

**Town of Rotterdam
Planning Commission
July 16, 2024**

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

1. **ViaPort Rotterdam – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to conduct approximately 12 vendor events at the ViaPort Rotterdam Mall in the vicinity of the food court and fountain area for 2024 – 2025.
2. **Big 3 Barbell – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a fitness center in tenant space F-136, former Champs Sporting Goods, 4,619 square feet, from April 1, 2024 to June 30, 2027 in ViaPort Rotterdam Mall.
3. **Core States Group – 1128 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to install a 22' X 54' canopy over four (4) EV Charging Stations and associated electrical equipment at the Pilot Flying J on ±7.35 acres.
4. **RRA Apartments – 2370 Curry Road.** The applicant requests a Waiver of Site Plan review to relocate and enlarge maintenance building from 30' X 50' to 40' X 50' on previously approved Site Plan, August 16, 2021, on ±9.59 acres.

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

Approval of the Summary of Minutes July 16, 2024

1. **Stewarts Shops Corp – Highbridge Road.** Sketch Site Plan/Special Use Permit review for the construction of a ±3,975 square foot Stewarts with three (3) fueling islands on a consolidated ±2.23-acre parcel. Engineer: Scott Edward Kitchner PE.
2. **David Gazillo & Case & Amber Brower – Anna Court.** Final Two (2) Lot Consolidation/Subdivision Public Hearing: Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.
3. **Hungry Hill Ventures, LLC – Consalus Avenue & Wedgewood Heights.** Final Public Hearing Special Use Permit, Site Plan, and Boundary Line Adjustment of five (5) tax parcels into two (2) lots. Lot #1 = ±2.28-acres (proposed ±12,000 square foot industrial building with two (2) tenant spaces). Lot #2 = ±2.46-acre (construction equipment storage). Engineer: ABD Engineers, LLC.
4. **YWCA Northeastern NY – 80 W. Campbell Road.** Sketch Site Plan/Special Use Permit review to convert former ±23,500 square foot Office Max to day care center on a ±4.97-acre parcel. Engineer: ABD Engineers LLC.
5. **Byron Diaz – 2623 & 2611 Guilderland Avenue.** Conceptual Site Plan/Special Use Permit/Boundary Line Adjustment review to merge two (2) parcels and redevelop as up to four (4) office units on first floor and up to 12 apartments on the first (2) and second floor (10) with a 60' X 22' addition on a consolidated ±0.62-acre parcel. Engineer: Empire Engineering PLLC.
6. **Dan Morelli (Designated Contact) – 1826 Chrysler Avenue.** Sketch Site Plan/Two (2) Special Use Permit review to operate a poultry store and equipment storage business on a ±0.2-acre parcel. Surveyor: Koch Land Surveyor.

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

1. **ViaPort Rotterdam – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to conduct approximately 12 vendor events at the ViaPort Rotterdam Mall in the vicinity of the food court and fountain area for 2024 – 2025.
2. **Big 3 Barbell – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a fitness center in tenant space F-136, former Champs Sporting Goods, 4,619 square feet, from April 1, 2024 to June 30, 2027 in ViaPort Rotterdam Mall.
3. **Core States Group – 1128 Duanesburg Road.** The applicant requests a Waiver of Site Plan review to install a 22' X 54' canopy over four (4) EV Charging Stations and associated electrical equipment at the Pilot Flying J on ±7.35 acres.
4. **RRA Apartments – 2370 Curry Road.** The applicant requests a Waiver of Site Plan review to relocate and enlarge maintenance building from 30' X 50' to 40' X 50' on previously approved Site Plan, August 16, 2021, on ±9.59 acres.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 16, 2024

PC2024-W25

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: ViaPort Rotterdam
Mail to ADDRESS: Terri Emond
93 W. Campbell Road
Schenectady, NY 12306

PROJECT LOCATION: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: XX Owner Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to conduct approximately 12 vendor events at the ViaPort Rotterdam Mall in the vicinity of the food court and fountain area for 2024 – 2025.

Action Taken by Commission:

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

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector and/or Building Inspector/Code Enforcement Officer prior to operation.
3. All temporary kiosks shall be removed a week after event.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 16, 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
93 W. Campbell Road**

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

1. Copy of Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. \$100.00 application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): Viaport Rotterdam
ADDRESS: 93 W. Campbell Rd. Schenectady, NY 12306
DAYTIME TELEPHONE: (518) 409-5540 (FAX) _____

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: Blanket approval for 2024-2025 Flea Markets
Approximately 12 Flea Markets

LICENSE AGREEMENT DATE: _____ AREA: Common Area

TERM: FROM 6/15/24 TO 6/15/25 KIOSK OR TENANT SPACE #: _____

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 Tera Simon DATE 6/14/2024

- * The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee 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.
- 6-16-23

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 16, 2024

PC2024-W26

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: Samantha & Samuel Anderson

Big 3 Barbell

ADDRESS: 16 Continental Road
Schenectady, NY 12306

PROJECT LOCATION: 93 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a fitness center in tenant space F-136, former Champs Sporting Goods, ±4,619 square feet, from April 1, 2024 to June 30, 2027 in ViaPort Rotterdam Mall.

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. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and Building Permit and be issued a Certificate of Occupancy from the 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 #6 and/or #7 for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 16, 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
93 W. Campbell Road

RECEIVED

JUN 17 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 Site Plan Map (8 X 11) that identifies:
 - Kiosk or tenant space (highlighted).
 - Clearly identified with space number
2. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
 - Number of employees
 - Exact nature of business and hours of operation.
3. A completed Commercial Building Permit Application and/or Fire Inspection Application.
4. ~~\$75.00~~ application fee (Checks to be made payable to the Town of Rotterdam).

APPLICANT(S): \$100.00 Samantha and Samuel Anderson

ADDRESS: 16 Continental Rd Schenectady NY 12306

DAYTIME TELEPHONE: 843-415-1996 (FAX) —

PROJECT ADDRESS: 93 W. Campbell Road, Schenectady, NY 12306

REQUEST: Site plan review of Big 3 Barbell (Gym & Supplement Store)

LICENSE AGREEMENT DATE: _____ AREA: 4619 SF

TERM: FROM 4/1/24 TO 6/30/27 KIOSK OR TENANT SPACE #: F-136

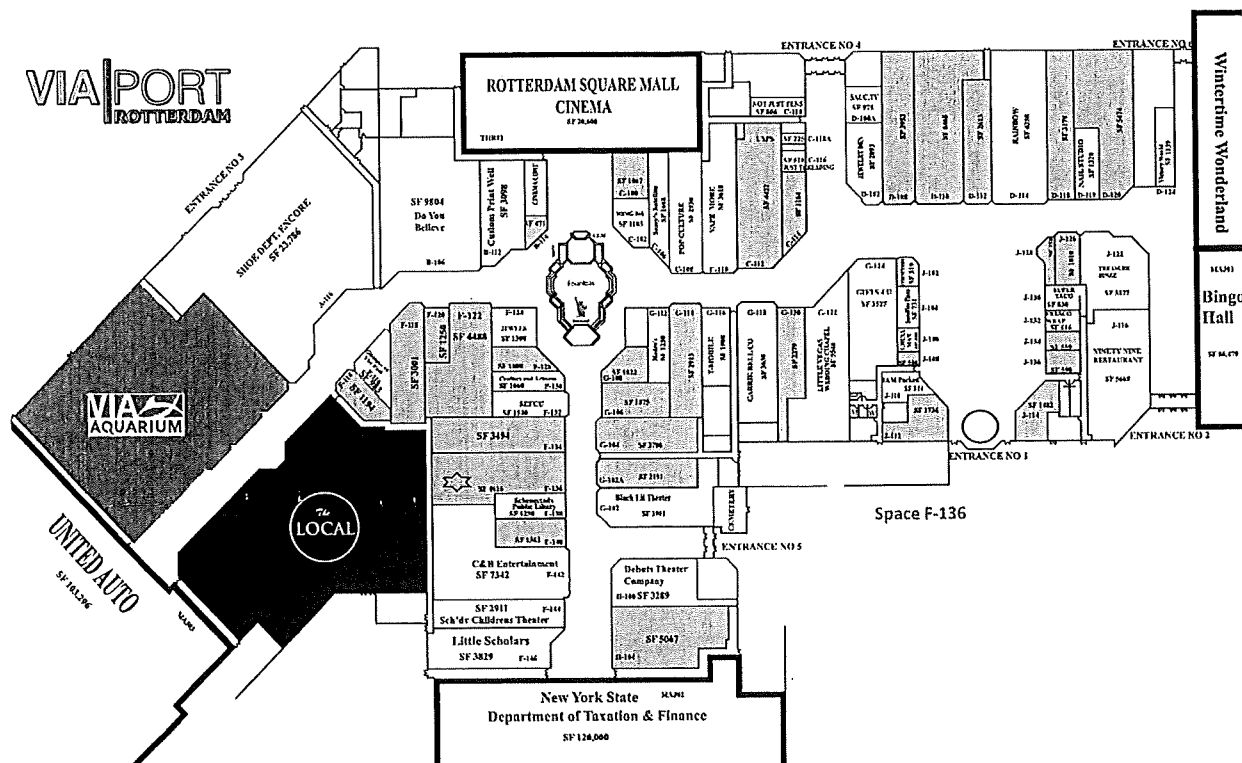
By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT Sam Anderson DATE 6/10/2024

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee 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.
10.12.18

VIA|PORT
ROTTERDAM



Big 3 Barbell

Gym and Supplement Shop (protein powder, vitamins, etc).

2 Employees (Both owners of the gym)

Supplement Shop hours - 9-5 7 days a week

Gym hours - 24/7

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 16, 2024

PC2024-W23

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: Core States Group
Attn: Danielle Earich
ADDRESS: 46 East Main Street Suite 201
Somerville, NJ 08876

PROJECT LOCATION: 1128 Duanesburg Road – Pilot Travel Plaza

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

REQUEST: The applicant requests a Waiver of Site Plan review to install a 22' X 54' canopy over four (4) EV Charging Stations and associated electrical equipment at the Pilot Flying J on ±7.35 acres.

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. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 16, 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

RECEIVED

MAY 24 2024



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

**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): Pilot Travel Centers, LLC

APPLICANT(S)/LESSEE: Danielle Earich, Core States Group

MAILING ADDRESS: 46 East Main St., Suite 201

CITY: Somerville **STATE:** NJ **ZIP:** 08876

DAYTIME TELEPHONE: 909-396-7228 **EMAIL ADDRESS** dearich@core-states.com

PROJECT ADDRESS: 1128 Duanesburg Rd., Rotterdam, NY 12306

APPLICANT IDENTIFIED AS: Owner _____ Lessee _____ Contract Vendee ☒

REQUEST: To install 2 - EV Charging Dispensers within the existing asphalt parking lot area

along with associated electrical equipment.

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 Danielle Earich **DATE** 04/16/2024

* 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.

RECEIVED

MAY 24 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

May 1, 2024

Subject: EVgo Charging Station Application – Project Narrative

Project: 1128 Duanesburg Road, Rotterdam, NY – Pilot Flying J #494

To Whom It May Concern,

EVgo is proposing installation of two electric vehicle (EV) charging stations (4 EV stalls), a canopy, and ancillary electrical equipment at the above-reference address. The electrical equipment that would be installed includes a transformer, switchgear, two power cabinets, and an auxiliary power cabinet. Additionally, the proposed electrical equipment would be located directly adjacent to the EV stalls in the landscaped area. Please see the attached construction drawings for additional details on the proposed scope of work.

Existing operations on site include use associated with the Flying J Travel Center gas station and convenience store. The number of employees that work on the site is between 13-16 people and the site averages approximately 34,000 transactions per month. The operations details would remain similar to the existing following completion of this EV charging station project.

Thank you very much for your cooperation and assistance. Should you have any questions, please feel free to contact us at 908-396-7228 or dearich@core-states.com.

Sincerely,

Danielle Earich
Core States Group

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 16, 2024

PC2024-W27

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: RRA Properties
Attn: Robert Abbatiello
ADDRESS: 703 Riverview Road
Rexford, NY 12148

PROJECT LOCATION: 2370 Curry Road

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

REQUEST: The applicant requests a Waiver of Site Plan review to relocate and enlarge maintenance building from 30' X 50' to 40' X 50' on previously approved Site Plan, August 16, 2021, on ±9.59 acres.

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 Occupancy 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 approval, Resolution PC37-2021 shall remain in effect.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 16, 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**

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): RRA Properties @ 2370 Curry Rd LLC

APPLICANT(S)/LESSEE: RRR Properties @ 2370 Curry Rd LLC

MAILING ADDRESS: 703 Riverview Rd

CITY: Rexford STATE: NY ZIP: 12148

DAYTIME TELEPHONE: 518-339-1433 EMAIL ADDRESS: Bob@RRAProperties.com

PROJECT ADDRESS: 2370 Curry Rd Rotterdam NY

APPLICANT IDENTIFIED AS: Owner ☒ Lessee ☐ Contract Vendee ☐

REQUEST: Change Maintenance Building from
30x50 to 40x50.

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 7/8/24

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.

