

**Town of Rotterdam
Planning Commission
April 21, 2026**

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

Waivers:

1. **John D. Marcella Distribution Center L – 57 West Campbell Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±900 square foot accessory storage building next to the existing ±30,000 square foot distribution warehouse on a ±3.87-acre parcel.
2. **RMB Group Holdings, LLC – 1442 Fern Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±7,200 square foot accessory storage building on a ±4.87-acre parcel.

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

Approval of the Summary of Minutes April 7, 2026

1. **Burdeck Street Development, LLC – 784 Burdeck Street.** Special Use Permit/Waiver of Site Plan Review Public Hearing for the location of up to three (3) tenants in an existing ±3,722 square foot commercial building on a ±0.54-acre parcel.
 - a. **CMS Sealcoating – 784 Burdeck Street.** The applicant requests a Waiver of Site Plan/Special Use Permit review to rent a ±600 square foot office space in an existing ±3,722 square foot building that includes ±1700 square feet of outdoor equipment storage on a ±0.54-acre parcel.
 - b. **Lucky Dog Mobile Groomers – 784 Burdeck Street.** The applicant requests a Waiver of Site Plan/Special Use Permit review to rent ±600 square foot storage space in an existing ±3,722 square foot building that includes ±324 square feet of commercial parking (2 spaces) on a ±0.54-acre parcel.
2. **Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Preliminary Site Plan/Special Use Permit/Consolidated Subdivision for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±48,344 square foot consolidated parcel. Engineer: Bohler Engineering.
3. **Dave Gazillo – Ghents Road.** Sketch/Preliminary Four (4) Lot Subdivision: Lot 1 = ±40,561 sf, Lot 2 = ±45,046 sf, Lot 3 = ±46,899 sf, and Lot 4 = ±47,816 sf, all with proposed single-family residences. Engineer: Empire Engineering PLLC.
4. **170 Caldicott Road, LLC – 2403 First Avenue.** Sketch/Preliminary Two (2) Lot Subdivision: Lot #1 – Proposed Single Family Residence on First Avenue. Lot area = ±8,906 square feet. Lot #2 – Existing Single-Family Residence at 2403 First Avenue with frontage on Third Street. Lot area = ±6,053 square feet. Surveyor: Gilbert VanGuilder Land Surveyor, PLLC.

Waiver(s):

- 1. John D. Marcella Distribution Center L – 57 West Campbell Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±900 square foot accessory storage building next to the existing ±30,000 square foot distribution warehouse on a ±3.87-acre parcel.
- 2. RMB Group Holdings, LLC – 1442 Fern Avenue.** The applicant requests a Waiver of Site Plan review to construct a ±7,200 square foot accessory storage building on a ±4.87-acre parcel.



Town of Rotterdam
Waiver of Site Plan Review Application

RECEIVED

APR 14 2026

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 _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): John Marcella

APPLICANT(S)/LESSEE: John Marcella

MAILING ADDRESS: 560 Broadway

CITY: Schenectady STATE: N.Y. ZIP: _____

DAYTIME TELEPHONE: _____ EMAIL ADDRESS: [REDACTED]

PROJECT ADDRESS: 517 West Campbell Rd

APPLICANT IDENTIFIED AS: Owner X Lessee ____ Contract Vendee ____

REQUEST: New Storage 30X30 building

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 John Marcella DATE 4-14-26

* 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.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 21, 2026

PC2026-W18

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: John Marcella

560 Broadway

ADDRESS: Schenectady, NY

PROJECT LOCATION: 57 W. Campbell Road

APPLICANT IDENTIFIED AS: **XX Owner** **Lessee** **Contract Vendee**

1. **REQUEST:** The applicant requests a Waiver of Site Plan add a 30 x 30 storage building on the existing site.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All previous conditions of Site Plan approval, shall remain in effect.
5. Building occupancy shall be for storage use only. No residential use permitted.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 21, 2026 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

Lynn Flansburg
Planning Commission



Town of Rotterdam
Waiver of Site Plan Review Application

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to 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): RMB Holdings

APPLICANT(S)/LESSEE: SAME

MAILING ADDRESS: 1442 Fern Ave

CITY: Schenectady STATE: NY ZIP: 12306

DAYTIME TELEPHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

PROJECT ADDRESS: 1442 Fern Ave

APPLICANT IDENTIFIED AS: Owner X Lessee _____ Contract Vendee _____

REQUEST: To construct a 7,200± square foot storage building towards the rear of the property adjoining railroad tracks.

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT [Signature] DATE 4/15/26

* 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.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 21, 2026

PC2026-W17

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: RMB Holdings
1442 Fern Avenue
ADDRESS: Schenectady, NY 12306

PROJECT LOCATION: 1442 Fern Avenue

APPLICANT IDENTIFIED AS: **XX Owner** **Lessee** **Contract Vendee**

1. **REQUEST:** The applicant requests a Waiver of Site Plan to construct a ±7,200 square foot storage building on the existing site.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All previous conditions of Site Plan approval shall remain in effect.
5. Building occupancy shall be for storage use only. No residential use permitted.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 21, 2026 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

Lynn Flansburg
Planning Commission

DPW Comments
April 21, 2026

1. **Burdeck Street Development, LLC – 784 Burdeck Street.** Special Use Permit/Waiver of Site Plan Review Public Hearing for the location of up to three (3) tenants in an existing ±3,722 square foot commercial building on a ±0.54-acre parcel.

CMS Sealcoating – 784 Burdeck Street. The applicant requests a Waiver of Site Plan/Special Use Permit review to rent a ±600 square foot office space in an existing ±3,722 square foot building that includes ±1700 square feet of outdoor equipment storage on a ±0.54-acre parcel.

Lucky Dog Mobile Groomers – 784 Burdeck Street. The applicant requests a Waiver of Site Plan/Special Use Permit review to rent ±600 square foot storage space in an existing ±3,722 square foot building that includes ±324 square feet of commercial parking (2 spaces) on a ±0.54-acre parcel.

1. Final Fees Due:

Legal Notice	\$40.70
Waiver Fee (Lucky Dog)	\$100.00
2. Compliance with all NYS Building and Fire Codes.
3. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Building Inspector/Code Enforcement Officer prior to every operation.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 for specifics.
6. Owner/applicant shall install a new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.
7. Handicap parking sign to be installed for existing parking.
8. Owner/applicant shall reestablish handicap parking, add handicap parking signage, and patch, stripe, and sealcoat parking lot no later than June 30, 2026.

SEQR Requirement: 6 NYCRR 617 C (18) Listed Type 2 Action.

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

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION General Information

Legal Owner's Name: Evan Cooper

Mailing Address: 784 Burdeck Sreet

City: Schenectady State: NY Zip: 12306

Daytime Phone: _____ E-mail: _____

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

Owner's Designated Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ E-mail: _____

Project/Proposal Site Area (Acres or sq. ft.): .54 acres

Assessor Tax Parcel No.(s) of Proposal Site: 47.-8-2.51

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

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

Street Address of Proposed Site (if any): 784 Burdeck Street

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): Commercial building used for e-commerce operations (no retail), with tenant access and parking.

