

**Town of Rotterdam
Planning Commission
July 14, 2026**

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

Action Items/Discussion:

1. **Neil Persaud – 370 Mariaville Road.** The applicant requests time extension on Conditions #6-7 for a Waiver of Site Plan issued January 6, 2026 (PC2026-W003) to operate a wine and liquor store in an existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store, on a ±0.46-acre parcel.

Waiver(s):

1. **Tomra Recycling, LLC – 31 Opus Boulevard.** Waiver of Site Plan Review for the location of up to six (6) electric fleet vehicle charging stations on a ±4.33-acre parcel. Engineer: Zenobe
2. **Bethel Full Gospel Church – 3669 Guilderland Avenue.** Waiver of Site Plan Review for the location of a ±2,100 square foot single family parsonage for the pastor on a ±43.70-acre parcel. Engineer: Empire Engineering.
3. **Spirit Halloween – 90 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate Spirit Halloween, a costume and accessory retail store, in an existing ±8,500 square foot tenant space (former Average Joe's Gym) from July 1, 2026 to November 15, 2026.
4. **Loyalty Shipping – 1851 Chrisler Avenue.** The applicant requests a Waiver of Site Plan review to operate a shipping/travel agency retail store in existing ±1,060 square foot tenant space on a ±0.39-acre parcel.
5. **Grace West Indian Market (Moonwattie Lakeraj) – 2735 Broadway.** Waiver of Site Plan review to allow the conversion of former ±1,334 square feet audio store into a specialty grocery store on a ±0.15-acre parcel. Architect: SRG Architects.

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

Approval of the Summary of Minutes June 16, 2026

1. **Viewland Cemetery Association – 1330 Putnam Road.** Sketch/Preliminary Site Plan for the construction of a ±1,500 cemetery maintenance/office building on a ±11.4-acre parcel. Engineer: Verity Engineering, D.P.C.
2. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Sketch Five (5) Lot Minor Subdivision & Boundary Line Adjustment of two (2) parcels of property comprising ±98.29-acres for the potential creation of five (5) single family residential building lots. Engineer: Arico Associates

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

Action Items/Discussion:

1. **Neil Persaud – 370 Mariaville Road.** The applicant requests time extension on Conditions #6-7 for a Waiver of Site Plan issued January 6, 2026 (PC2026-W003) to operate a wine and liquor store in an existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store, on a ±0.46-acre parcel.

Waiver(s):

1. **Tomra Recycling, LLC – 31 Opus Boulevard.** Waiver of Site Plan Review for the location of up to six (6) electric fleet vehicle charging stations on a ±4.33-acre parcel. Engineer: Zenobe
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5. **Grace West Indian Market (Moonwattie Lakeraj) – 2735 Broadway.** Waiver of Site Plan review to allow the conversion of former ±1,334 square feet audio store into a specialty grocery store on a ±0.15-acre parcel. Architect: SRG Architects.

EXTENSION OF SITE PLAN APPROVAL

Date: July 14, 2026

PC2026-W31

The Town Planning Commission Office has received a request from the Applicant listed below seeking (1) a retroactive extension of time to satisfy the conditions of final Waiver of Site Plan approval for the below referenced project.

APPLICANT: Neil Persaud
1303 Cypriana Terrace
Schenectady, NY 12306

PROJECT LOCATION: 370 Mariaville Road

APPLICANT IDENTIFIED AS: Owner(s) ☒ Lessee Contract Vendee

REQUEST: The applicant requests time extension on Conditions #6-7 for a Waiver of Site Plan issued January 6, 2026 (PC2026-W003) to operate a wine and liquor store in an existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store, on a ±0.46-acre parcel.

Actions Taken by Commission:

1. The Planning Commission grants the request of the applicant for an extension of time to October 31, 2026 in order to satisfy the conditions of site plan waiver approval to operate a wine and liquor store in existing ±2,729 tenant space, formerly Take it to the Bank Firearms Store on a ±0.46-acre parcel.
2. The Planning Commission grants the request of the Applicant for a reaffirmation of the conditional waiver of site plan approval granted on January 6, 2026, subject to the following condition(s):
 - a. All conditions set forth in the conditional final site plan approval dated January 6, 2026 (Resolution PC2026-W003) not previously satisfied and not specifically addressed herein shall remain in effect and shall be satisfied prior to the issuance on a final certificate of compliance.
 - b. Owner/applicant shall obtain a Plumbing Permit from the Building Inspector and install a new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

The foregoing Planning Commission action took place at the July 14, 2026 public meeting. The Planning Commission hereby authorizes the Commission Chairman to execute modification to Condition #6 & #7 to extend the time period as set forth in Resolution PC2026-W003 to October 31, 2026.