NOTES FROM DECEMBER 13, 2021 PLANNING BOARD APPROVAL:
 1. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
 2. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
 3. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
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ZONING		REQUIRED	PROPOSED
R-3 MEDIUM DENSITY RESIDENTIAL	LOT AREA (MINIMUM)	20,000 SF MIN.	417,740 SF (6.39 AC)
	LOT AREA (MAXIMUM)	> 3,000 SF / 7 BK. OVER 4	138 BK. MAX
	LOT AREA (MINIMUM)	20,000 SF MIN.	291,732 SF (6.70 AC)
	LOT AREA (MAXIMUM)	> 3,000 SF / 7 BK. OVER 4	138 BK. MAX
R-3 MEDIUM DENSITY RESIDENTIAL	LOT AREA (MINIMUM)	20,000 SF MIN.	291,732 SF (6.70 AC)
	LOT AREA (MAXIMUM)	> 3,000 SF / 7 BK. OVER 4	138 BK. MAX
	LOT AREA (MINIMUM)	20,000 SF MIN.	291,732 SF (6.70 AC)
	LOT AREA (MAXIMUM)	> 3,000 SF / 7 BK. OVER 4	138 BK. MAX
APPROXIMATE COORDINATE STATISTICS			
EASTING		42,700 SF (1.44 AC)	13.00
NORTHING		28,500 SF (0.65 AC)	8.00
TOTAL		417,740 SF (6.39 AC)	1000

PARKING REQUIREMENTS		REQUIRED	PROPOSED
MULTI-FAMILY	1.3 SPACES / DWELLING UNIT	1.3 SPACES / DWELLING UNIT	1.3 SPACES / DWELLING UNIT
	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED
	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED
	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED	PLUS 10 SPACES PROVIDED
APPROXIMATE COORDINATE STATISTICS			
EASTING		42,700 SF (1.44 AC)	13.00
NORTHING		28,500 SF (0.65 AC)	8.00
TOTAL		417,740 SF (6.39 AC)	1000

SITE

SITE LOCATION

1. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
2. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
3. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
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17. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
18. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.
19. THE PLANS SHOW THE EXISTING BUILDING AND THE PROPOSED MAINTENANCE BUILDING.

SITE MODIFICATION PLAN FOR MAINTENANCE BUILDING 2370 CURRY ROAD

DATE: _____

CHARTMAN, INTERNATIONAL PLANNING CORPORATION

PROJECT: MAINTENANCE BUILDING (NEW PROPERTIES)
 2370 CURRY ROAD
 READING, NY 12149

DATE: JULY 8, 2024
 SCALE: 1" = 50'
 SHEET: 1 OF 1

ENGINEERS, LLP
 411 Union Street
 Saratoga Springs, NY 12158
 518.583.1234
 www.abengr.com



DPW Comments
July 16, 2024

1. **Stewarts Shops Corp – Highbridge Road.** Sketch Site Plan/Special Use Permit review for the construction of a ±3,975 square foot Stewarts with three (3) fueling islands on a consolidated ±2.23-acre parcel. Engineer: Scott Edward Kitchner PE.
 1. Applicant has made changes to the site plan based upon discussions with the Planning Commission at the June 18, 2024 meeting.
 2. Project will need review by Schenectady County DPW and a meeting has been scheduled to discuss pedestrian and roadway access. Once access is finalized, applicant should move forward with the engineering (drainage, septic design, etc.) and provide to TDE to begin technical review.
 3. Applicant should revisit DPW comments from June 18th regarding fencing.
 4. Applicant should memorialize agreement on vegetation removal and maintenance of remaining wooded area on Sherman Street and add note to map.
 5. Planning Board may want to consider adding a note to plan that prohibits recorded music and ads being streamed on speakers before 8:00am or after 7:00pm to limit disturbance to neighboring properties during the quieter hours.
 6. Sidewalks should be added along Sherman Street and Highbridge Road. Additional fencing along Sherman, Highbridge, and Mercer should match the Stewarts recently constructed on Guilderland Avenue with decorative fence and pilasters matching the building. Switch stockade fencing along Mercer and match material with white vinyl proposed for 107 Mercer. A pedestrian opening in the fence and sidewalk should connect to Mercer to serve the residents in the neighborhood.

DPW Comments from June 18, 2024

1. Change of Zone to General Business (B-2) was granted by the Town Board on May 22, 2024.
2. The Town has been utilizing GPI as the TDE to assist with the review of this project.
3. Explain the elimination of the 4th fueling island from the original sketch plan. DPW has concerns for the elimination of these spaces and potential back-up at the pumps if customers choose to go into the store.
4. DPW has previously recommended relocating the store to the corner of Sherman and Highbridge to eliminate the pumps, canopy, and parking being the dominant feature of the site (See attached).
5. Canopy and pump islands should be detailed and suggest that they match the stone veneer on the building.
6. Fencing along Sherman and Highbridge should match the Stewarts recently constructed on Guilderland Avenue with decorative fence and pilasters matching the building.
7. Fencing along Mercer should be changed from stockade to white vinyl.
8. Planning Commission should discuss the proposed undeveloped area on Sherman Street. Lot is very overgrown with some less than desirable species of trees, some that are very large.
9. Need to coordinate the curb cut location and pedestrian improvements onto Highbridge Road with Schenectady County.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board issued a Negative Declaration on May 22, 2024.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #3
Mohonasen Central School District

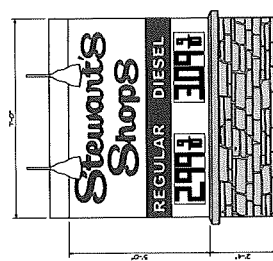
PROPOSED STEWART'S SHOP

1048 HIGHBRIDGE ROAD - SCHENECTADY (T/ ROTTERDAM), NY 12303



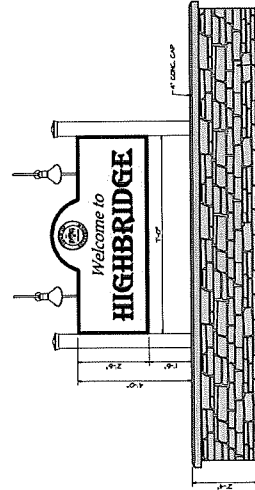
TYPICAL BUILDING SIGN

- SIZE - 8' 0" H. X 4' 0" W.
 LETTERS - 1" H. X 1/2" W. X 1/2" D.
 ILLUMINATION - EXTERNALLY ILLUMINATED WITH LED LIGHTS
 - 12' 0" H. X 1/2" W. X 1/2" D.



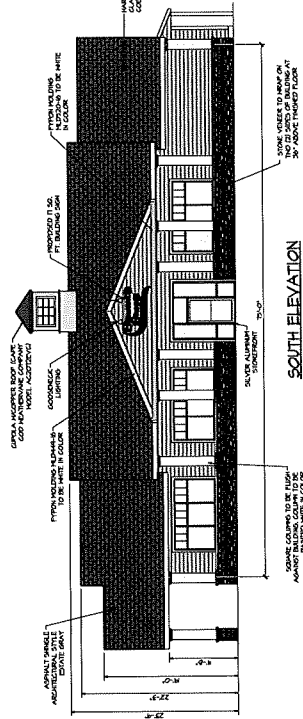
PROPOSED MONUMENT SIGN

- SIZE - 3' 0" H. X 1' 0" W. X 1' 0" D.
 LETTERS - 1/2" H. X 1/2" W. X 1/2" D.
 ILLUMINATION - EXTERNALLY ILLUMINATED WITH LED LIGHTS
 - 12' 0" H. X 1/2" W. X 1/2" D.

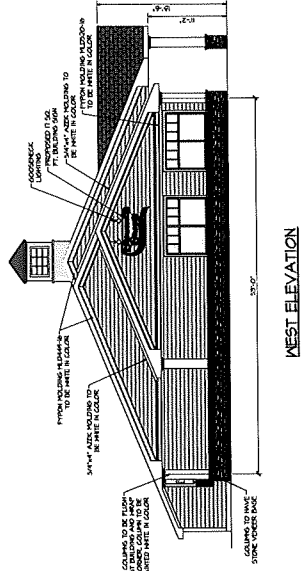


PROPOSED HIGHBRIDGE SIGN & STONE WALL DETAIL

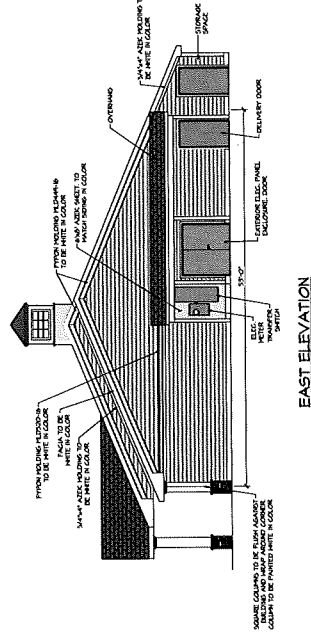
- SIZE - 4' 0" H. X 1' 0" W. X 1' 0" D.
 ILLUMINATION - EXTERNALLY ILLUMINATED WITH LED LIGHTS
 - 12' 0" H. X 1/2" W. X 1/2" D.



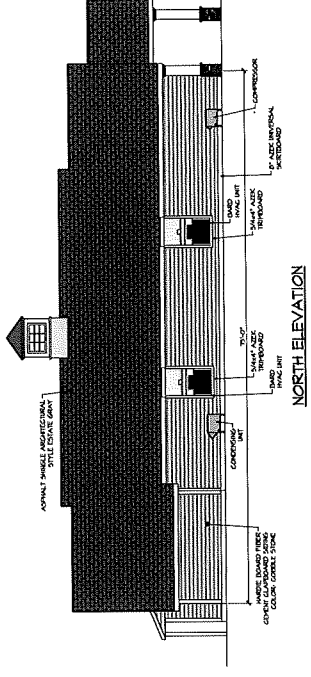
SOUTH ELEVATION



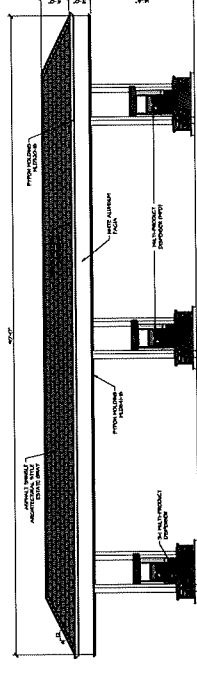
WEST ELEVATION



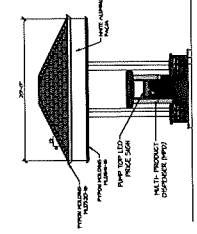
EAST ELEVATION



NORTH ELEVATION

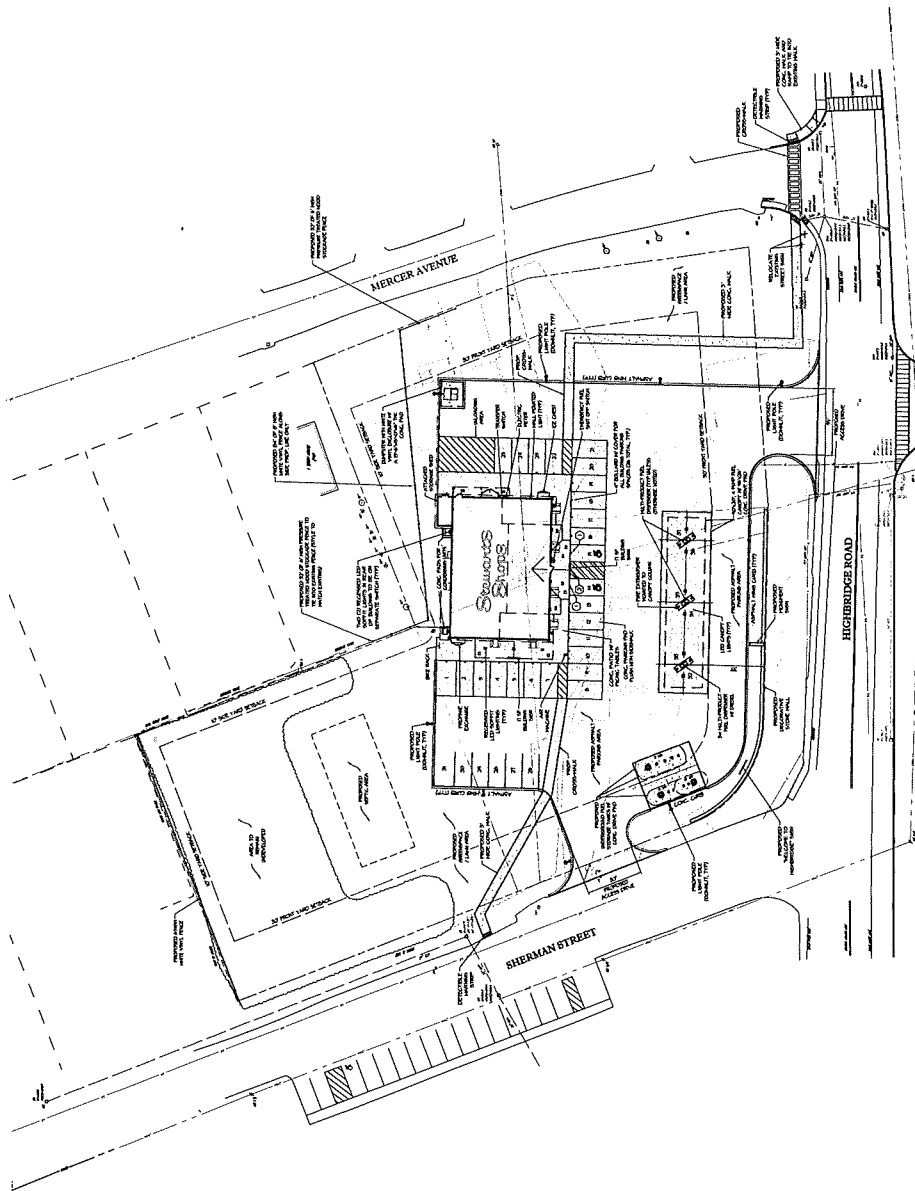
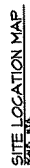