Existing Zoning Classification: A-1 aggricultural

School District: Schalmont Central School District Fire District: Fire District 6

Water Supply Public

LEGAL INFORMATION

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

The property is located along Burdeck Street (NYS Route 337) in the Town of Rotterdam, within an established commercial/industrial area near Opus Boulevard.

Name of public road (s) providing access: Burdeck street

Width of property fronting on public road: 88 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):

The purpose of this application is to allow tenant occupancy and access to the existing building, along with associated on-site parking. No significant interior or exterior changes 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:

The proposed use is low-impact in nature and will not be detrimental to public health, safety, or general welfare. The use involves tenant occupancy and access to the existing building with no on-site retail or public traffic.

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

The proposed use will not be injurious to the use and enjoyment of nearby properties or impair property values, as it is consistent with existing uses in the area and involves minimal traffic, noise, and activity.

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

The proposed use is consistent with the existing development pattern in the area and will not impede the normal and orderly development of surrounding properties.

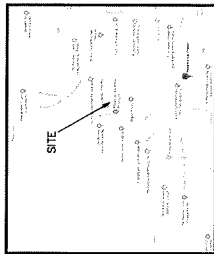
- (4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

The property is served by existing utilities, access roads, drainage, and infrastructure, all of which are adequate for the proposed use.

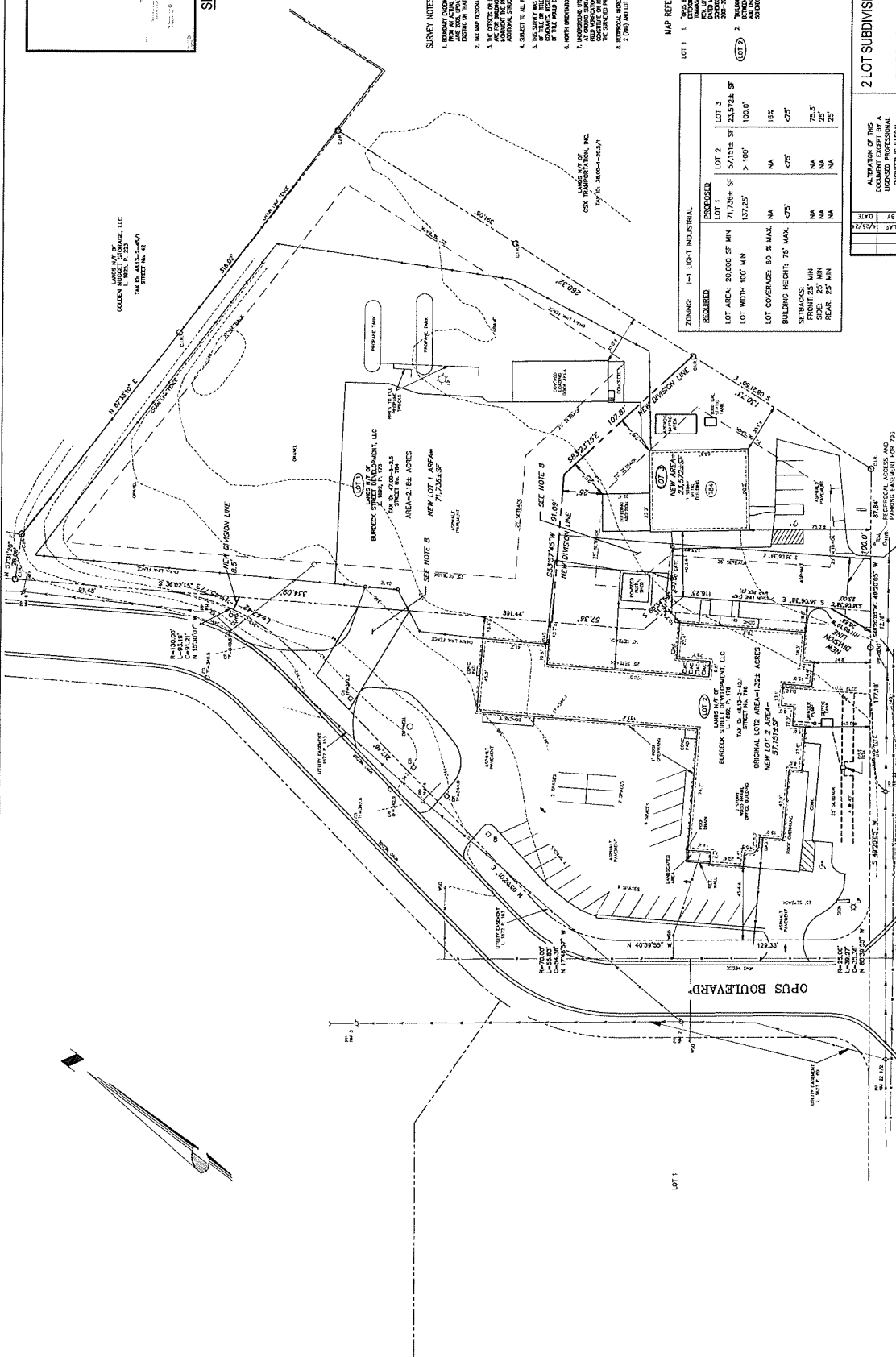
- (5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

The proposed use will generate minimal traffic and will utilize existing access points, with no anticipated impact on traffic flow or congestion on public roads.

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



SITE LOCATION MAP
N.T.S.



SURVEY NOTES:

1. NEIGHBORING EASEMENTS AND EASEMENT INFORMATION (OTHER THAN THAT SHOWN ON THE MAP) HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY OF SHERIDAN AND THE RECORDS OF THE COUNTY OF SHERIDAN.
2. THE MAP SHOWS THE EASEMENTS AND EASEMENT INFORMATION (OTHER THAN THAT SHOWN ON THE MAP) HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY OF SHERIDAN AND THE RECORDS OF THE COUNTY OF SHERIDAN.
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MAP REFERENCE:

- LOT 1
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ZONING: I-1 LIGHT INDUSTRIAL	
REQUIRED	PROPOSED
LOT AREA: 20,000 SF MIN	LOT 1 71,786 SF
LOT WIDTH 100' MIN	LOT 2 57,151 SF
LOT COVERAGE: 60 % MAX	LOT 3 23,572 SF
BUILDING HEIGHT: 75' MAX	LOT 1 100'
SETBACKS: 25' MIN	LOT 2 100'
SIDE: 25' MIN	LOT 3 100'
REAR: 25' MIN	LOT 1 100'
	LOT 2 100'
	LOT 3 100'

