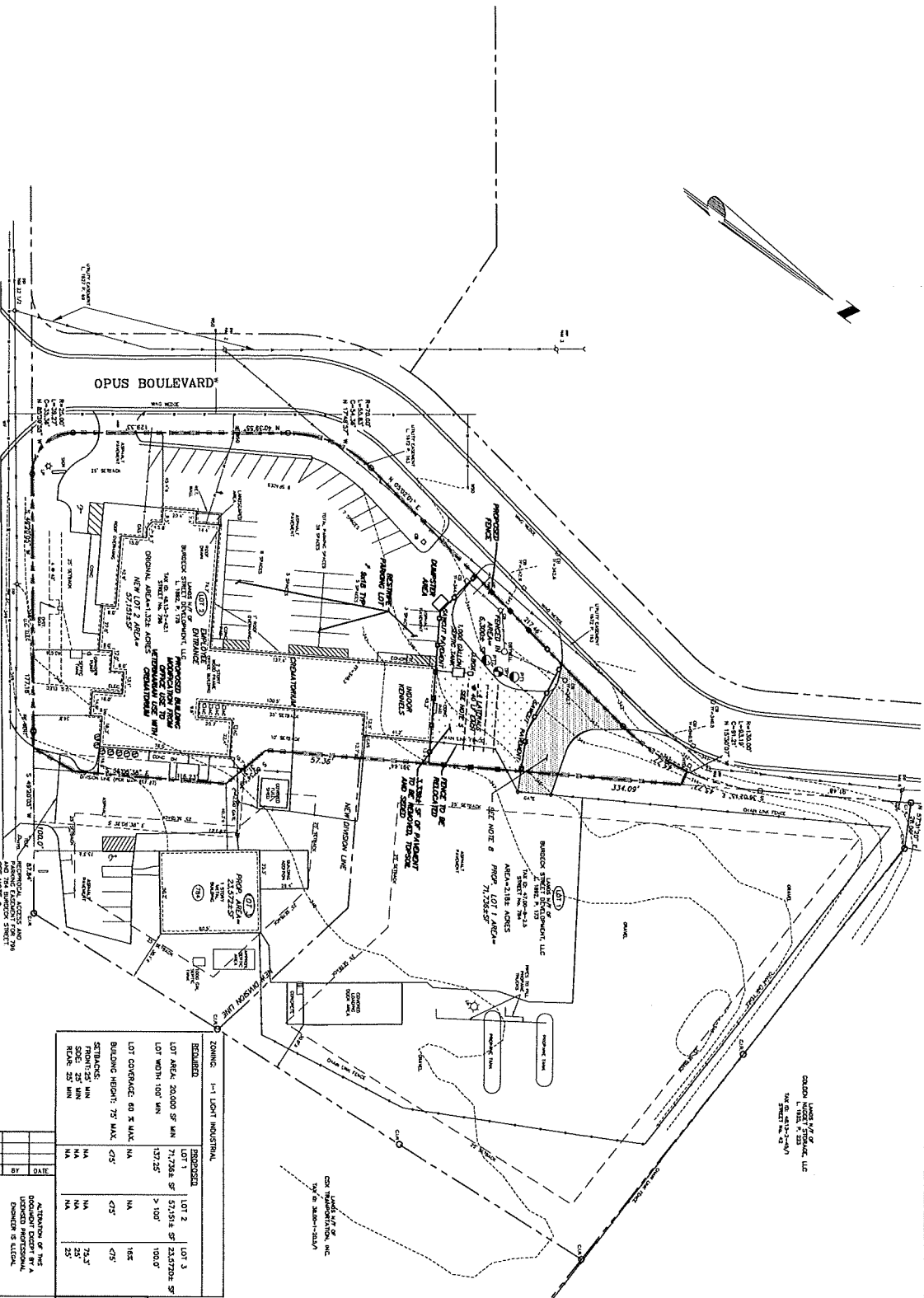
SOIL DATA PERFORMED BY ABO ENGINEERS AND SURVEYORS
 MARCH 21, 2024 AND WITNESSED BY SHERIDAN COUNTY
 HEALTH DEPARTMENT.
 TEST 1: 1" IN 10 MIN @ 2"
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BURDECK STREET - N.Y.S. ROUTE 337

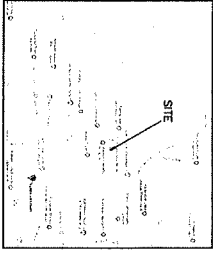
OWNER: HODGSON HOMES
 100 BURDECK STREET
 SHERIDAN, WY 82806
 APPLICANT: HODGSON HOMES
 2888 HARRISON ST
 SHERIDAN, WY 82803

ATTORNEY: JAMES A. HARRISON, P.C.
 100 BURDECK STREET
 SHERIDAN, WY 82806

ABO ENGINEERS & SURVEYORS
 500 W. 10TH ST. SUITE 200
 SHERIDAN, WY 82801
 PHONE: (307) 333-7700
 FAX: (307) 333-7701
 EMAIL: info@aboengineers.com
 WEBSITE: www.aboengineers.com



SITE LOCATION MAP



- GENERAL NOTES:**
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
 2. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF MARCH, 2024.
 3. THE SURVEY WAS CONDUCTED BY ABO ENGINEERS & SURVEYORS.
 4. THE SURVEY WAS CONDUCTED BY JAMES A. HARRISON, P.C.
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- SURVEY NOTES:**
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MAP REFERENCE:

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
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SITE PLAN MODIFICATION
 FOR
 COMPANION ANIMAL MEDICAL CENTER
 STREET NO. 786 BURDECK STREET