GAS CANOPY FRONT ELEVATION



GAS CANOPY SIDE ELEVATION

		HIGHBRIDGE ROAD - HBR - 400 1048 HIGHBRIDGE ROAD - SCHENECTADY (T/ ROTTERDAM), NY 12303	
DATE: 1/1/24 DRAWN BY: JAS CHECKED BY: JAS DATE: 1/1/24	PROJECT NO: T-1 SHEET NO: 1/1	Stewart's Shops 1048 HIGHBRIDGE ROAD - SCHENECTADY (T/ ROTTERDAM), NY 12303 TEL: 518-386-1000 FAX: 518-386-1001	
TITLE SHEET		TITLE	

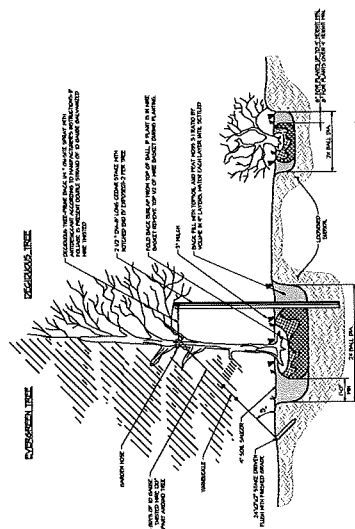
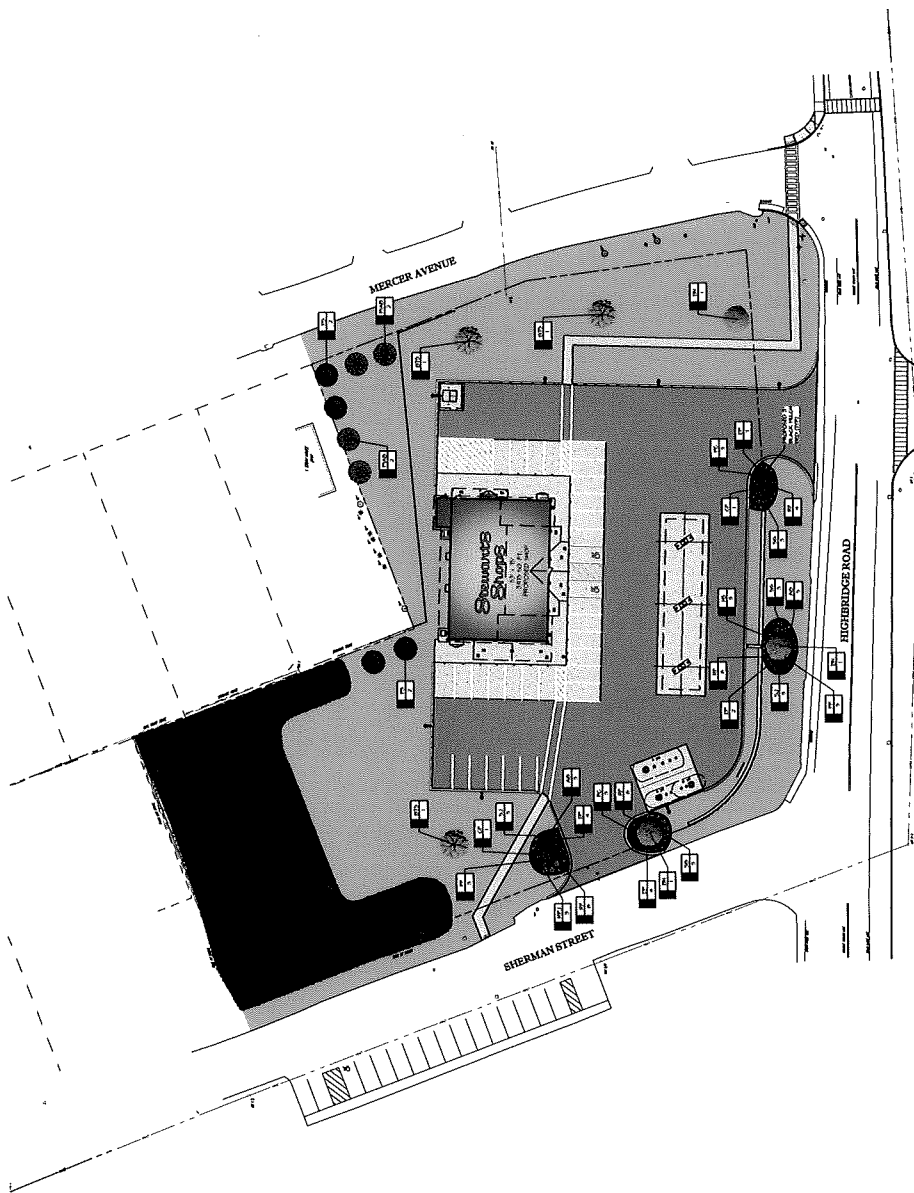


PROPERTY LINE	LEGEND
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
GARD NET	
CATCH BASIN	
JOINT INSE	
UTILITY POLE	
TRANSFORMER	
TRAFFIC SIGNAL	
CONTROLS BOX	
POLE LIGHT	
WELL	
WELL	
WELL	
ROAD	
ROADSIDE DRIVE	
OBSCURED UTILITIES	
WATER SERVICE 1"	
WATER SERVICE 2"	
WATER SERVICE 4"	
SEWER SERVICE 4"	
SEWER SERVICE 6"	
SEWER SERVICE 8"	
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SEWER SERVICE 510"	
SEWER SERVICE 516"	
SEWER SERVICE 522"	

[illegible][illegible]

HIGH RIDGE ROAD - HER - 400 (SEE PLAN, PARAGRAPH 10)	
CITY LOCATION 1018 HIGH RIDGE ROAD - SCHEMENEGADY (V ROTTERDAM), NY 12063	
DATE 1/24/84	NO. 1 (SEE PLAN, PARAGRAPH 10) (SEE PLAN, PARAGRAPH 10)
DRAWN BY: JAO CHECKED BY: JAO DATE: 1/22/84	
PROJECT NO.: 5-2	
SHEET NO.: 1 OF 2 SHEET TOTAL: 2 TELL: 813-830-3300 FAX: 813-830-3300	
STEWART'S  STEWART'S SHOPS, INC. OF FLA. TEL: 813-830-3300	
PROPOSED SITE PLAN TITLE:	

ATTENTION TO THE DOCUMENT BY OTHER THAN AN AUTHORIZED PERSON MAY BE PROSECUTED BY THE FBI.



PLANTING DETAIL

ENTRY	BOTANICAL NAME	COMMON NAME	QTY	UNIT	PRICE/UNIT
PERENNIALS	1. <i>BERBERIS THUNBERGII</i>	RED BERRY	2	2 GAL.	\$5.00/EA
	2. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	3. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	4. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	5. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	6. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	7. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	8. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	9. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	10. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
SHRUBS	1. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	2. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	3. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	4. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	5. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	6. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	7. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	8. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	9. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	10. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
TREES	1. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	2. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	3. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	4. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	5. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	6. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	7. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	8. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	9. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA
	10. <i>BERBERIS THUNBERGII</i>	PLACED TO DIE	21	2 GAL.	\$5.00/EA

PLANT LIST

[illegible]

DPW Comments
July 16, 2024

- 2. David Gazillo & Case & Amber Brower – Anna Court.** Final Two (2) Lot Consolidation/Subdivision Public Hearing: Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.

1. Final Fees Due: Lot Fees \$160 x 2	\$320.00
Parkland Fees	1,000.00
<u>Advertising</u>	<u>36.30</u>
TOTAL	\$1,356.30

2. See comment letter from ABD dated June 28, 2024.
3. Pin and cap all new lot corners prior to Chairman's Signature.
4. Prior to the Chairman's Signature, the applicant shall provide the NYSDOT easement and add filing information to final subdivision.
5. Final approval is contingent upon the applicant receiving permits (site development and building) from the DPW Building Inspector.
6. Final approval is contingent upon Town DPW Water Department review and approval of the proposed water supply for the project and the issuance of permits to connect to municipal water.
7. Add note to plan: "Water lines shall not be installed underneath driveways."
8. Add note to plan: "No stockpiling or burying of debris, slash, stumps, or construction material is permitted."

DPW Comments from February 20, 2024

1. DPW will be requiring that 6" water main be extended and looped around cul-de-sac. Long 1' laterals off a dead-end line in the Town ROW is not advisable.
2. Surveyor should verify that northern property boundary is correct. Grading for Mariaville Road approach appears to include this property and is inconsistent with common NYSDOT appropriations. Existing concrete monumentation is located on this property and further investigation by the surveyor should be completed or an abstract of title considered.
3. The location of the septic system on proposed Lot #1 is adjacent to the toe of the slope for Mariaville Road. Drainage from the roadway onto the system should be reviewed and additional details provided to show that stormwater runoff will not affect this area.
4. Prior to scheduling for final approval, perc tests and deep hole tests will need to be performed in the location of the proposed septic and house location.
5. See attached minutes from January 9, 2024.

DPW Comments January 9, 2024

1. Applicant is adding two additional parcels to the existing Lot #1 of the original Anna Court subdivision and proposing creation of two building lots.
2. The original Anna Court subdivision was filed with Schenectady County on May 23, 2005 (Book/Page MISC/18/415).
3. A lot line adjustment with Gazillo and Brower was filed with Schenectady County on November 4, 2022 (Book/Page MISC/68/376).
4. Perform perc tests at septic location for both lots.
5. Update SEAF for current project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on January 9, 2024. A Draft Negative Declaration as prepared by the Town Planner is attached for your consideration.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
United States Department of Army, Corps of Engineers
Rotterdam Highway Department
Rotterdam Police Department
Fire District #5

ZONING COORDINATION REFERRAL

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

For Use By SCDEDP

Received 1-16-24
Case No. R-1-24
Returned 2-10-24

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

Municipality:
Town of Rotterdam

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

(tel.) 386-2225
(fax) 386-2229
Schenectady County

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

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

JAN 16 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: February 6, 2024

SUBJECT: David Gazillo - Casey & Amber Brower – Anna Court. Two (2) Lot Boundary Line Adjustment Subdivision - Lot 1 = ±17,363 square feet with proposed single-family residence and Lot 2 = ±18,386 square feet with proposed single-family residence. Engineer: ABD Engineers LLC.

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

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

SUBMITTED BY:

Name: Peter Comenzo

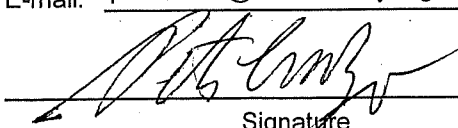
Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338

Date: 1 10 24


Signature

RECEIVED

FEB 08 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-01-24

Applicant Gazillo/Brower

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding three adjoining vacant parcels, requesting subdivision approval for a boundary line adjustment to create two lots of 17,363 SF and 18,386 SF. Individual septic and municipal water is proposed. Located at the easterly end of Anna Court immediately south of Mariaville Road (SR 159).

RECOMMENDATION

Receipt of zoning referral is acknowledged on January 16, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

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

☐ Advisory Note:

☐ Disapprove. Reason:

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

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

2/5/24
Date

[Signature]
Ray Gillen, Commissioner
Economic Development and Planning

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

February 8, 2024

**Re: Two-Lot Subdivision
Anna Court
Project #5257A**

Kimberly Ricker Scannell, Planning Commission Chair
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Attention: Peter Comenzo

RECEIVED

FEB 08 2024

**TOWN OF ROTTERDAM
PUBLIC WORKS**

Dear Kimberly and Peter:

Enclosed are twelve (12) copies of the updated plans for the two-lot subdivision for 101 Anna Court, Lands N/F David Gazzillo. Per the DPW comments of January 9, 2023 and the Planning Commission, we have:

DPW comments 1, 2, & 3 are agreed.

Comment 4 – one perc test was conducted on the property on July 24, 2020 and witnessed by Schenectady County Department of Health and the Town of Rotterdam. ABD Engineers & Surveyors, LLP had done numerous perc tests and test pits in the surrounding area and the results are very similar. This area is all sand and perc is very good. Additional perc tests and test pits will be conducted prior to obtaining a building permit when the actual locations of the houses and septic systems are known.

Comment 5 – The updated Short Environmental Assessment Form was submitted December 29, 2023.

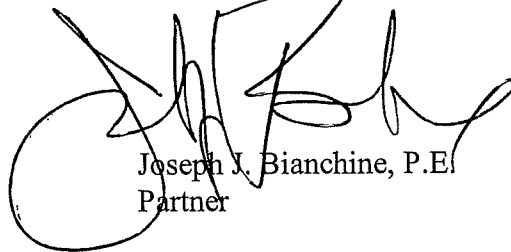
- The water line and size have been added.
- A water line loop is not needed for the short cul-de-sac with only 3 houses.
- The existing tree line and grading are shown on the plan and a note added that the houses are conceptual, showing the Planning Commission that a house and septic system can easily fit on the lots that have lot sizes greater than required by zoning. Tree disturbance will be minimal and landscaping will be by the new home buyer.
- The lots will be offered for sale to a builder.

We would like to reschedule this subdivision for review and scheduling of a public hearing as soon as possible.

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

Very truly yours,

ABD ENGINEERS & SURVEYORS, LLP



Joseph J. Bianchine, P.E.
Partner

JJB:clv

encl.

cc: David Gazillo w/encl.

John w/encl.

5257A-02072024

, P.E.
... BIANCHINE, P.E.
ROBERT D. DAVIS, JR., P.L.S.