2 LOT SUBDIVISION & LOT LINE AMENDMENT
LANDS N.F.O.
BURDECK STREET DEVELOPMENT, LLC
STREET NO. 784 & 796 BURDECK STREET

STATE OF NEW YORK
COUNTY OF SHERIDAN
TOWN OF SHERIDAN

ALTERNATION OF THIS
SUBDIVISION MAP
ENGINEER'S SEAL

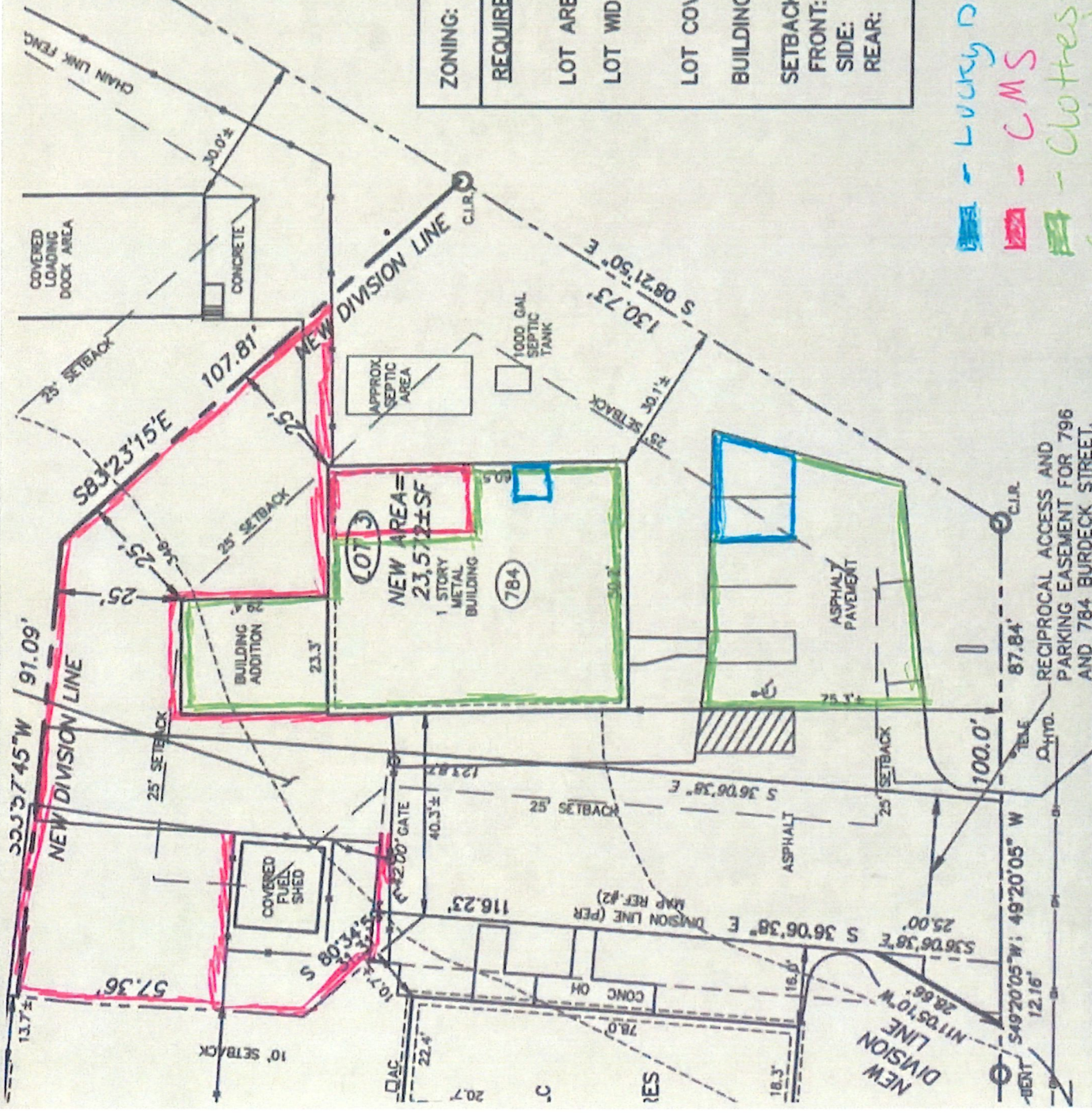
DATE: DECEMBER 22, 2023
SCALE: 1" = 30'
SHEET: 1 OF 1

ADD ENGINEERS
SURVEYORS
4100 SHERIDAN AVE. SHERIDAN, N.Y. 13205
www.addeng.com

ALICE A. PALLOTT, P.E.
NYS LICENSE NO. 00000000000000000000

BURDECK STREET - N.Y.S. ROUTE 337

Lucky Dog - 2 parking spots in ~~back~~ HANDS N/F OF TRANSPORTATION, INC
 front lot + 100 SF storage inside
 CMS - 600 SF office + back yard parking (roughly 1700 SF)



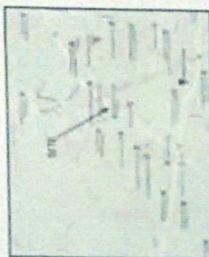
ZONING: I-1 LIGHT INDUSTRIAL	
REQUIRED	PROPOSED
LOT AREA: 20,000 SF MIN	LOT 1 71,736± SF
LOT WIDTH 100' MIN	LOT 2 57,151±
LOT COVERAGE: 60 % MAX.	> 100'
BUILDING HEIGHT: 75' MAX.	NA
SETBACKS:	<75'
FRONT: 25' MIN	NA
SIDE: 25' MIN	NA
REAR: 25' MIN	NA

ALTERATION OF DOCUMENT EXCEPT BY LICENSED PROFESSIONAL ENGINEER IS ILLEGAL	
DATE	BY
4/25/24	LAP
ENTRANCE	

- Lucky Dog
 - CMS
 - Clothes-Funder (my business)
 3100 SF industrial + parking lot in front

RECIPROCAL ACCESS AND PARKING EASEMENT FOR 796 AND 784 BURDECK STREET. REVISSED TO INCLUDE LOT 2.