Peter J. Comenzo
Senior Planner

Lynn Flansburg
Planning Commission Chairman

Dear Peter Comenzo,

I hope this email finds you well. My name is Neil, and I am the applicant/owner of 5 Corners Wine & Liquor NY LLC, located at 370 Mariaville Road, Rotterdam, NY 12306. My SLA Application No. is NA-0100-26-203997, currently pending approval before the New York State Liquor Authority.

I am writing to request an extension on the compliance deadlines for the parking lot repair/restriping and the dumpster enclosure installation, both currently due by June 30, 2026. I would like to request these be extended to the end of October 2026.

The primary reason for this request is that my SLA license has not yet been approved by New York State, and the application is still pending before the Full Board. Given that the business cannot legally operate until the license is approved, and the landlord's investment in these site improvements is tied to the business becoming operational, additional time would allow these items to be completed once there is more certainty around the licensing timeline.

If it would be helpful for me to attend the July board meeting in person to provide context or answer any questions regarding this request, I am happy to do so - please let me know if that would be useful.

Thank you for your time and consideration. Please let me know if you need any additional information from me.

Best Regards,

Neil Persaud

5 Corners Wine & Liquor NY LLC

370 Mariaville Road, Rotterdam, NY 12306

RECEIVED

JUN 12 2026

TOWN OF ROTTERDAM
PUBLIC WORKS

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 14, 2026

PC2026-W35

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: Tomra New York Recycling LLC

Attn: Dylan Steyer

ADDRESS: 31 Opus Boulevard
Schenectady, NY 12306

PROJECT LOCATION: 31 Opus Boulevard

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

REQUEST: The applicant requests a Waiver of Site Plan review for the location of up to six (6) electric fleet vehicle charging stations on a ±4.33-acre parcel.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall obtain a Plumbing Permit from the Building Inspector and install a new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 14, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn Flansburg, Chairman
Planning Commission