411 Union Street

518-377-0315 Fax 518-377-0379

www.abdeng.com

ENGINEERS



SURVEYORS

Schenectady, N.Y. 12305

DEDICATED
RESPONSIVE
PROFESSIONAL

June 28, 2024

Re: Subdivision & Lot Line Adjustment
101 Anna Court
Town of Rotterdam
ABD Project #5257A

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

RECEIVED

JUN 28 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Peter:

In response to the comments (*in italics*) of DPW of February 20, 2024, we respond as follows (**in bold**):

1. *DPW will be requiring that 6" water main be extended and looped around cul-de-sac. Long 1' laterals off a dead-end line in the Town ROW is not advisable.*

I believe DPW is satisfied since a fire flow test was done and showed plenty of pressure and flow. The water laterals have been shifted so that they are shorter and copper in ROW.

2. *Surveyor should verify that northern property boundary is correct. Grading for Mariaville Road approach appears to include this property and is inconsistent with common NYSDOT appropriations. Existing concrete monumentation is located on this property and further investigation by the surveyor should be completed or an abstract of title considered.*

Our surveyor has checked the NYSDOT line and our survey is consistent with their right of way. The concrete monument is not on their ROW.

3. *The location of the septic system on proposed Lot #1 is adjacent to the toe of the slope for Mariaville Road. Drainage from the roadway onto the system should be reviewed and additional details provided to show that stormwater runoff will not affect this area.*

Lot #1 has been revised to show the actual proposed house, septic, and grading. The area is all sand with quick percolation.

4. *Prior to scheduling for final approval, perc tests and deep hole tests will need to be performed in the location of the proposed septic and house location.*

This will be scheduled with the house building permit.

5. *See attached minutes from January 9, 2024.*

DPW Comments January 9, 2024

1. *Applicant is adding two additional parcels to the existing Lot # 1 of the original Anna Court subdivision and proposing creation of two building lots.*

Correct.

2. *The original Anna Court subdivision was filed with Schenectady County on May 23, 2005 (Book/Page MISC/18/415).*

Correct.

3. *A lot line adjustment with Gazillo and Brower was filed with Schenectady County on November 4, 2022 (Book/Page MISC/68/376).*

Correct.

4. *Perform perc tests at septic location for both lots.*

See response to #4 above.

5. *Update SEAF for current project.*

Short EAF completed June 26, 2024.

Enclosed are 12 copies of the subdivision -lot line amendment plan.

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

Very truly yours,

ABD ENGINEERS & SURVEYORS, LLP

Joseph J. Bianchine, P.E.
Partner

JJB:clv
encl.

cc: David Gazillo w/encl.
5257A-06282024

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

Date: July 16, 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: DMG Capital Properties, LLC
3101 Thompson Street
Schenectady, NY 12306

Location: Anna Court
Schenectady, NY 12306

Tax Map Number(s): 48.17-2-8.222, 48.17-2-1.2, and 48.17-2-21.111

Zoning: Single Family Residential (R-1) Zoning District.

Action: Minor Subdivision to combine and boundary line adjust three (3) tax parcels and create two building lots on Anna Court. Lot #1= ±17,363 square feet (proposed single family residence) and Lot #2 = ±18,386 square feet (proposed single family residence).

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on January 10, 2024. 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 a Minor Subdivision to combine and boundary line adjust three (3) tax parcels and create two building lots on Anna Court. Lot #1 = ±17,363 square feet (proposed single family residence) and Lot #2 = ±18,386 square feet (proposed single family residence).

This is an existing residential subdivision that was approved October 19, 1999. The applicant is proposing to add additional landlocked properties to an existing building lot and create a second building lot. The property has adequate water supply and can accommodate on-site septic systems.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or

(xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
 - (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on July 16, 2024 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

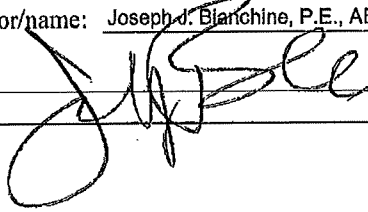
Instructions for Completing

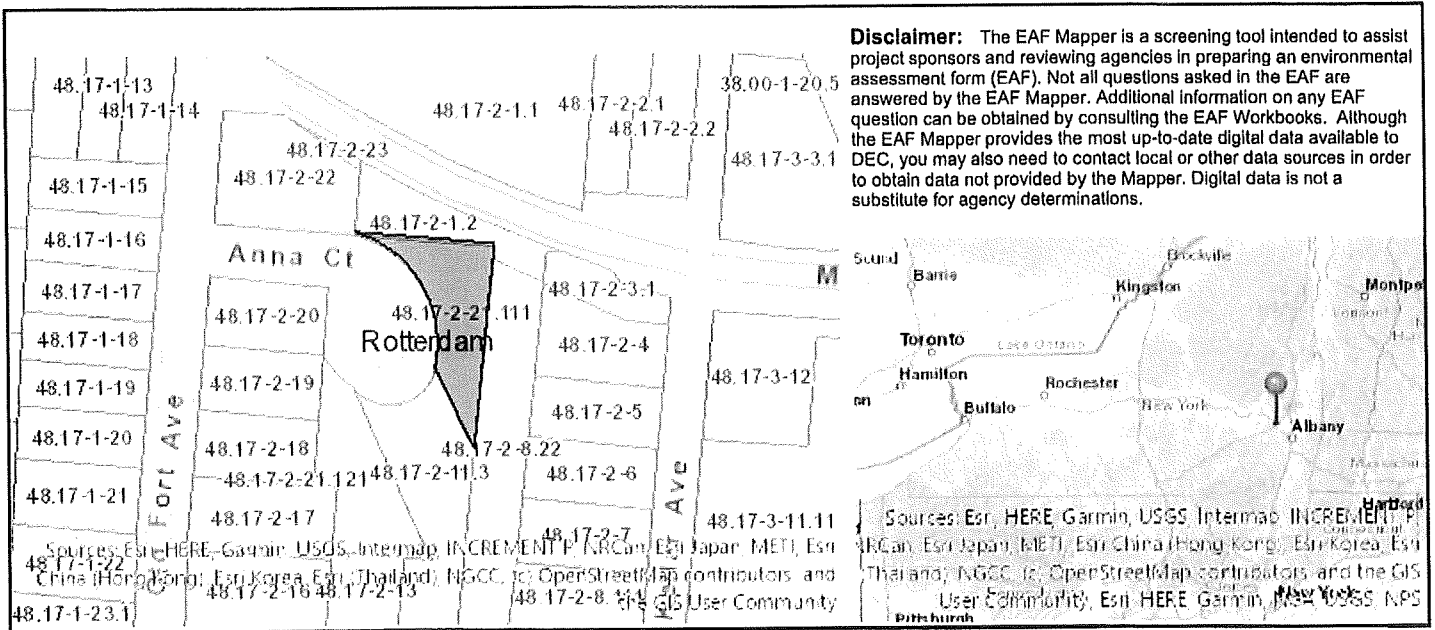
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Anna Court			
Project Location (describe, and attach a location map): 101 Anna Court, Schenectady, NY 12306			
Brief Description of Proposed Action: Applicant is proposing a 2-lot subdivision of 101 Anna Court and a lot line adjustment.			
Name of Applicant or Sponsor: David Gazllo		Telephone: 518-365-6100	
		E-Mail:	
Address: 3101 Thompson Street			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐
			YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action?		0.555 acres	
b. Total acreage to be physically disturbed?		0.45 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.555 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joseph J. Blanchine, P.E., ABD Engineers & Surveyors, LLP</u> Date: <u>June 26, 2024</u>		
Signature: <u></u> Title: <u>Professional Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Agency Use Only [If applicable]	
Project:	DMG Capital Properties - Anna Court
Date:	July 16, 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	July 16, 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	<i>Peter Comenzo</i> Signature of Preparer (if different from Responsible Officer)

DPW Comments
July 16, 2024

- 3. Hungry Hill Ventures, LLC –Consalus Avenue & Wedgewood Heights.** Final Public Hearing Special Use Permit, Site Plan, and Boundary Line Adjustment of five (5) tax parcels into two (2) lots. Lot #1 = ±2.28-acres (proposed ±12,000 square foot industrial building with two (2) tenant spaces). Lot #2 = ±2.46-acre (construction equipment storage). Engineer: ABD Engineers, LLC.

1. Final Fees Due:	Final Site Plan	\$350.00
	<u>Advertising</u>	<u>45.10</u>
	TOTAL	\$395.10

2. See comment letter from GPI dated June 14, 2024.
3. See comment letter from ABD Engineers dated July 1, 2024.
4. See email to Peter Comenzo from GPI dated July 11, 2024.
5. Pin and cap all new lot corners prior to Chaiman's Signature.
6. Project is a commercial warehouse that expects heavy duty commercial traffic. Modify detail and increase pavement thickness to 1.5" top course, 3" binder course, with 12" subbase course.
7. Add note to plan: "Proof of rolling of the subbase and undercutting of unsuitable soil shall be provided to the Building Department prior to the issuance of a Certificate of Occupancy. This requirement shall be added to the plans and included in the project specifications.
8. Add note to plan: "Fill and backfill material compaction shall be 95% of the maximum density as determined by ASTM 1557." This requirement shall be added to the plans and included in the project specifications.
9. Add note to plan: "Prior to issuance of building permits for construction, the building foundation design shall be reviewed by the Building Department and be compared against GPI's geotechnical recommendation memo dated 6/14/2024."
10. Add note to plan on Lot #2: "Fill area and former brush dump. No structures shall be constructed without review and approval of the Planning Commission."
11. Add note to plan on Lot #2 to protect steep slope and stream: "Fill material is prohibited. Delineate and crosshatch area on final plan set of elevation 323 west to the property boundary."

DPW Comments from May 7, 2024

1. Property was previously utilized by Advantage Disposal for equipment and dumpster storage.
2. A consolidation subdivision will be processed simultaneously with this project to consolidate the existing 5 parcels into two lots. Lot 1 = ±2.46 acres and Lot 2 = ±2.28 acres.
3. Portions of this property were previously utilized as the Town of Rotterdam brush dump. Engineer to confirm limits of fill and avoidance of these areas with any proposed structures.
4. The Planning Commission should authorize the Chairman to enter into an agreement to retain a TDE to assist in the review of this project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on May 7, 2024. A Draft Negative Declaration as prepared by the Town Planner is attached for your consideration.

Involved/Interested Agencies

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

Peter Comenzo

From: Ryan Trunko <rtrunko@gpinet.com>
Sent: Thursday, July 11, 2024 3:22 PM
To: Peter Comenzo
Cc: Kimberly Ricker Scannell; Lisa Gallo
Subject: RE: 672 Consaulus Ave.

Peter,

ABD indicated in their cover letter that they appreciate our trenching and pavement section recommendations but ultimately the design would be up to them as the record engineer. We took this opportunity to review the plans against our recommendations. A summary of the technical comparison:

- Asphalt Pavement
 - Recommended: 1.5" top course, 3" binder course, 12" subbase course, Mirafi 500x
 - Proposed: 1.5" top course, 2.5" binder course, 8" subbase course, Mirafi 500x
 - Proposed binder and subbase courses are less than the recommended section which is what you would typically see for a residential driveway or paved trail. Since this project is a private commercial development, a heavier section is recommended.
 - Specific information for compaction requirements could not be found on the plans and it is recommended that the Applicant include notes indicating the specific compaction needs for the project.
- Utilities and Trenching
 - Recommended:
 - Width: 2' + pipe diameter
 - Depth: 6" below pipe invert
 - Backfill: fill trench to 12" above top of utility with "clean, hard, and durable particles" compacted to 95% max density
 - Proposed:
 - Width: 2'-6" + pipe diameter
 - Depth: 6" below pipe invert
 - Backfill: sand material 6" below pipe and 4" up side of pipe, select excavated material above the pipe up to 1'-8" (with no stones over 2")
 - Proposed section matches the recommendations.
- Slab, Footings, and Excavation
 - No information on the plans is related to the recommendations.

Recommendations:

1. The pavement thickness increase to 1.5" top course, 3" binder course, with 12" subbase course due to the project being a commercial warehouse that expects tractor trailer traffic.
2. Notes requiring proof rolling of the subbase and undercutting of unsuitable soil be added to the plans or included in the project specifications.
3. Notes requiring fill and backfill material compaction be 95% of the maximum density as determined by ASTM 1557 be added to the plans or included in the project specifications.
4. Prior to issuance of building permits for construction, the building foundation design be reviewed by the Town Code Enforcement officer and be compared against GPI's geotechnical recommendation memo dated 6/14/2024.

Give me a call if you have any questions,

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

Handwritten signature/initials

Re: Warehouse/Office Building
672 Consaulus Avenue
Town of Rotterdam
ABD Project #5375A

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

RECEIVED

JUL 01 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Peter:

In response to GPI's June 14, 2024, geotechnical review letter we provide the following response:

ABD appreciates the recommendations provided by GPI in regard to building foundation and slab constructions. However, it was beyond GPI's contracted scope of work to provide further analysis and recommendations for installation of utilities and construction of asphalt pavement parking areas. ABD Engineers & Surveyors, LLP, is the engineer of record for this project and will provide the detailed specifications for these items within the civil drawings.

Enclosed are the following items:

- 1.) Twelve (12) copies of the Site Plans Rev. 1 Date July 1, 2024.
- 2.) Twelve (12) copies of the Lot Line Adjustment Map dated April 26, 2024.
- 3.) Twelve (12) copies of the Drainage Summary Date July 1, 2024

We would greatly appreciate the Planning Commission taking review of this proposal at the July 16, 2024 meeting. All the above will be emailed to you.