- no site modifications
- existing building (no changes)
- ~~no parking~~
- parking and access in front and back
- snow pushed to lawn



Experiment	1-3 (control)	4-6 (control)	7-9 (control)	10-12 (control)	13-15 (control)	16-18 (control)	19-21 (control)	22-24 (control)	25-27 (control)	28-30 (control)	31-33 (control)	34-36 (control)	37-39 (control)	40-42 (control)	43-45 (control)	46-48 (control)	49-51 (control)	52-54 (control)	55-57 (control)	58-60 (control)	61-63 (control)	64-66 (control)	67-69 (control)	70-72 (control)	73-75 (control)	76-78 (control)	79-81 (control)	82-84 (control)	85-87 (control)	88-90 (control)	91-93 (control)	94-96 (control)	97-99 (control)	100-102 (control)	103-105 (control)	106-108 (control)	109-111 (control)	112-114 (control)	115-117 (control)	118-120 (control)	121-123 (control)	124-126 (control)	127-129 (control)	130-132 (control)	133-135 (control)	136-138 (control)	139-141 (control)	142-144 (control)	145-147 (control)	148-150 (control)	151-153 (control)	154-156 (control)	157-159 (control)	160-162 (control)	163-165 (control)	166-168 (control)	169-171 (control)	172-174 (control)	175-177 (control)	178-180 (control)	181-183 (control)	184-186 (control)	187-189 (control)	190-192 (control)	193-195 (control)	196-198 (control)	199-201 (control)	202-204 (control)	205-207 (control)	208-210 (control)	211-213 (control)	214-216 (control)	217-219 (control)	220-222 (control)	223-225 (control)	226-228 (control)	229-231 (control)	232-234 (control)	235-237 (control)	238-240 (control)	241-243 (control)	244-246 (control)	247-249 (control)	250-252 (control)	253-255 (control)	256-258 (control)	259-261 (control)	262-264 (control)	265-267 (control)	268-270 (control)	271-273 (control)	274-276 (control)	277-279 (control)	280-282 (control)	283-285 (control)	286-288 (control)	289-291 (control)	292-294 (control)	295-297 (control)	298-300 (control)	301-303 (control)	304-306 (control)	307-309 (control)	310-312 (control)	313-315 (control)	316-318 (control)	319-321 (control)	322-324 (control)	325-327 (control)	328-330 (control)	331-333 (control)	334-336 (control)	337-339 (control)	340-342 (control)	343-345 (control)	346-348 (control)	349-351 (control)	352-354 (control)	355-357 (control)	358-360 (control)	361-363 (control)	364-366 (control)	367-369 (control)	370-372 (control)	373-375 (control)	376-378 (control)	379-381 (control)	382-384 (control)	385-387 (control)	388-390 (control)	391-393 (control)	394-396 (control)	397-399 (control)	400-402 (control)	403-405 (control)	406-408 (control)	409-411 (control)	412-414 (control)	415-417 (control)	418-420 (control)	421-423 (control)	424-426 (control)	427-429 (control)	430-432 (control)	433-435 (control)	436-438 (control)	439-441 (control)	442-444 (control)	445-447 (control)	448-450 (control)	451-453 (control)	454-456 (control)	457-459 (control)	460-462 (control)	463-465 (control)	466-468 (control)	469-471 (control)	472-474 (control)	475-477 (control)	478-480 (control)	481-483 (control)	484-486 (control)	487-489 (control)	490-492 (control)	493-495 (control)	496-498 (control)	499-501 (control)	502-504 (control)	505-507 (control)	508-510 (control)	511-513 (control)	514-516 (control)	517-519 (control)	520-522 (control)	523-525 (control)	526-528 (control)	529-531 (control)	532-534 (control)	535-537 (control)	538-540 (control)	541-543 (control)	544-546 (control)	547-549 (control)	550-552 (control)	553-555 (control)	556-558 (control)	559-561 (control)	562-564 (control)	565-567 (control)	568-570 (control)	571-573 (control)	574-576 (control)	577-579 (control)	580-582 (control)	583-585 (control)	586-588 (control)	589-591 (control)	592-594 (control)	595-597 (control)	598-600 (control)	601-603 (control)	604-606 (control)	607-609 (control)	610-612 (control)	613-615 (control)	616-618 (control)	619-621 (control)	622-624 (control)	625-627 (control)	628-630 (control)	631-633 (control)	634-636 (control)	637-639 (control)	640-642 (control)	643-645 (control)	646-648 (control)	649-651 (control)	652-654 (control)	655-657 (control)	658-660 (control)	661-663 (control)	664-666 (control)	667-669 (control)	670-672 (control)	673-675 (control)	676-678 (control)	679-681 (control)	682-684 (control)	685-687 (control)	688-690 (control)	691-693 (control)	694-696 (control)	697-699 (control)	700-702 (control)	703-705 (control)	706-708 (control)	709-711 (control)	712-714 (control)	715-717 (control)	718-720 (control)	721-723 (control)	724-726 (control)	727-729 (control)	730-732 (control)	733-735 (control)	736-738 (control)	739-741 (control)	742-744 (control)	745-747 (control)	748-750 (control)	751-753 (control)	754-756 (control)	757-759 (control)	760-762 (control)	763-765 (control)	766-768 (control)	769-771 (control)	772-774 (control)	775-777 (control)	778-780 (control)	781-783 (control)	784-786 (control)	787-789 (control)	790-792 (control)	793-795 (control)	796-798 (control)	799-801 (control)	802-804 (control)	805-807 (control)	808-810 (control)	811-813 (control)	814-816 (control)	817-819 (control)	820-822 (control)	823-825 (control)	826-828 (control)	829-831
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CLARK, J. W. 1970. *Journal of the American Water Resources Association* 6:1-14.

CONCLUSION

LOT SUBDIVISION & LOT LINE AMENDMENT
 LOTS 10 & 11
 BURDECK STREET DEVELOPMENT, LLC
 11140 E. North Ave., Suite 100, Aurora, CO 80015

LONGHAI
BUROCK STREET DEVELOPMENT, LLC

ARTICLE 10: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.

THE UNIVERSITY OF CHICAGO

222

1



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

RECEIVED

MAR 23 2026

TOWN OF ROTTERDAM

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 ☒. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): Even Cooper

APPLICANT(S)/LESSEE: Chris Szczepanik - CMS Sealcoating & Landscaping

MAILING ADDRESS: 310 Wayto Road

CITY: Schenectady STATE: NY ZIP: 12303

DAYTIME TELEPHONE: 518-937-8245 EMAIL ADDRESS: [REDACTED]