Town of Rotterdam

Waiver of Site Plan Review Application

Tomra New York Recycling LLC

31 Opus Blvd, Schenectady, NY 12306

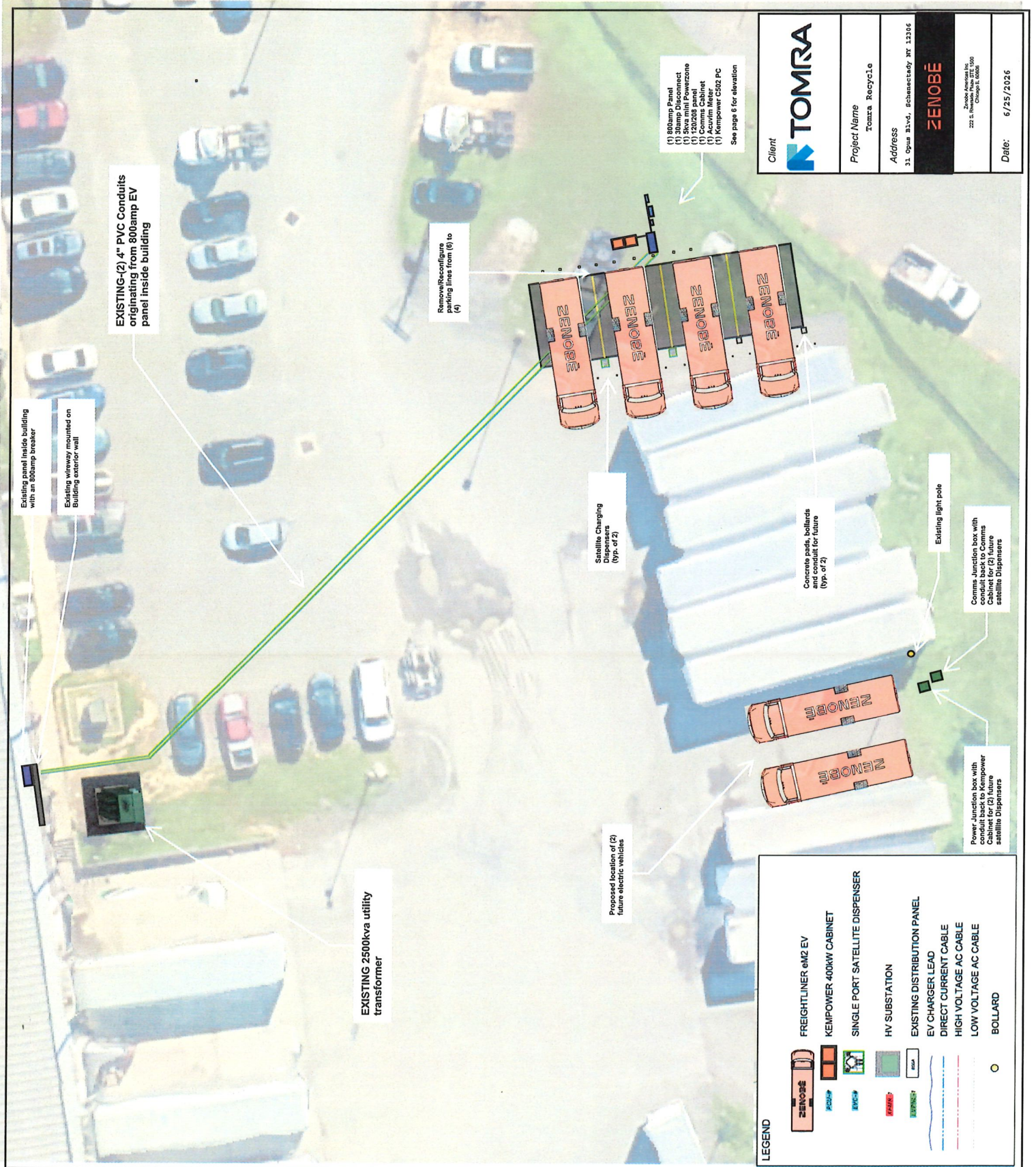
Jun 29, 2026

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.

Tomra New York Recycling LLC (TNYR) is a Schenectady, New York-based cooperative consisting of 14 beverage distributors and Europe-based recycling technology provider TOMRA. It was founded in 1999 and operates under New York's Returnable Container Law (the "Bottle Bill"), which requires distributors to pick up empty bottles and cans from redemption locations for recycling. TNYR has scaled up a pickup service covering 46 New York counties and all of Vermont, serving 338 distributors and a total population of 5.9 million. By consolidating container pickup services, TNYR has created dramatic reductions in fuel consumption and carbon emissions. The company recycles about 2 billion cans annually.

This location is a sorting center, without services to the public and operates Monday-Friday 8am-4pm.

Zenobe North America is the EV developer assisting in the installation of DC Fast EV chargers and deployment of Heavy Duty trucks to further Tomra's commitment to our sustainability targets of reducing Scope 1 vehicle emissions in our business operations.



Client

TOMIRA

Project Name

Tomira Recycle

Address

31 Opus Blvd, Schenectady, NY 12306

ZENOBÉ

2000 American Dr
222 E. Remond Drive STE 100
Chicago IL 60606

Date:

6/25/2026

LEGEND

FREIGHTLINER eM2 EV

KEMPOWER 400KW CABINET

SINGLE PORT SATELLITE DISPENSER

HV SUBSTATION

EXISTING DISTRIBUTION PANEL

EV CHARGER LEAD

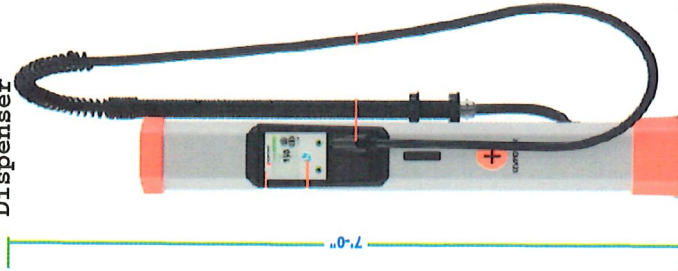
DIRECT CURRENT CABLE

HIGH VOLTAGE AC CABLE

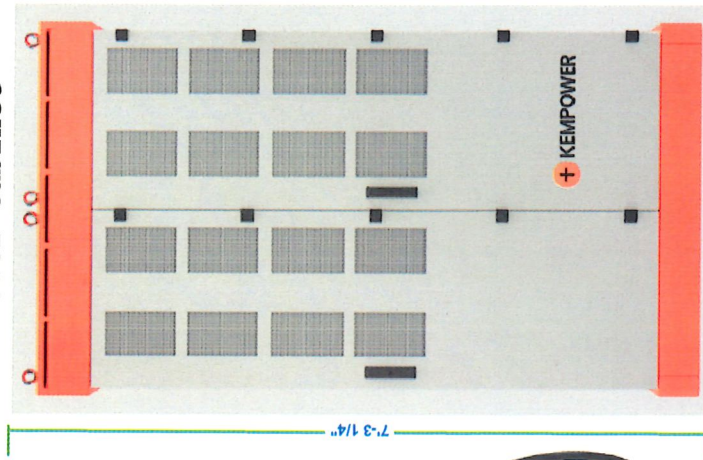
LOW VOLTAGE AC CABLE

BOLLARD

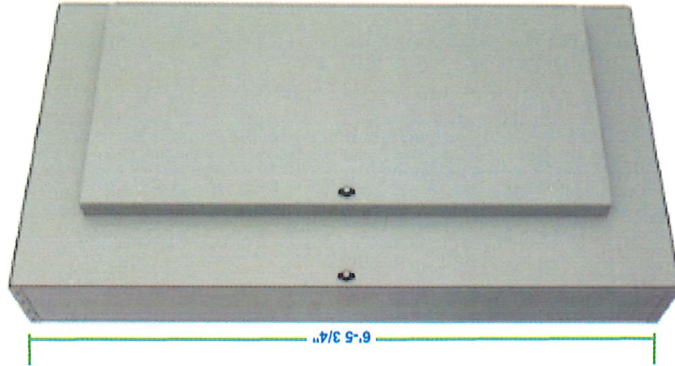
Satellite
Charging
Dispenser



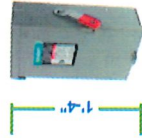
Power Cabinet



800A Panelboard



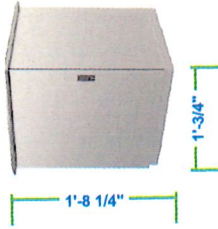
Disconnect



Powerzone



Comms Cabinet



WAIVER OF SITE PLAN REVIEW

Date: July 14, 2026

PC2026-W36

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: Bethel Full Gospel Church **Attn : Steven Foti**
ADDRESS: 3669 Guilderland Avenue
Schenectady, NY 12306

PROJECT ADDRESS: 3669 Guilderland Avenue

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: Waiver of Site Plan Review for the location of a ±2,100 square foot single family parsonage for the pastor on a ±43.70-acre parcel.

Action Taken by Commission:

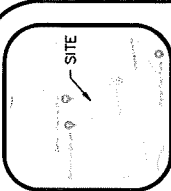
In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. 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.
3. Applicant must receive Highway Work Permits from the New York State DOT for grading, utility, and entryway work onto Guilderland Avenue (State Route 159). Copies of all correspondence with the NYSDOT should be provided to the Town. Prior to the issuance of a Certificate of Occupancy, all work in the NYSDOT right of way must be completed.
4. Owner/applicant shall install new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 14, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn Flansburg, Chairman
Planning Commission



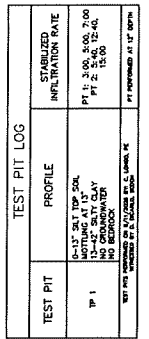
CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095540



EMPIRE ENGINEERING, PLLC
1900 DUANESBURG ROAD
DUANESBURG, NY 12056
PH: (518) 280-1371
EMAIL: CLONGOO@EMPIREENG.NET

CLIENT
BETHEL FULL GOSPEL CHURCH
PROJECT/ADDRESS
3025 GUILDFORD AVE.
ROTTERDAM, NY

SITE PLAN		C101
DATE	DATE	
02/25/2026		
1"=40'		24008



LEGEND

EXISTING PROPERTY LINE
SETBACK LINE
NATIONAL RETAINED PAVING

Schenectady County Department of Health

"Chairman, Rotterdam Planning Commission

WAIVER OF SITE PLAN REVIEW

Date Reviewed: July 14, 2026

PC2026-W32

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: Spirit Halloween
Attn: Lisa Lyons
ADDRESS: 14 Julia Rose Court
Glenmont, NY 12077

PROJECT LOCATION: 90 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner ☒ Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate Spirit Halloween, a costume and accessory retail store, in an existing ±8,500 square foot tenant space (former Average Joe's Gym) from July 1, 2026 to November 15, 2026.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