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

Very truly yours,

ABD ENGINEERS, LLP

Handwritten signature of Joseph J. Bianchine
Joseph J. Bianchine, P.E.
Partner

JJB:clv
encl.

cc: Mike Floccuzio w/encl
5375A-07012024

ZONING COORDINATION REFERRAL

SCENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

For Use By SCDEDP

Received 5-15-24
Case No. R-15-24
Returned 5-29-24

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

Municipality:

Town of Rotterdam

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

(tel.) 386-2225

(fax) 382-5539

Received

Schenectady County

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

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

MAY 16 2024

Economic Development
and Planning Dept.

PUBLIC HEARING OR MEETING DATE: March 19, 2024

SUBJECT: Hungry Hill Ventures, LLC –Consalus Avenue & Wedgewood Heights. Site Plan/Special Use Permit review for a ±12,000 square foot building with two (2) tenant spaces on newly created ±2.28-acre parcel and storage of construction equipment on newly created ±2.46-acre parcel. Engineer: ABD Engineers, LLC.

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

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

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

SUBMITTED BY:

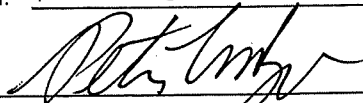
Name: Peter Comenzo

Title: Sr. Planner

Address: 1100 Sunrise Boulevard Schenectady, NY 12306

E-mail: pcomenzo@rotterdamny.org

Phone: 518-355-7575 Ext 338


Signature

Date: 5 8 24

RECEIVED

MAY 31 2024

TOWN OF ROTTERDAM
PUBLIC WORKS



PLANNING & ZONING COORDINATION REFERRAL

Case No. R-15-24

Applicant Hungry Hill Ventures, LLC

Referring Officer Peter Comenzo

Municipality Rotterdam

Considerations: Regarding an approximate 4.7 acres site, requesting site plan approval and a special use permit to construct a 12,000 SF warehouse building. Located on the southeast corner of the Wedgewood Heights and Consalus Avenue intersection. Municipal water and individual septic is proposed.

RECOMMENDATION

Receipt of zoning referral is acknowledged on May 16, 2024. Please be advised that the undersigned Commissioner of Economic Development and Planning of the County of Schenectady (having under the Schenectady County Charter the powers and duties of a County Planning Board) has reviewed the proposed action stated on the opposite side of this form and makes the following recommendations:

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

☐ Advisory Note:

☐ Disapprove. Reason:

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

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

5/21/24
Date

Ray Gillen
Ray Gillen, Commissioner
Economic Development and Planning

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

Date: July 16, 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:	Hungry Hill Ventures, LLC 250 Suits Road Duanesburg, NY 12053
---------------	---

Location:	672 Consalus Avenue Schenectady, NY 12306
------------------	--

Tax Map Number(s):	59.05-8-5.1, 59.05-8-5.3, 59.05-8-5.4 59.05-8-8.111, and 59.05-8-16
---------------------------	--

Zoning:	Light Industrial (I-1) Zoning District.
----------------	---

Action:	Special Use Permit, Site Plan, and Boundary Line Adjustment to Boundary Line Adjust five (5) tax parcels into two (2) lots. Lot #1 = ±2.28-acres (proposed ±12,000 square foot industrial building with two (2) tenant spaces). Lot #2 = ±2.46-acre (construction equipment storage).
----------------	--

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on February 21, 2024. 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 Special Use Permit, Site Plan, and Boundary Line Adjustment to Boundary Line Adjust five (5) tax parcels into two (2) lots. Lot #1 = ± 2.28 -acres (proposed $\pm 12,000$ square foot industrial building with two (2) tenant spaces). Lot #2 = ± 2.46 -acre (construction equipment storage).

This is an existing industrial site that was formerly used by a refuse removal company with storage. The applicant is proposing to construct a $\pm 12,000$ square foot industrial building with two (2) tenant for commercial and/or industrial tenants on Lot #1. The building will be connected to municipal water and contain an on-site wastewater disposal system. Lot #2 will remain vacant and was previously filled and contains a portion of the former town brush dump. The lot may be utilized for storage however a note will be added to the subdivision that no building or structure can be constructed.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission Public Hearing held on July 16, 2024 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this Negative Declaration was moved by XXXXXXXX, seconded by XXXXXXXX, and approved by the Rotterdam Planning Commission.

Kimberly Ricker Scannell
Planning Commission Chairman

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

APR 26 2024

TOWN OF ROTTERDAM
PUBLIC WORKS

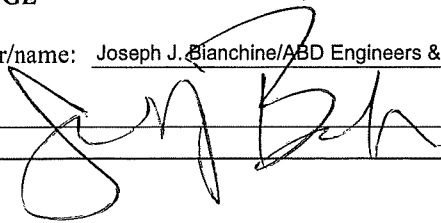
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information							
Name of Action or Project: Hungry Hill Ventures, LLC (Lot line amendments, Site Plan & Special Use Permit)							
Project Location (describe, and attach a location map): 672 Consaulus Ave and 1002 Wedgwood Heights							
Brief Description of Proposed Action: Lot combination of 5 existing lots and adjustment to 2 conforming lots. Addition of a 12,000 SF Warehouse on Lot 1 with associated grading, drainage, utilities and landscaping.							
Name of Applicant or Sponsor: Hungry Hill Ventures, LLC		Telephone: 518-813-1864 E-Mail: floccuzio88@gmail.com					
Address: 250 Suits Rd							
City/PO: Duanesburg		State: New York	Zip Code: 12056				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		4.74± acres					
b. Total acreage to be physically disturbed?		0.5± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.3± acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)							
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Railroad							
☐ Parkland							

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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
	☐	☒
Town Brush Dump		
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>Joseph J. Bianchine/ABD Engineers & Surveyors, LLP</u> Date: <u>4/26/24</u>		
Signature: <u></u> Title: <u>Partner</u>		

Agency Use Only [If applicable]	
Project:	Hungry Hill Ventures 672 Consalus
Date:	July 16, 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

July 16, 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

Peter Comenzo
Signature of Preparer (if different from Responsible Officer)

DPW Comments
July 16, 2024

- 4. YWCA Northeastern NY – 80 W. Campbell Road.** Sketch Site Plan/Special Use Permit review to convert former ±23,500 square foot Office Max to day care center on a ±4.97-acre parcel. Engineer: ABD Engineers, LLP
1. More detail needs to be provided. Traffic circulation, drop-off/pick schedule, crosswalks, traffic circulation, and parking needs to be addressed by the applicant. Appropriate directional signage and pavement marking should also be addressed.
 2. Additional landscaping should be considered in parking area and on site. Driveway aisles and parking lot is in poor shape and should be repaired/repaved.
 3. Bollards or other heavy-duty barriers should be installed near primary entrance and along outdoor play area.
 4. Detail lighting and provide lighting plan.
 5. Special Use Permit questions on Page 7 of the application need to be completed.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Office of Children and Family Services
Rotterdam Police Department
Fire District #6
Fire District #7
Schalmont School District

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

RECEIVED

JUL 03 2024

Legal Owner's Name: BTL Properties, Inc.

Mailing Address: 90 Campbell Road TOWN OF ROTTERDAM
PUBLIC WORKS

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-229-3122 E-mail: hollywood_visual@hotmail.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.): 5.0± AC

Assessor Tax Parcel No.(s) of Proposal Site: 48.5-3-10.112

Adjacent Area Owned or Controlled (Acres or sq. ft.): 21.43± AC

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 48.5-3-10.4 (78 West Campbell Road)

Street Address of Proposed Site (if any): 80 West Campbell Road

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Vacant Building (Formerly Office Max)

Existing Zoning Classification: B-1

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):

Across from Rotterdam Mall (ViaPort) and at the same entrance of BJ's adn Dollar Tree Store.

Name of public road (s) providing access: West Campbell Road

Width of property fronting on public road: 500± 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 retail use to a daycare facility. 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:

- (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:

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

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

- (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:

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: Robert Iovinella
Address: 90 West Campbell Road
Schenectady, NY

Date: June 17, 2024
Phone: 518-229-3122
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 _____ day of _____, 20____.

NOTARY SEAL

Notary Signature

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

Name: [Signature]

Date: 7/2/24

Address: 90 W Campbell Rd

Phone: 518 229 3122

SCHENECTADY NY 12306

Zip: 12306

*#2 Signature of Owner #2

Date

Notary
(For Signature #2 Above)

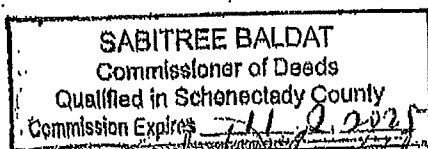
STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 2 day of July, 2024

NOTARY SEAL

Notary Signature

Notary Public in and for the State of New York
My appointment expires: 11/2/2025



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, Robert Iovinella , being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 48.5-3-10.112

I hereby grant ABD Engineers & Surveyors, LLP and/or their agent(s) to act on my behalf,
& YWCA Northeastern NY

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): _____

Date: 7/2/24

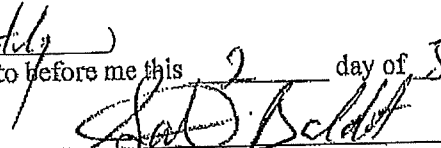
NOTARY

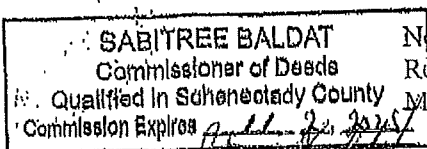
STATE OF NEW YORK) ss:

COUNTY OF Schenectady

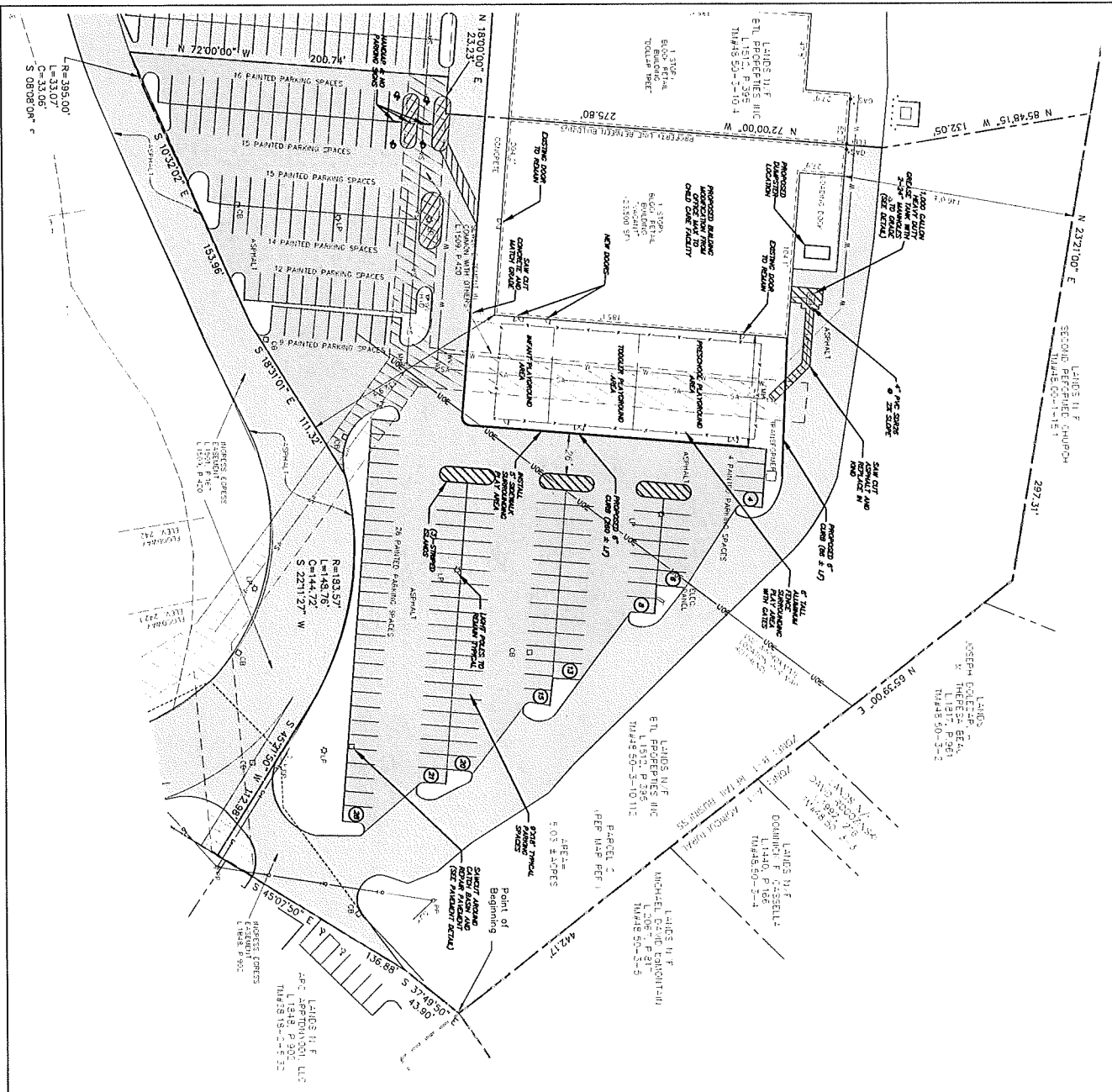
SUBSCRIBED AND SWORN to before me this 2 day of July, 2024

NOTARY SEAL


Notary Signature



Notary Public in and for the State of New York
Residing at: 1416 Curry Rd Rotterdam 11712
My appointment expires: 11/2/25



Cal 811
 800-451-8111
 www.cal811.com

DATE	BY	REVISION

ATTENTION OF THE
 DOCUMENT EXCEPT BY A
 LICENSED PROFESSIONAL
 ENGINEER IS ILLEGAL.