PROJECT ADDRESS: 784 Burdeck St Schenectady NY 12306

APPLICANT IDENTIFIED AS: Owner ☐ Lessee ☒ Contract Vendee ☐

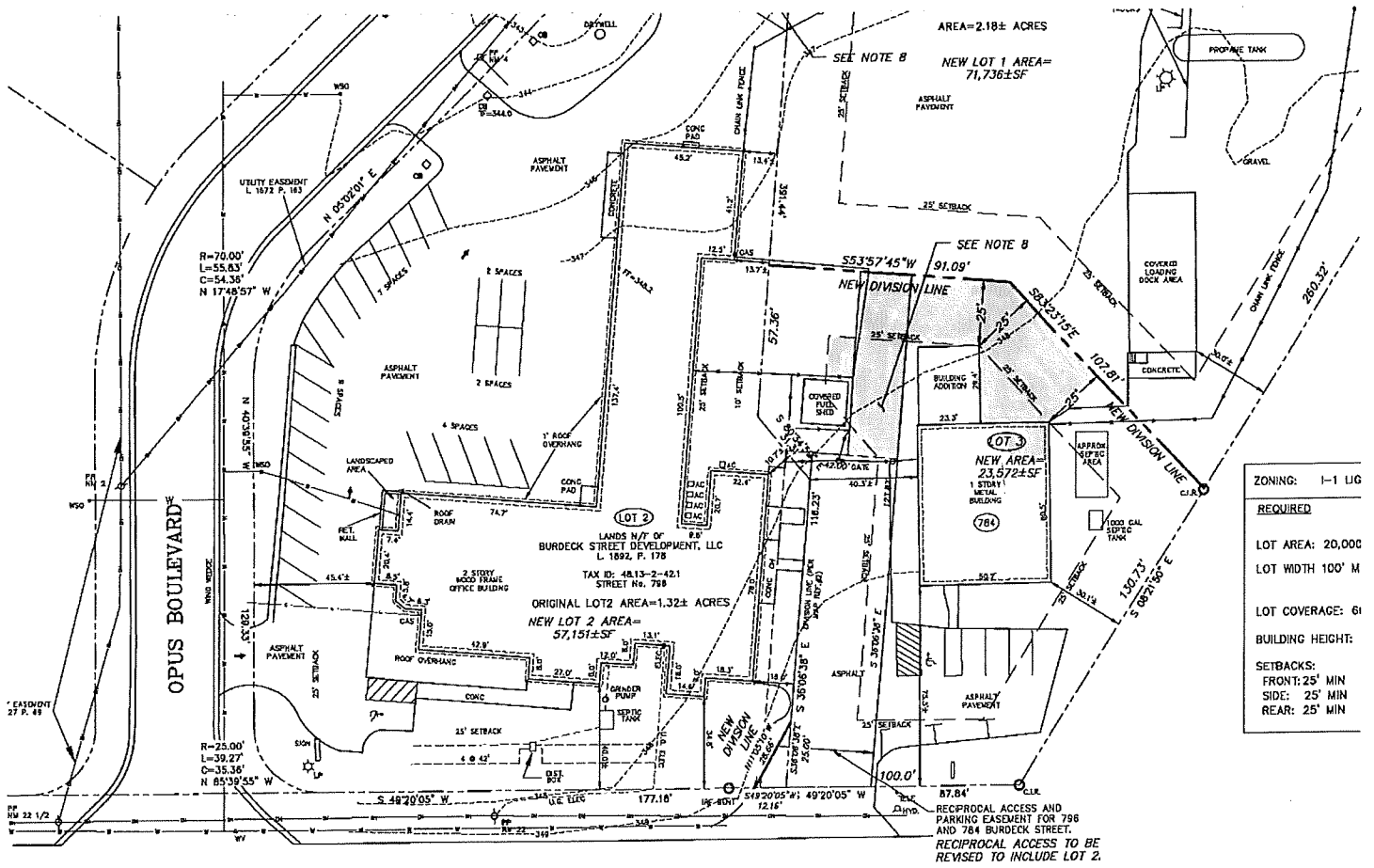
REQUEST: We are renting small space inside building as well as parking in the rear

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT [Signature] DATE 3-20-26

* 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.



BURDECK STREET - N.Y.S. ROUTE 337

Space Rented

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 21, 2026

PC2026-W19

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: Chris Szczepanik
CMS Sealcoating & Landscaping LLC
310 Wayto Road
ADDRESS: Schenectady, NY 12303

PROJECT LOCATION: 784 Burdeck Street

APPLICANT IDENTIFIED AS:	Owner	XX Lessee	Contract Vendee
---------------------------------	--------------	------------------	------------------------

1. **REQUEST:** The applicant requests a Waiver of Site to rent a small tenant space inside the building an parking in the rear of the building.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All previous conditions of Site Plan approval shall remain in effect.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 21, 2026 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

Lynn Flansburg
Planning Commission



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

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

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
 - All structures on site.
 - All parking areas on site (parking spaces 9' x 18').
 - Handicap parking and accessibility as required by New York State Building Code.
 - Interior floor plan of usable area by applicant.
 - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to 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 _____. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PRESENT OWNER(S): _____

APPLICANT(S)/LESSEE: Lucky Dog Mobile Groomers

MAILING ADDRESS: 38 Tanglewylde Ave Bronxville NY 10708

CITY: _____ STATE: _____ ZIP: _____

DAYTIME TELEPHONE: _____ EMAIL ADDRESS: _____

PROJECT ADDRESS: _____

APPLICANT IDENTIFIED AS: Owner ____ Lessee Yes Contract Vendee ____

REQUEST: Parking space & storage use inside building

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 Mina Guiahi DATE 4/1/2026

* 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.

MONTHLY PARKING LEASE AGREEMENT BURDECK STREET LLC AND LUCKY DOG MOBILE GROOMERS

This Monthly Parking Lease Agreement (the "Agreement") is entered into as of March 29, 2026 (the "Effective Date"), by and between Burdeck Street LLC ("Landlord"), and Lucky Dog Mobile Groomers ("Tenant").

1. Premises

Landlord hereby leases to Tenant parking space(s) located at 784 Burdeck Street, Schenectady, NY 12306 (the "Premises"), for the sole purpose of parking Tenant's vehicles.

2. Term and Rent

- a. Rent shall be \$600 per month per van. Tenant shall initially rent one (1) van space, with additional vans at the same \$600 monthly rate. Term shall start April 1, 2026 and end April 1, 2027. Tenant or Landlord may provide a 90-day notice period for either party to terminate.
- b. Additionally, Tenant will pay \$150 per month for access to a storage closet provided by Landlord.
- c. Tenant shall pay first month's rent for both the van and storage space upon execution of this Agreement.
- d. Starting May 1, 2026, Tenant shall pay monthly rent on or before the first day of each month.
- e. Tenant shall have the option, exercisable within six (6) months of the Effective Date, to lease a second parking space adjacent to the initial space on the same terms. In consideration of Landlord holding such adjacent space during this period, if Tenant does not elect to lease the second space within such six (6) month period, Tenant shall pay to Landlord an amount equal to two (2) months' rent for the second space, payable immediately upon expiration of such period.
- f. Payments shall be made via Zelle to: [Burdeck Street]

3. Use of Premises

- a. Tenant shall use the Premises solely for parking vehicles and storage.
- b. Tenant shall not dispose of used water on site or conduct any mobile dog grooming services on site.
- c. Tenants shall park in designated parking spaces allotted to the tenant.
- d. Building Access: Strictly only for supplies and bathroom access after 4pm Mondays – Fridays as well as access through the weekends. Access will be provided via keypad with individual codes for Tenant employees provided by Landlord. Any damages that may be caused by Tenant employees will be at the full cost of Tenant.

4. Default and Governing Law

a. In the event of Tenant's failure to pay rent or comply with any material term herein, Landlord may terminate this Agreement upon reasonable notice. This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

5. Proof of Insurance

a. Tenant shall provide Landlord with a current Certificate of Insurance evidencing the required coverage prior to occupancy and upon each policy renewal during the Term.

6. Entire Agreement

a. This Agreement constitutes the entire understanding between the parties and may only be modified in writing, signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Landlord: Burdeck Street LLC By: <u>Evan Cooper</u> Name: Evan Cooper Title: Owner Date: 03/19/2026	Tenant: Lucky Dog Mobile Groomers By: <u>Mina Guiahi</u> Name: Mina Guiahi Title: Owner Date: 03/19/2026

WAIVER OF SITE PLAN REVIEW

Date Reviewed: April 21, 2026

PC2026-W20

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: Lucky Dog Mobile Groomers
38 Tanglewylde Ave
Bronxville NY 10708

ADDRESS:

PROJECT LOCATION: 784 Burdeck Street

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contract Vendee

1. **REQUEST:** The applicant requests a Waiver of Site to rent a small tenant space for storage inside the building an parking in the rear of the building.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Completion from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. All previous conditions of Site Plan approval shall remain in effect.

The Commission action on the Waiver application took place at the Planning Commission meeting of April 21, 2026 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

Lynn Flansburg
Planning Commission

DPW Comments
April 21, 2026

- 2. Ridgeback Hospitality, LLC (Contract Vendee) – 1809 - 1813 & 1821 Altamont Avenue & 1660 Elizabeth Street.** Preliminary Site Plan/Special Use Permit/Consolidated Subdivision Public Hearing for a ±2,400 square foot quick serve restaurant and a ±531 square foot coffee shop both with a drive-thru on a ±48,344 square foot consolidated parcel. Engineer: Bohler Engineering.
1. See comment letter from TDE dated April 15, 2026 from CHA Engineering.
 2. Provide correspondence from NYSDOT that traffic study is acceptable and access has been reviewed and approved.
 3. Provide consolidated subdivision application and add map to plan set. Subdivision should have Chairman's signature block to allow for filing with Schenectady County.
 4. CDTA has agreed to move bus route off Ferguson to Elizabeth which will help with access to the proposed drive thru coffee establishment. Applicant has agreed to install a sidewalk along the frontage on Elizabeth Street.
 5. Minimal landscaping is proposed. Planning Commission should consider requiring street trees along the perimeter of the site.
 6. At a minimum, irrigation needs to be provided for all landscape areas along Elizabeth Street, Altamont Avenue, and Ferguson Street. Update site plan.
 7. Detail proposed decorative fencing. Fence should closely match recently installed fencing for Chase Bank at 1875 Altamont.
 8. Add additional bollards along the parking frontage at quick serve restaurant.
 9. Detail dumpster enclosure which should be masonry. Design should closely match recently completed Taco Bell at 1421 Altamont Avenue presented by Bohler Engineering.
 10. Add note to plan: Owner/applicant shall install a water meter on each service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

DPW Comments March 3, 2026

1. See attached response from Bohler Engineering dated February 20, 2026.
2. Sidewalks need to be extended from Altamont Avenue along the length of Elizabeth Street.
3. Angers Avenue is proposed to be paved in 2026. Developer should coordinate with the Town with construction of entrance and sidewalk work.
4. Variance was granted by the Zoning Board of Appeals for setback from Elizabeth Street on December 17, 2025.