LUIS A. PALSSON, P.E.
 N.Y.S. LICENSE NO. 94579

ABD ENGINEERS & SURVEYORS
 111 West Street, Suite 200
 New York, NY 10038
 Tel: 212-691-1234
 Fax: 212-691-1235

SITE PLAN MODIFICATION
 FOR WMA CENTER
 BTL PROPERTIES INC.
 80 WEST CAMPBELL ROAD

TOWN OF PORTJUNK
 STATE OF NEW YORK
 COUNTY OF DORCHESTER

DATE: MAY 3, 2024 SCALE: 1" = 30' SHEET: 2 OF 2

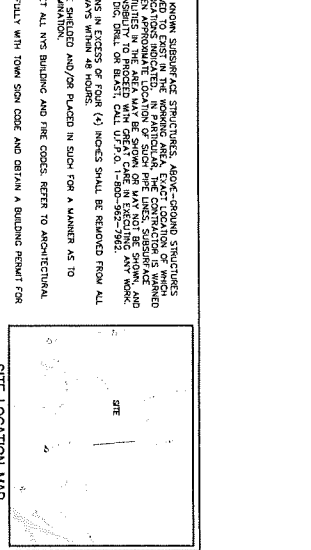
COVERAGE STATISTICS		EXISTING	PROPOSED
BUILDINGS:	23,500 SF	10.9%	23,500 SF
IMPERVIOUS:	116,325 SF	53.8%	116,290 SF
OPEN SPACE:	76,400 SF	35.3%	76,510 SF
TOTAL:	216,225 SF	(4.97 ACRES) 100%	

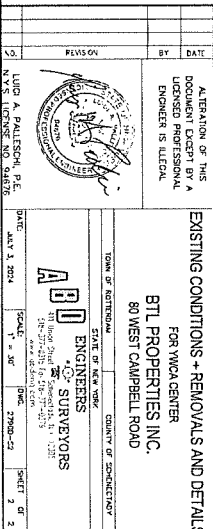
GENERAL NOTES

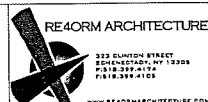
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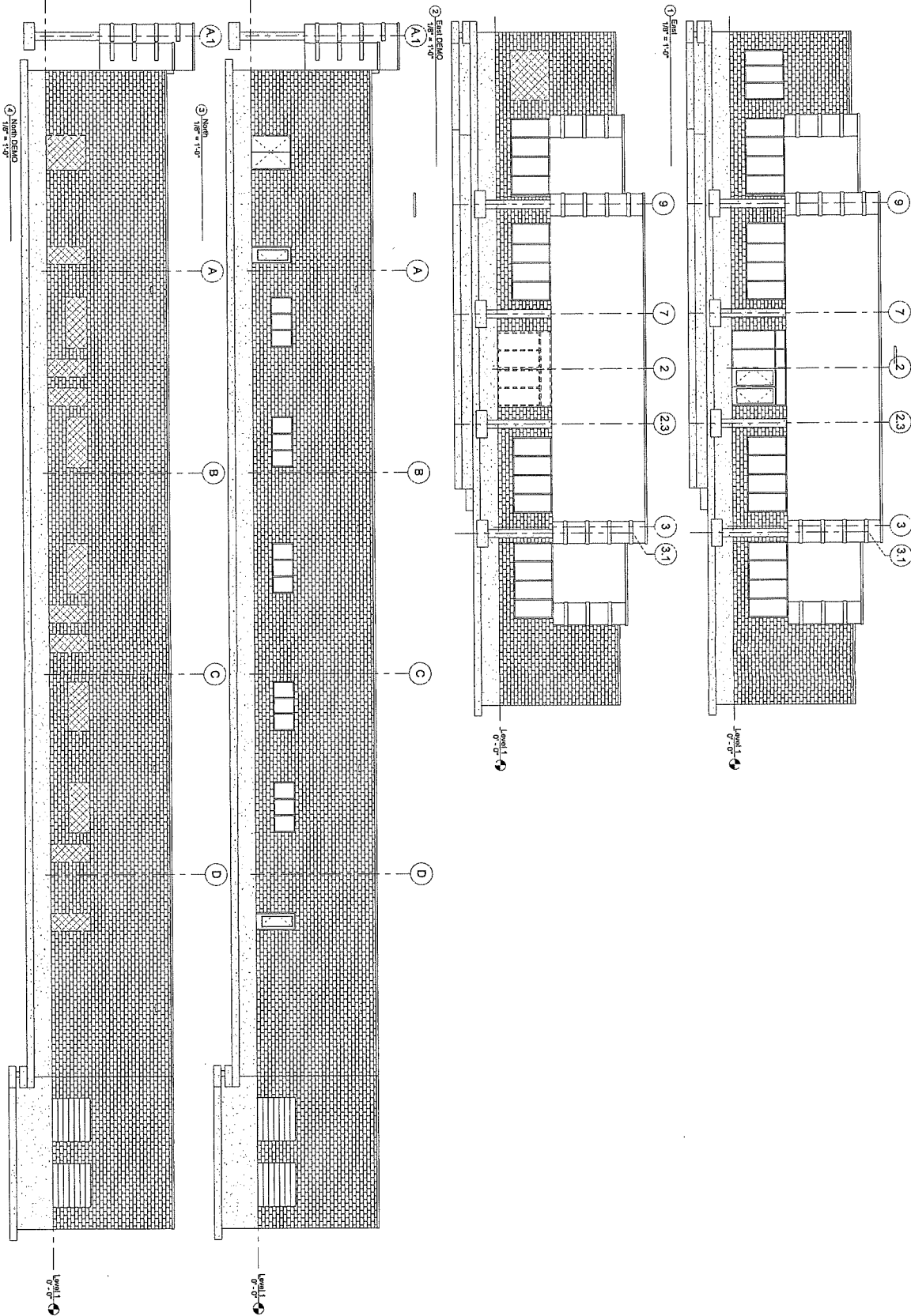
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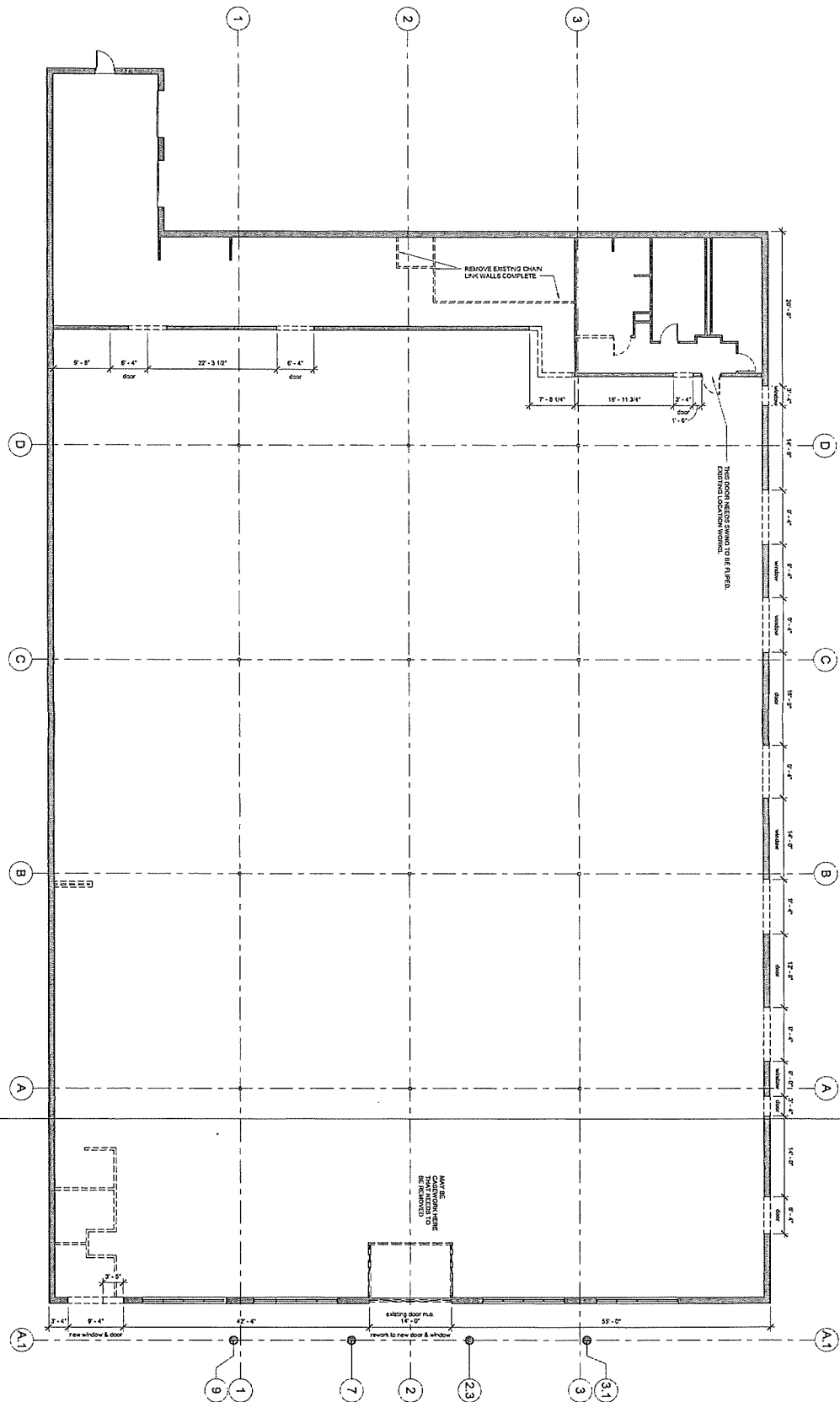
EXTERIOR ELEVATIONS

YWCA Child Care Center @
Office Max
W. Campbell Road
Rotterdam, NY



NO.	DESCRIPTION	DATE
32924		

A200



D100

Designer	
Drawn	
Author	
Checked	
Checker	
Date	
Project	
NO. DESCRIPTION DATE	

Project No.	67152024 10-47-34 AM
Project Name	DEMOPLAN
Project Date	6/15/2024 10:47:34 AM
Project Location	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

Project Name	YWCA Child Care Center @ Office Max
Project Address	W. Campbell Road Rotterdam, NY

RE4ORM ARCHITECTURE

233 CLINTON STREET
ROCHESTER, NY 14608
716.238.4174
716.399.4105
WWW.RE4ORMARCHITECTURE.COM

Sheet

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			
RECEIVED			
Name of Action or Project:			
YWCA Daycare Facility			
JUL 03 2024			
Project Location (describe, and attach a location map):			
80 West Campbell Road			
TOWN OF ROTTERDAM PUBLIC WORKS			
Brief Description of Proposed Action:			
Applicant proposes to redevelop the existing building into a daycare facility with outdoor play areas. Parking lot modifications are proposed and greenspace will be increased. Existing utilities will remain.			
Name of Applicant or Sponsor:		Telephone: 518-374-3394	
Kim Scilliano, YWCA Northeastern NY		E-Mail: kscilliano@ywca-neny.org	
Address:			
44 Washington Avenue			
City/PO:		State:	Zip Code:
Schenectady		NY	12305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Planning Board and Building Department			YES
3. a. Total acreage of the site of the proposed action?			5.0 acres
b. Total acreage to be physically disturbed?			0.9± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			5.0 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name: Aquifer Area Overlay Zone, Reason: Conserve, improve, protect natural resources, Agency: Rotterdam, If Yes, identify: Town of, Date: 4-5-85	NO ☐	YES ☒	
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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☐	YES ☐ ☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	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:	☐	☒
Existing on site stormwater drains.		
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>Van Roll Site on West Campbell Road</i>	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <i>Luigi A. Palleschi, P.E., ABD Engineers & Surveyors, LLP</i> Date: <i>June 17, 2024</i>		
Signature: <i>[Signature]</i> Title: <i>Professional Engineer</i>		

DPW Comments
July 16, 2024

5. Byron Diaz – 2623 & 2611 Guilderland Avenue. Conceptual Site Plan/Special Use Permit/Boundary Line Adjustment review to merge two (2) parcels and redevelop as up to four (4) office units on first floor and up to 12 apartments on the first (2) and second floor (10) with a 60' X 22' addition on a consolidated ±0.62-acre parcel. Engineer: Empire Engineering, PLLC.