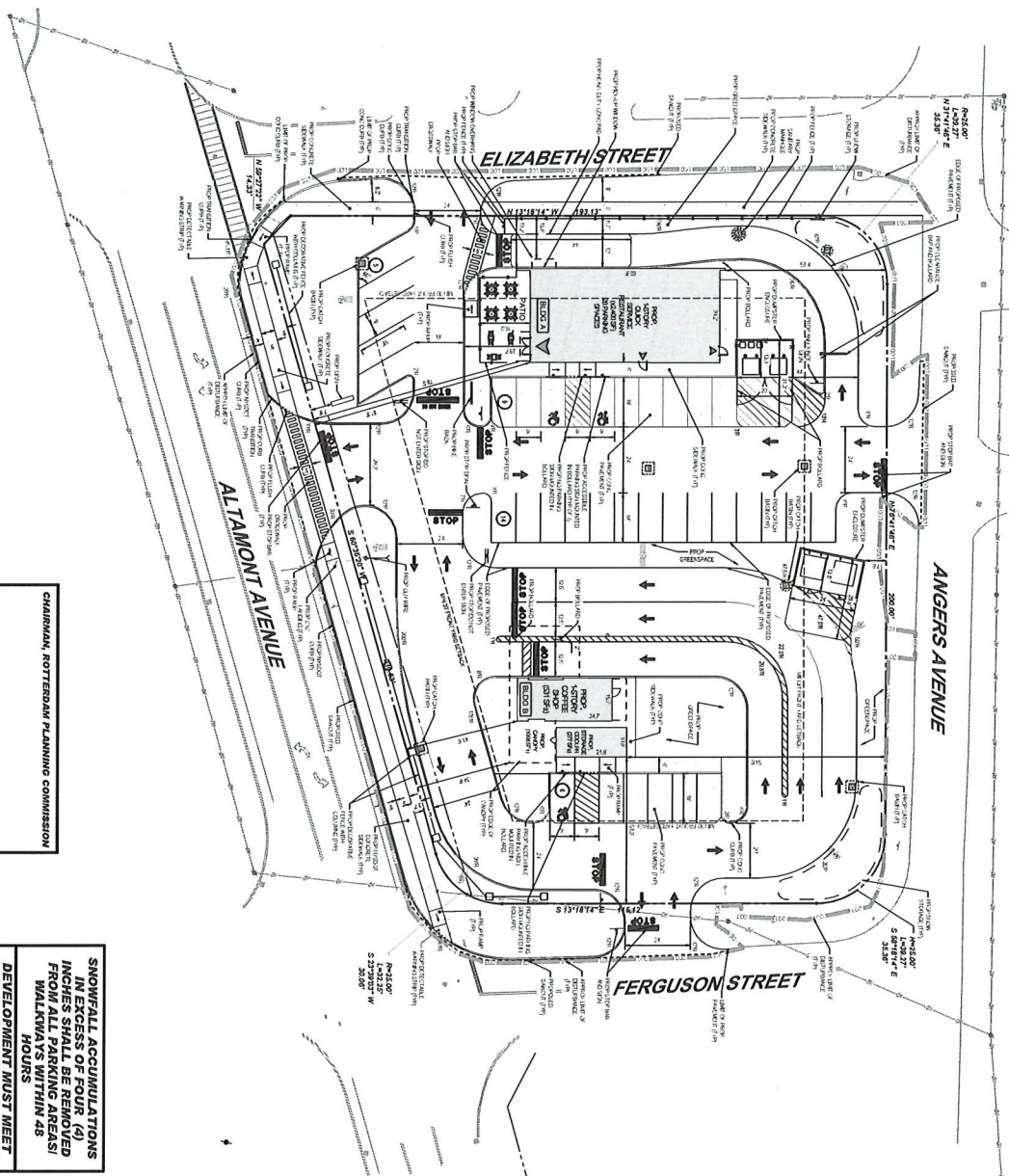
DPW Comments October 21, 2025

1. Property is an island and surrounded by roadways on all four sides. By Town Code as written, there are 30' setbacks from all property boundaries. Applicant will need to seek variances from the Zoning Board of Appeals.
2. The proposed 4th curb cut on Altamont Avenue should be eliminated and traffic directed to Town roadways to eliminate congestion and additional traffic movements getting out onto Altamont Avenue. Signage should be added to direct customers to utilize Angers Avenue and direct customers to Tower Avenue to utilize the existing traffic signal.
3. Proposed quick serve restaurant does not have an escape lane for the drive thru and may be problematic.
4. Provide survey with utilities. It appears that Angers Avenue has an exceptionally wide ROW. Applicant may wish to explore the possibility of an easement or purchase of property from the Town.
5. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer (TDE) to assist in the review of this project.

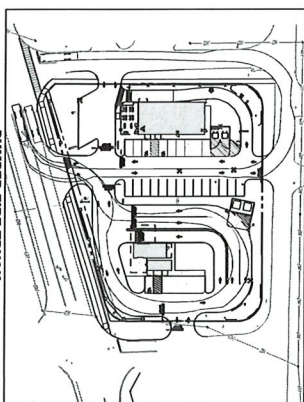
SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on October 21, 2025.

Involved/Interested Agencies

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



**SNOWFALL ACCUMULATIONS
IN EXCESS OF FOUR (4)
INCHES SHALL BE REMOVED
FROM ALL PARKING AREAS/
WALKWAYS WITHIN 48
HOURS**

[illegible]

**Know what's below.
Call before you dig.**

When you dig, you may not know what's below. Call 811 before you dig. You must call 811 before any digging, no matter how small. It's the law. Call 811 to find out what's below. It's free. It's fast. It's the only way to avoid accidents, injuries, and property damage. Call 811 today. 1-800-4-A-DIG. 1-800-427-4447. 811 is the only way to find out what's below.

PRELIMINARY

PROJECT No.: NYB220201.00-PRANJL
DRAWN BY: S

PROJECT: _____

PLANS

HOSPITALITY, LLC

1009, 1013, 1021 ALTAMONT AVENUE
2, 1660 ELIZABETH STREET

NEW YORK
SEC: 59.9 | BLK: 21
LOTS: 20.1, 21.1, & 22.1

BOHLEK
BOHLEK & ASSOCIATES, INC. is a leading provider of
construction cost estimating services for over
40 years. BOHLEK & ASSOCIATES, INC. is a leading provider of

PHOTO: (516) 436-8900
FAX: (516) 436-0900
www.BohlerEngineering.com

SHEET TITLE:

PLAN

C-301

REVISION 3 - 03/27/2026

DPW Comments
April 21, 2026

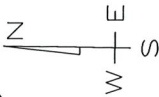
3. Dave Gazillo – Ghents Road. Sketch/Preliminary Four (4) Lot Subdivision: Lot 1 = ±40,561 sf, Lot 2 = ±45,046 sf, Lot 3 = ±46,899 sf, and Lot 4 = ±47,816 sf, all with proposed single-family residences. Engineer: Empire Engineering PLLC.

1. Property was rezoned to Single Family Residential (R-1) on February 25, 2026.
2. NYSDEC has determined that no jurisdictional wetlands are present (see correspondence dated March 23, 2026).
3. Perc tests have been performed on each lot and witnessed by Schenectady County Health. High groundwater exists on-site.
4. Stormwater Management Officer to review basic SWPPP that has been prepared for this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on February 25, 2026.

Involved/Interested Agencies

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



SITE LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION:

OWNER:
R. CHARLES FERR
200 CLEVELAND ST.
ROTTERDAM, NY 12252

APPLICANT:
DAVE GAZILLO
1000 DUNBAR ROAD
ROTTERDAM, NY 12256

PROPERTY LOCATION:
ROTTERDAM, NY 12256

PROPERTY TAX MAP ID:
4148 AC

PROJECT AREA:
4.148 AC

MUNICIPALITY:
ROTTERDAM
Schenectady County

ZONING:
EXISTING: R-1 - ONE-FAMILY RESIDENTIAL
TOWNING DISTRICT CHANGED BY TOWN BOARD
LOCAL LAW FEBRUARY 23, 2025

PROPOSED USE: ONE FAMILY RESIDENTIAL

LOT EXISTING: 15,000 SF
LOT REQUIRED: 145,000 SF

MINIMUM SETBACKS: 10 FT
REAR: 10 FT
SIDE: 10 FT
FRONT: 10 FT

MAP REFERENCE:

1) "SUBDIVISION MAP OF THE LANDS OF R. CHARLES FERR DATED 1998" AS SHOWN ON THE RECORD MAPS OF THE TOWN OF ROTTERDAM, NY.

GENERAL NOTES:

- 1) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLACES.
- 2) TOPOGRAPHY SHOWN HEREON FOR MAP REFERENCE 1.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- 4) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN AN UP TO DATE ABSTRACT OF TITLE ON TITLE REPORT.
- 5) UNDERGROUND UTILITIES OF SHOWN HEREON ARE BASED ON CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO INDICATE GENERAL LOCATION AND DEPTH. EXACT UNDERGROUND LOCATIONS AND IDENTIFICATION IS THE RESPONSIBILITY OF THE USER. ANY UTILITIES NOT SHOWN ON THIS MAP, CALL DECATUR FOR FURTHER VERIFICATION.

TOWN NOTES:

- 1) ANY EXISTING WATER LINES TO BE ABANDONED SHALL BE DECOMMISSIONED IN ACCORDANCE WITH TOWN OF ROTTERDAM, NY DEPARTMENT OF PUBLIC WORKS. INSPECTIONS ARE TO BE PROVIDED BY THE TOWN OF ROTTERDAM UPON COMPLETION OF THE PROJECT.
- 2) UNDERGROUND UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF ROTTERDAM, NY DEPARTMENT OF PUBLIC WORKS. INSPECTIONS ARE TO BE PROVIDED BY THE TOWN OF ROTTERDAM UPON COMPLETION OF THE PROJECT.
- 3) ONE WATER METER SHALL BE INSTALLED ON EACH LOT. THE LOCATION OF THE METER SHALL BE APPROVED BY TOWN OF ROTTERDAM, NY DEPARTMENT OF PUBLIC WORKS.
- 4) FOUNDATION LOCATION SURVEYS SHALL BE PROVIDED PRIOR TO BUILDING CONSTRUCTION.