1. Provide a Subdivision/Boundary Line Adjustment application. Properties will need to be combined.
2. Applicant should discuss building location with the Planning Commission and access to commercial and residential units.
3. Corridor was recently added to the Main Street Neighborhood Commercial Overlay district that allows for mixed use development. Height in this overlay district has been limited to two story buildings.
4. Property is currently located in the Town of Rotterdam Multi-Modal Study area. Sidewalks will need to be provided. Planning Commission should utilize complete streets policy recently adopted by the Town Board.
5. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist the Planning Commission in the review of the project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Metroplex Development Authority
Fire District #2
Mohonasen School District

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TOWN OF ROTTERDAM
PUBLIC WORKS

All requested information shall be provided and must be filled out by hand or typed
for photocopying purposes

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION

General Information

Legal Owner's Name: Byron Diaz

Mailing Address: 2623 Guilderland Avenue

City: Schenectady State: NY Zip: 12306

Daytime Phone: 845-309-5223 E-mail: upstateconstruction17@gmail.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: Chris Longo

Mailing Address: 1900 Duanesburg Road

City: Duanesburg State: NY Zip: 12056

Daytime Phone: (518) 280-1371 E-mail: clongo@empireeng.net

Project/Proposal Site Area (Acres or sq. ft.): .62 acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.20-2-8 48.20-2-7

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): 2623 & 2611 Guilderland Avenue

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): _____
Mixed-Use building & Two Family home Town water & Sewer

Existing Zoning Classification: B1- Retail Business within the Town Overlay District

School District: Mohonasen

Fire District: District 2

Water Supply Town of Rotterdam

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 planned reconstruction of 2623 Guilderland Avenue will replace what was previously a diner, office spaces and two apartments. 2611 Guilderland Avenue was a two family home. The redevelopment of the properties will greatly improve the appearance of this building and also begin the process to improve this section of the Guilderland Avenue corridor.

- (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:

In this section of Guilderland Avenue there is a mix of retail business, restaurants, two family homes, and single family homes. The planned redevelopment will not diminish and/or the character of adjoining properties. It will great improve this section of Guilderland Avenue.

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

This project will not impede development of neighboring parcels. This project should facilitate further development and clean-up of this section of Guilderland Avenue.

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

Current utilities, water, sewer and access road are sufficient to support this project. Site parking lot drainag will be designed into the project.

- (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, the project design will provide landscaping buffering between the building/parking and Guilderland Avenue to orderly and safe ingress/egress into the parcel.

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

LEGAL INFORMATION

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

Property fronts Guilderland Avenue and is located near the intersection of Visser Avenue

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

Width of property fronting on public road: 172.08 feet on Guilderland Avenue

Attach deed or legal description.

Attach a lease agreement of the proposed site (if applicable). None.

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

Reconstruction of 2623 Guilderland Avenue to include 3-4 office units on the first floor and 10-12 apartments on the second floor. 2611 Guilderland Avenue to be demolished and removed

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

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PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s))

TOWN OF ROTTERDAM
PUBLIC WORKS

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: Byron Diaz

Date: 06/29/24

Address: 2623 Guilderland Avenue

Phone: (845) 309-5223

Schenectady NY

Zip: 12306

[Signature]
*#1 Signature of Owner #1

06/29/24
Date

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 29 day of June, 2024.

NOTARY SEAL

Francis N. Lawryer
Notary Signature

Notary Public in and for the State of New York
My appointment expires: 10/31/25

FRANCIS N. LAWYER
Notary Public, State of New York
Qualified in Schenectady County
4605144
My Commission Expires: Oct 31, 25

Name: _____

Date: _____

Address: _____

Phone: _____

Zip: _____

*#2 Signature of Owner #2

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

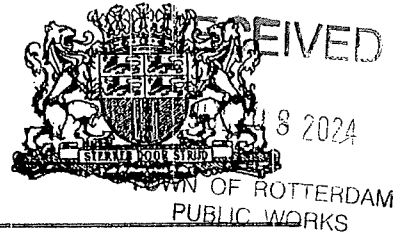
SUBSCRIBED AND SWORN to me this _____ day of _____, 20____.

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, Byron Diaz, being duly sworn declare that I am the
(PROPERTY OWNER)

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

Tax Parcel Number(s): 48.20-2-8 48.20-2-7

I hereby grant Chris Longo Empire Engineering and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): [Signature]

Date: 06/29/24

NOTARY

STATE OF NEW YORK) ss:

COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this 29 day of June, 2024

NOTARY SEAL

Francis N. Langer
Notary Signature

Notary Public in and for the State of New York

Residing at: _____

My appointment expires: _____

FRANCIS N. LANGER
Notary Public, State of New York
Qualified in Schenectady County
4605144
My Commission Expires: Oct 31, 2025

Short Environmental Assessment Form

Part 1 - Project Information

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TOWN OF ROTTERDAM
PUBLIC WORK

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			
2623 Guilderland Avenue - BD Upstate Construction Inc.			
Name of Action or Project: 2623 Guilderland Avenue Town of Rotterdam - Schenectady City School District			
Project Location (describe, and attach a location map): 2623 Guilderland Avenue (48.20-2-8) & 2611 Guilderland Avenue (48.20-2-7)			
Brief Description of Proposed Action: This request is seeking approval for the expansion and total reconstruction of the existing structure located at 2623 Guilderland Avenue. This structure previously housed the Anabelle's Diner, two apartments and office space for the Greco Insurance Company. The project includes restructuring the first floor to include 1-4 mixed-use business spaces and add additional apartments (10-12) on the second floor of the structure. The project also includes the demolition of 2611 Guilderland Ave to provide the required parking to support the project.			
Name of Applicant or Sponsor: BD Upstate Construction Inc. (Byron Diaz)		Telephone: 845-309-5223 or 518-280-9284 E-Mail: upstatecontruction@aol.com	
Address: 3561 Guilderland Avenue			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		0.37 acres	
b. Total acreage to be physically disturbed?		See site plan acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 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): R2 Multi-Family ☐ Parkland			

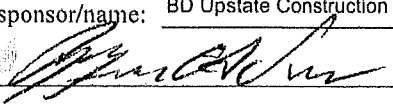
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed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

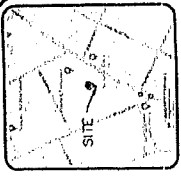
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or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

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>BD Upstate Construction Inc. (Byron Diaz)</u> Date: <u>06/29/24</u>		
Signature: <u></u> Title: <u>President</u>		



SITE LOCATION MAP
SHEET 11.5

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	01/11/2024
2	REVISION 1: CORRECTED MISTAKES	01/11/2024
3	REVISION 2: ADDED NEW INFORMATION	01/11/2024
4	REVISION 3: FINAL REVIEW	01/11/2024

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

DESIGNED BY: [Firm Name]
DATE: 01/11/2024
SHEET 11.5 OF 12

OWNER: [Client Name]
PROJECT: [Project Name]
LOCATION: [Address]

LANDS OF BOU CHAMILL, LLC	DATE: 01/11/2024	SHEET 11.5 OF 12
1111 BOU CHAMILL AVE METTER, ALA 36052	PROJECT: [Project Name]	

PROJECT INFORMATION

OWNER: BOU CHAMILL, LLC
1111 BOU CHAMILL AVE
METTER, ALA 36052
PROJECT: 24.00 AC. PARCEL
4830-2-1-1 & 2

PREPARED BY: [Firm Name]
DATE: 01/11/2024
SCALE: 1" = 40' (PLAN)
1" = 20' (SECTION)

REVISIONS:
1. CORRECTED MISTAKES
2. ADDED NEW INFORMATION
3. FINAL REVIEW

NOTES:
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

GENERAL NOTES:
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3. FINAL REVIEW

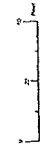
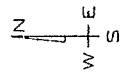
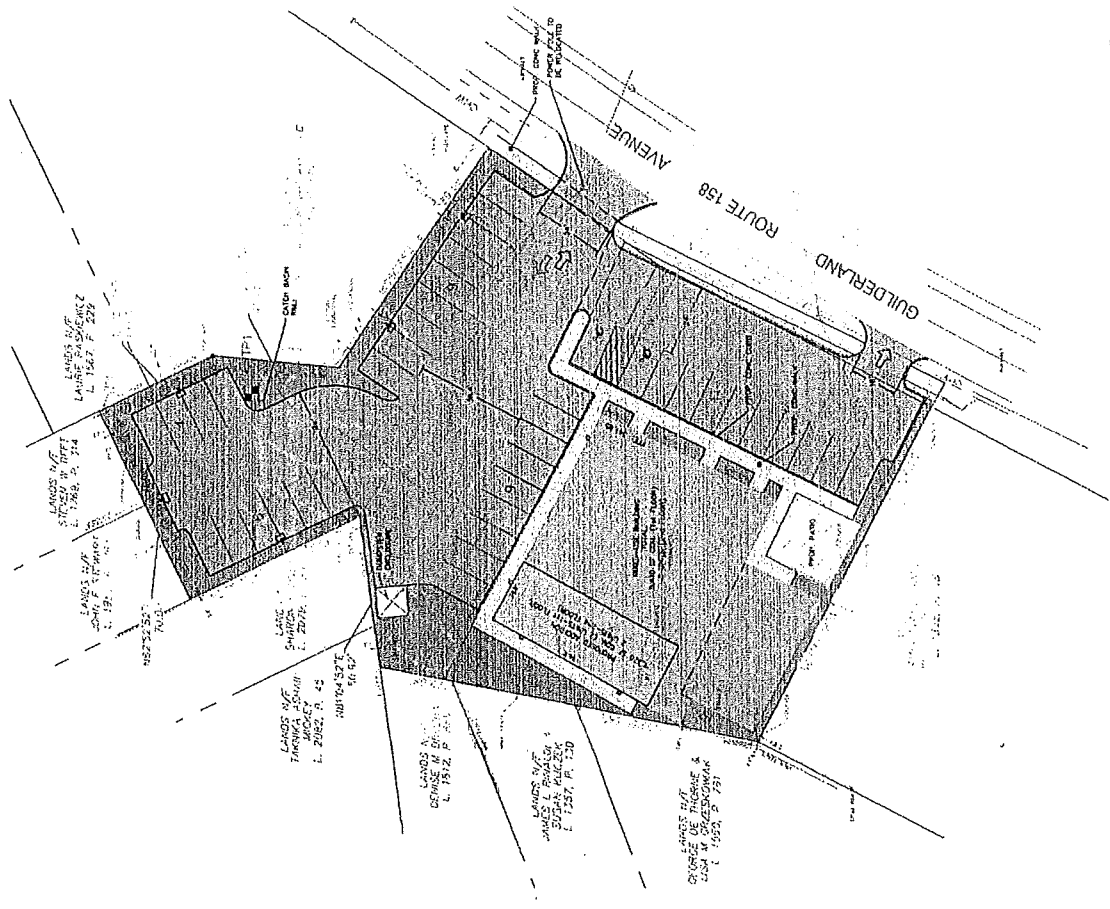
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3. FINAL REVIEW

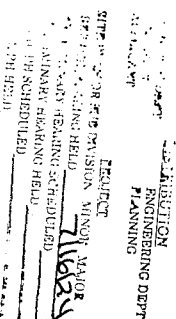
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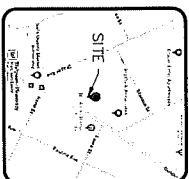
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2623 GUILDERLAND AVE
ROTTERDAM, NY



MIXED-USE DEVELOPMENT
2623 GUILDERLAND AVE
ROTTERDAM, NY

SHEET SCHEDULE		
SHEET NUMBER	TITLE	SHEET #
1	EXISTING CONDITIONS AND DEMOLITION PLAN	V001
2	SITE LAYOUT, LIGHTING AND LANDSCAPE PLAN	C101
3	GRADING, DRAINAGE & UTILITIES PLAN	C102
4	SITE DETAILS	C501
5	SITE DETAILS	C502



EMPIRE ENGINEERING, PLLC
1000 DUANESBURG ROAD
DUANESBURG, NY 12058
PH: (518) 280-1371
EMAIL: CLONOD@EMPIREENG.NET

PRODUCT
LANDS of
BDJ Capital, LLC
3811, 3823 QUILLERLAND AVE.
ROTFENDAAL, NY

RECEIVED
JUL 08 2024
TOWN OF ROTTERDAM
PUBLIC WORKS

Chairman, Rotterdam Planning Commission

Date: _____ *

Site	GUILDERLAND AVE MIXED USE DEVELOPMENT
Issue Date	08/28/2024
Revision	None

DPW Comments
July 16, 2024

- 6. Dan Morelli (Designated Contact) – 1826 Chrisler Avenue.** Sketch Site Plan/Two (2) Special Use Permit review to operate a poultry store and equipment storage business on a ±0.2 acre parcel. Surveyor: Koch Land Surveyor.
1. Project requires two (2) Special Use Permits (Multiple Use and Poultry).
 2. Site is narrow and parking is awkward. Access does not appear to meet standards.
 3. Address handling of animals, operations, and waste disposal.
 4. Adequacy of proposed septic system should be evaluated.
 5. Lighting should be addressed.
 6. Planning Commission should authorize the Chairman to enter into an agreement with a TDE to assist the Planning Commission in the review of the project.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare Lead Agency.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
New York State Department of Agriculture and Markets
Fire District #3
City of Schenectady (239nn)

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: NARENDRA LACHAMAN
Mailing Address: 2706 TURNER AVENUE
City: SCHENECTADY State: NY Zip: 12306
Daytime Phone: (908)367-0813 E-mail: DMORELLI@NYCAP.RR.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: DANIEL P. MORELLI
Mailing Address: 5159 WESTERN TURNPIKE
City: ALBANY State: NY Zip: 12009
Daytime Phone: (518)378-8739 E-mail: DMORELLI@NYCAP.RR.COM

Project/Proposal Site Area (Acres or sq. ft.): 0.20 ACRES / 8,712 SQ. FT.
Assessor Tax Parcel No.(s) of Proposal Site: 49.19-3-18

Adjacent Area Owned or Controlled (Acres or sq. ft.): (SEE ATTACHED SURVEY)
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any): 1826 CHRISTIE AVE.

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

Existing Zoning Classification: I-1 (LIGHT INDUSTRIAL)

School District: MONROES

Fire District: 3

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):

1826 CHRISLER AVENUE

Name of public road (s) providing access: CHRISLER AVENUE

Width of property fronting on public road: 34.87'

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):

SITE IMPROVEMENTS, SEPTIC SYSTEM
POULTRY KILLING + DRESSING (S.U.P.)