TEST PIT LOG			
TEST PIT	PROFILE	STABILIZED INFILTRATION RATE	
TP 1	0-2' DARK BROWN TOPSOIL	PT 1: 1.20, 2.15, 3.00	
	2-4' FINE SAND	PT 2: 2.15, 2.25, 2.40	
TP 2	0-2' DARK BROWN TOPSOIL	PT 1: 1.20, 2.15, 3.00	
	2-4' FINE SAND	PT 2: 2.15, 2.25, 2.40	
TP 3	0-2' DARK BROWN TOPSOIL	PT 1: 1.20, 2.15, 3.00	
	2-4' FINE SAND	PT 2: 2.15, 2.25, 2.40	
TP 4	0-2' DARK BROWN TOPSOIL	PT 1: 1.20, 2.15, 3.00	
	2-4' FINE SAND	PT 2: 2.15, 2.25, 2.40	

SHEET SCHEDULE			
SHEET NO.	TITLE	SHEET NO.	
1	SUBDIVISION MAP OF THE LANDS OF R. CHARLES FERR	1	
2	SITE LAYOUT & UTILITY PLAN	2	
3	GRADING PLAN	3	
4	EROSION & SEDIMENT CONTROL PLAN	4	
5	EROSION & SEDIMENT CONTROL DETAILS	5	



No.	Revision Description	Date
1	REVISIONS FOR REVIEW	1/25/25
2	REVISIONS FOR REVIEW	1/25/25

DESIGNED BY: R. CHARLES FERR
DRAWN BY: R. CHARLES FERR
CHECKED BY: R. CHARLES FERR
DATE: 1/25/25

IT IS A VIOLATION OF SECTION 1605 OF THE ENGINEERING AND SURVEYING LAW TO SEAL OR SIGN ANY DRAWING OR SPECIFICATION FOR ANY PROJECT TO WHICH THE ENGINEER OR SURVEYOR HAS NOT BEEN APPOINTED BY THE STATE OF NEW YORK.

CONTRACTOR: D. LONGO, P.E.
N.Y.S. LIC. # 005640

EMPIRE ENGINEERING, PLLC
1000 DUNBAR ROAD
ROTTERDAM, NY 12256
PH: (518) 261-1571
EMAIL: CLODGE@EMPIREENG.NET

CLIENT:
DAVE GAZILLO
1000 DUNBAR ROAD
ROTTERDAM, NY 12256

SHEET LAYOUT AND UTILITY PLAN
DATE: 01/25/2025
SCALE: 1"=40'
SHEET NO: 25000
SHEET 1 OF 5

"Chairman, Rotterdam Planning Commission
Date: _____"

DPW Comments

April 21, 2026

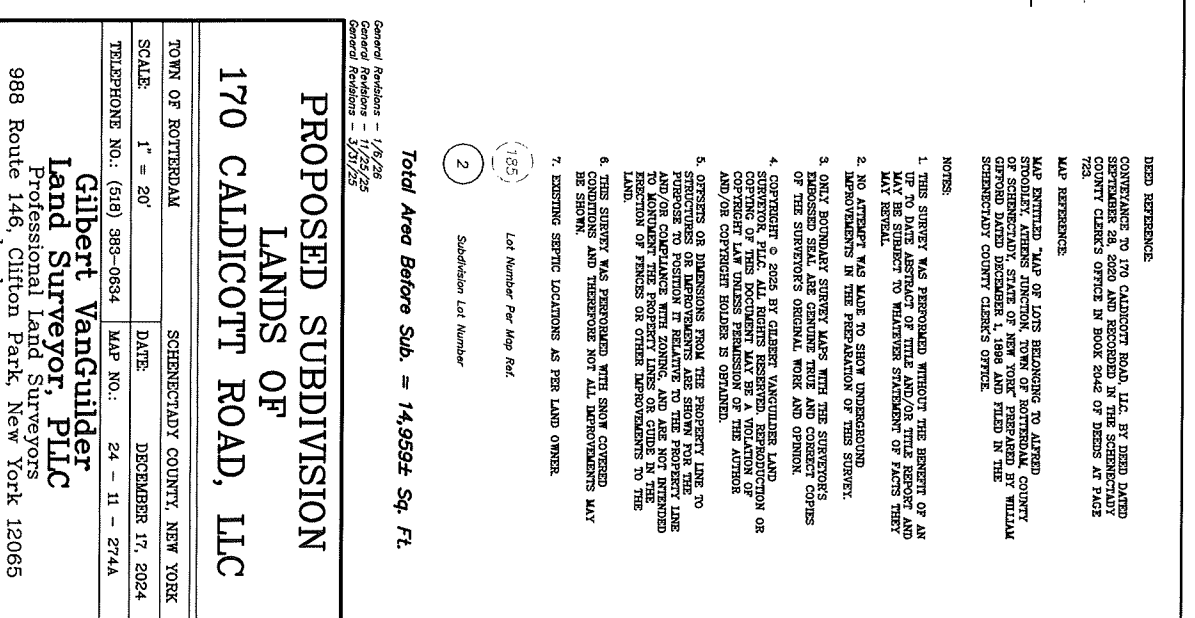
- 4. 170 Caldicott Road, LLC – 2403 First Avenue.** Sketch/Preliminary Two (2) Lot Subdivision:
Lot #1 – Proposed Single Family Residence on First Avenue. Lot area $\approx$ 8,906 square feet. Lot
#2 – Existing Single-Family Residence at 2403 First Avenue with frontage on Third Street. Lot
area $\approx$ 6,053 square feet. Surveyor: Gilbert VanGuilder Land Surveyor, PLLC.

1. Add note to plan: “Variances were granted by the Zoning Board of Appeals on December 17, 2025.”
2. Applicant will need to work with the Building Inspector and Schenectady County to establish new addressing.
3. Provide grading plan, finished floor elevation, and basement floor elevation for Lot #1.
4. Pin and cap all lot corners prior to Chairman’s Signature.

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

Involved/Interested Agencies

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



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			
Sarah Sherwin			
Name of Action or Project: 2403 First Ave subdivision			
Project Location (describe, and attach a location map): 2403 First Ave Schenectady NY 12303; one lot in from the corner of First and Third next to Carman Little League park.			
Brief Description of Proposed Action: Subdivide current lot into two. Keeping the existing small home on one parcel, and building a new construction single family on the land with frontage on First Ave.			
Name of Applicant or Sponsor: Sarah Sherwin		Telephone: E-Mail:	
Address: 207 E Campbell Rd			
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 ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☒ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
The proposed subdivision may create typical stormwater runoff associated with residential home- roof run off, new driveway may create rain run off. Storm water will be managed through grading and natural drainage patterns.		
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>Sarah Sherwin - 170 Caldicott Rd LLC</u> Date: <u>04/14/2026</u> Signature: <u>Sarah Sherwin</u> Title: <u>owner</u>		