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

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

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

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

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

NO, THE OPERATION OF BUSINESS
WILL BE REGULATED BY
LICENSED UNDER A N.Y.S. AGENCY.

- (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, THE PROPERTY IS
ZONED FOR INDUSTRIAL
USE.

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

NO, THE PROPOSED OPERATIONS
ARE LISTED IN THE TOWN
ZONING CODE UNDER SPECIAL USE.

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

YES, THE DEVELOPMENT'S ^{DESIGN}
CURRENTLY UNDERWAY.

- (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, PAVED INGRESS WITH
STRIPED - ADA PARKING.

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: LACHMANI
MARRMOR Date: 07.08.24
Address: 2706 TURNER AVE Phone: (908) 367-0813

SCHENECTADY, NY Zip: 12306

Norinda Lachman Date: 07.08.24
*#1 Signature of Owner #1

Notary
(For Signature #1 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 8th day of July, 2024.

NOTARY SEAL

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

R N Ingraham III
Notary Signature
Notary Public in and for the State of New York
My appointment expires: Aug 26, 2027

Name: _____ Date: _____
Address: _____ Phone: _____
_____ Zip: _____

*#2 Signature of Owner #2

_____ Date

Notary
*(For Signature #2 Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

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

NOTARY SEAL

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

TOWN OF ROTTERDAM



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

LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

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

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

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

Tax Parcel Number(s): 49.19-3-18

I hereby grant DANIEL P. MORLEY and/or their agent(s) to act on my behalf.

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

Signature (Authorized Representative): Marniera Kachhara

Date: 07.08.24

NOTARY

STATE OF NEW YORK ss:
COUNTY OF Schenectady
SUBSCRIBED AND SWORN to before me this 8th day of July, 2024

NOTARY SEAL

[Signature]
Notary Signature

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

Notary Public in and for the State of New York
Residing at: 1416 Curry Rd Schenectady NY 12306
My appointment expires: Aug 26 2027

GENERAL INFORMATION

CABLESTREET PROPERTY OWNER
2700 LAMAR AVENUE
SOUTH BRIDGE, NEW YORK 10006
TAX MAP IDENTIFICATION
470-2-3-8

CURRENT PROPERTY CLASS
433 - AUTO BODY CURRENTLY VACANT

PROPOSED USE OF SITE
POULTRY KILLING & DRESSING PRESENTED WITH SPECIAL USE PERMIT

PROFESSIONAL CERTIFICATION
THIS SITE PLAN WAS PREPARED BY THE OFFICE OF MARETTI DESIGN GROUP, INC. IN THE STATE OF NEW YORK AND IS SUBMITTED TO THE TOWN OF ROTTERDAM FOR REVIEW AND APPROVAL. THE TOWN ENGINEER HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE ZONING LAW AND THE SUBDIVISION MAPS ACT. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SITE STATISTICS

LOT SIZE
LOT SIZE
DISTINGUISHING
CURRENTLY USED
PROPOSED USE
PROPOSED USE
PROPERTY OWNER

BUILDING ZONING

POINT ZONE
MAX. BUILDING HEIGHT
MAX. LOT
MAX. LOT
MAX. LOT

PROPOSED PAVEMENT & GREENSPACE TABULATIONS

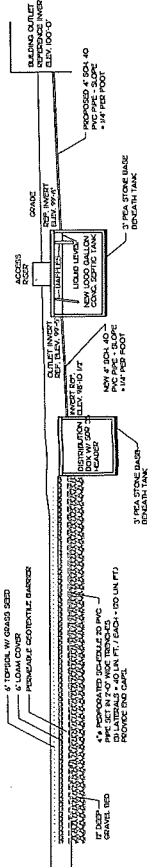
EXISTING PAVEMENT
PAVEMENT / PARKING
CONCRETE WALKS
GREENSPACE
TOTAL

PARKING REQUIREMENTS

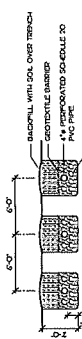
REQUIREMENTS FOR POULTRY KILLING - FOR SECTION 24-04, TABLE 1
10 SPACES FOR 1000 SQ. FT. OF FLOOR AREA + 1000 SQ. FT. + 10 SPACES REQUIRED
PROPOSED ON-SITE
PROPOSED TOTAL

MISCELLANEOUS REQUIREMENTS

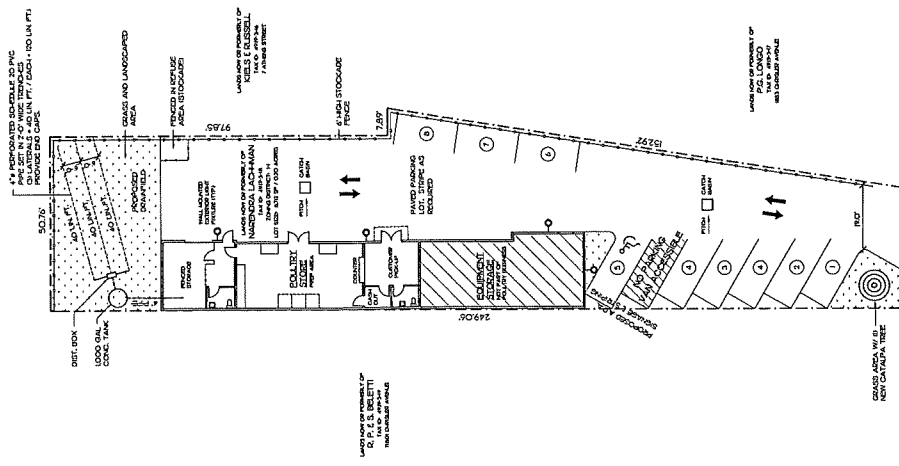
1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROTTERDAM ZONING LAW AND THE SUBDIVISION MAPS ACT.
2. PROPOSED STORMWATER AND DRAINAGE MEASURES SHALL BE IMPLEMENTED.
3. PUBLIC UTILITIES AND A NEW 1000 GALLON SEPTIC SYSTEM SHALL BE IDENTIFIED.
4. AN ENCLOSED REFUSE AREA SHALL BE CONSTRUCTED PER SECTION 24-04 OF THE TOWN ZONING LAW.
5. NEW SITE LIGHTING SHALL BE INSTALLED ON THE FRONT AND SIDE OF THE EXISTING STRUCTURES AND SHALL COMPLY WITH SECTION 24-04 OF THE TOWN ZONING LAW.
6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROTTERDAM ZONING LAW AND THE SUBDIVISION MAPS ACT.
7. PLANNING COMMISSION PRIOR TO INSTALLATION.
8. PROPOSED FENCING SHALL BE INSTALLED ALONG THE REAR AND SIDE OF THE PROPERTY.
9. ALL OPERATIONS RELATED TO THE BUSINESS SHALL BE PERFORMED INSIDE THE ENCLOSED BUILDING ONLY. OUTDOOR OPERATIONS SHALL NOT BE PERMITTED OTHER THAN SCHEDULED DELIVERIES.
10. THE PARKING AREA SHALL BE RE-SURFACED, STIPPED, AND LANDSCAPED PER SECTION 24-04 OF THE TOWN ZONING LAW.



1 PROPOSED SEPTIC SYSTEM DETAIL - PROFILE VIEW
NOT TO SCALE



2 PROPOSED SEPTIC SYSTEM DETAIL - LATERAL SECTION
NOT TO SCALE



CHRISLER AVENUE

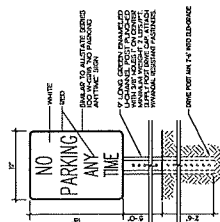
PROPOSED SITE PLAN
SCALE: 1" = 40'

POULTRY BUSINESS for 1826 CHRISLER AVENUE
TOWN OF ROTTERDAM
COUNTY of SCHENECTADY
STATE OF NEW YORK
PROPOSED SITE PLAN

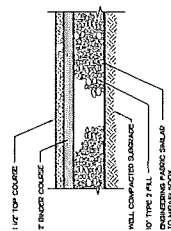
Resident No.	Description	Date
Project No. 0300	Drawing Date: 07-08-24	Issue Date: 07-08-24
	Scale: AS NOTED	Drawn By: JPM
	Checked By: JPM	

Maretti Design Group
1519 Western Avenue
Albion, New York 12009
Tel: (518) 253-4408
Fax: (518) 356-2230

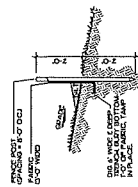
SK1



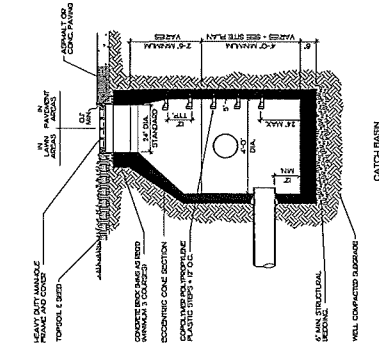
3 SIGNAGE DETAILS
NOT TO SCALE



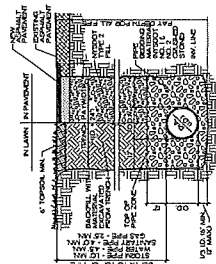
4 ASPHALT PAVING DETAIL
NOT TO SCALE



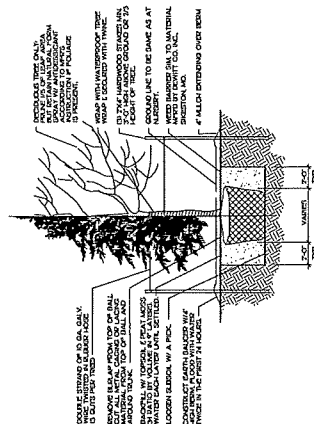
3 Silt Fence Detail
NOT TO SCALE



1 CATCH BASIN AND PIPE TRENCH DETAILS
NOT TO SCALE



FROM TOSNEY



PLANTING DETAIL

[illegible]

Morrell Design & Construction

5159 Western Avenue
Alhambra, New York 12009

Tel: (518) 253-5486
Fax: (518) 256-2220

Project No. 0000
Drawing Date: 07-08-24
Issue Date: 07-08-24
Scale: AS NOTED
Drawn By: DPM
Checked By: MPR

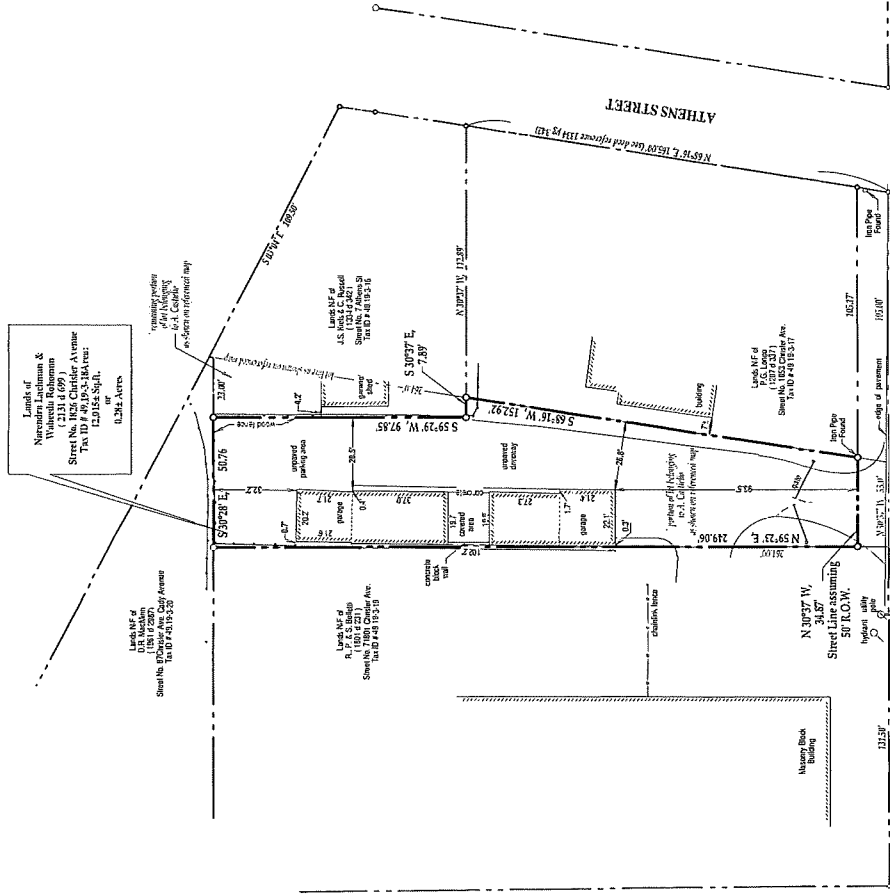
POULTRY BUSINESS for 1826 CHRYSLER AVENUE

TOWN of ROTTERDAM

COUNTY of SCHENECTADY

STATE of NEW YORK

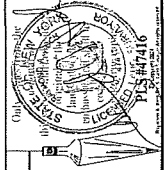
PROPOSED SITE DETAILS



DATE: MAY 30, 2024
SCALE: 1" = 30'

4	STATE OF NEW YORK	SCHENECTADY
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SURVEY OF PREMISES KNOWN AS
STREET No. 1826
CHRISLER AVENUE



RAYMOND A.

Koch^{P.L.S.}
LAND SURVEYOR
133 MOHAWK AVENUE
SCOTTA, NEW YORK 12301

phone: (518) 393-0989 email: kochsurveyor@gmail.com