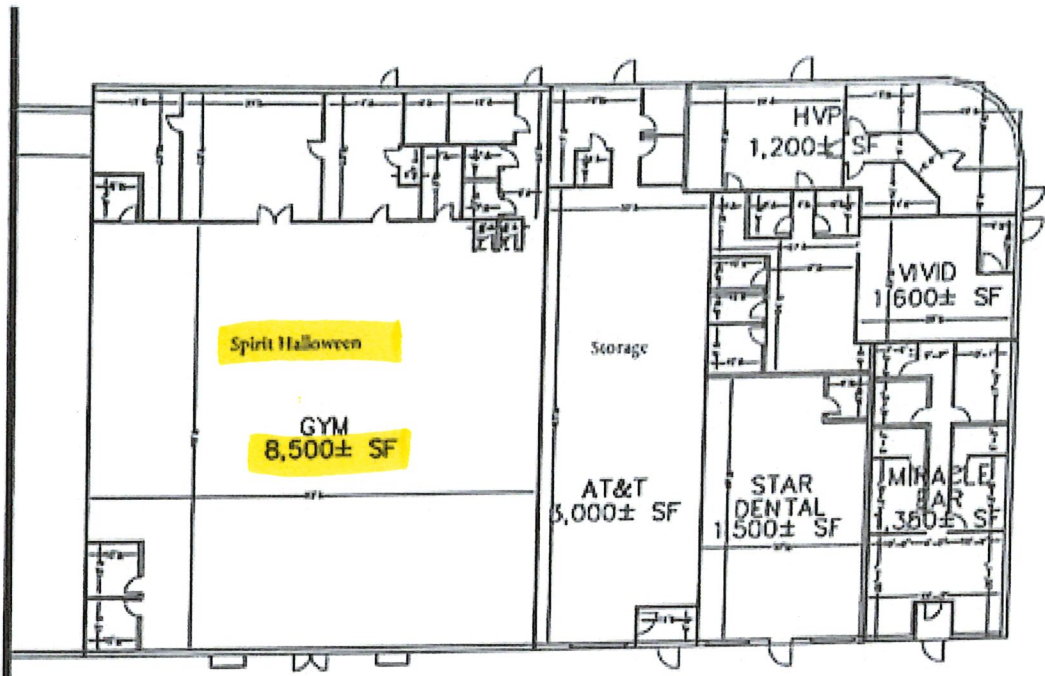
1. Approvals are contingent upon compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and/or Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector/Code Enforcement Officer prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #7 for specifications.
5. Owner/applicant shall obtain a Plumbing Permit from the Building Inspector and install a new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 14, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn Flansburg, Chairman
Planning Commission

Exhibit "A" – Premises Site Plan



SCALE: 1/16" = 1' ±

DATE	BY	REVISION

ALTOUGH OF THE
DOCUMENT BEING BY A
LICENSED PROFESSIONAL
DESIGNER IS ELIGIBLE

FLOOR PLAN
HOLLYWOOD PLAZA
99 WEST CAMPBELL ROAD

TOWN OF ROTTERDAM COUNTY OF SCHENECTADY

WAIVER OF SITE PLAN REVIEW

Date: July 14, 2026

PC2026-W33

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: Andre Alert

D/B/A Loyalty Shipping, LLC

ADDRESS: 906 Pennsylvania Avenue
Schenectady, NY 12303

PROJECT ADDRESS: 1851 Chrisler Avenue

APPLICANT IDENTIFIED AS: Owner X Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a shipping/travel agency retail store in existing $\pm 1,060$ square foot tenant space on a ± 0.39 acre parcel.

Action Taken by Commission:

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

1. Compliance with all NYS Building and Fire Codes.
2. Applicant is permitted to utilize one (1) 8' x 20' storage container to be situated on the Northeast Corner of the property. Additional containers shall not be permitted.
3. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
6. Owner/applicant shall install new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 14, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn Flansburg, Chairman
Planning Commission

Town of Rotterdam:

Public works unit

To Whom It May Concern:

My name is Andre Alert, Owner of Loyalty Shipping, **DBA** Alert's logistics and consulting.

I am seeking permission to operate my business within the town at the attached listed address. My model will be targeting all shippers, domestic and international.

I am currently a shipping and travel agent with two reputable US base companies and will be seeking approval with other domestic companies i.e. UPS and FEDEX upon the approval of this application.

At this location, I would be facilitating the delivery of local and international household cargo along with traveling advising and bookings. Upon the proper certification, I would be providing the service of Notarizing, Faxing, Printing, and Photocopying documents.

All overnight cargo would be stored on the property outside in a metal storage container 8ft in with and 20ft in length.



Respectfully,

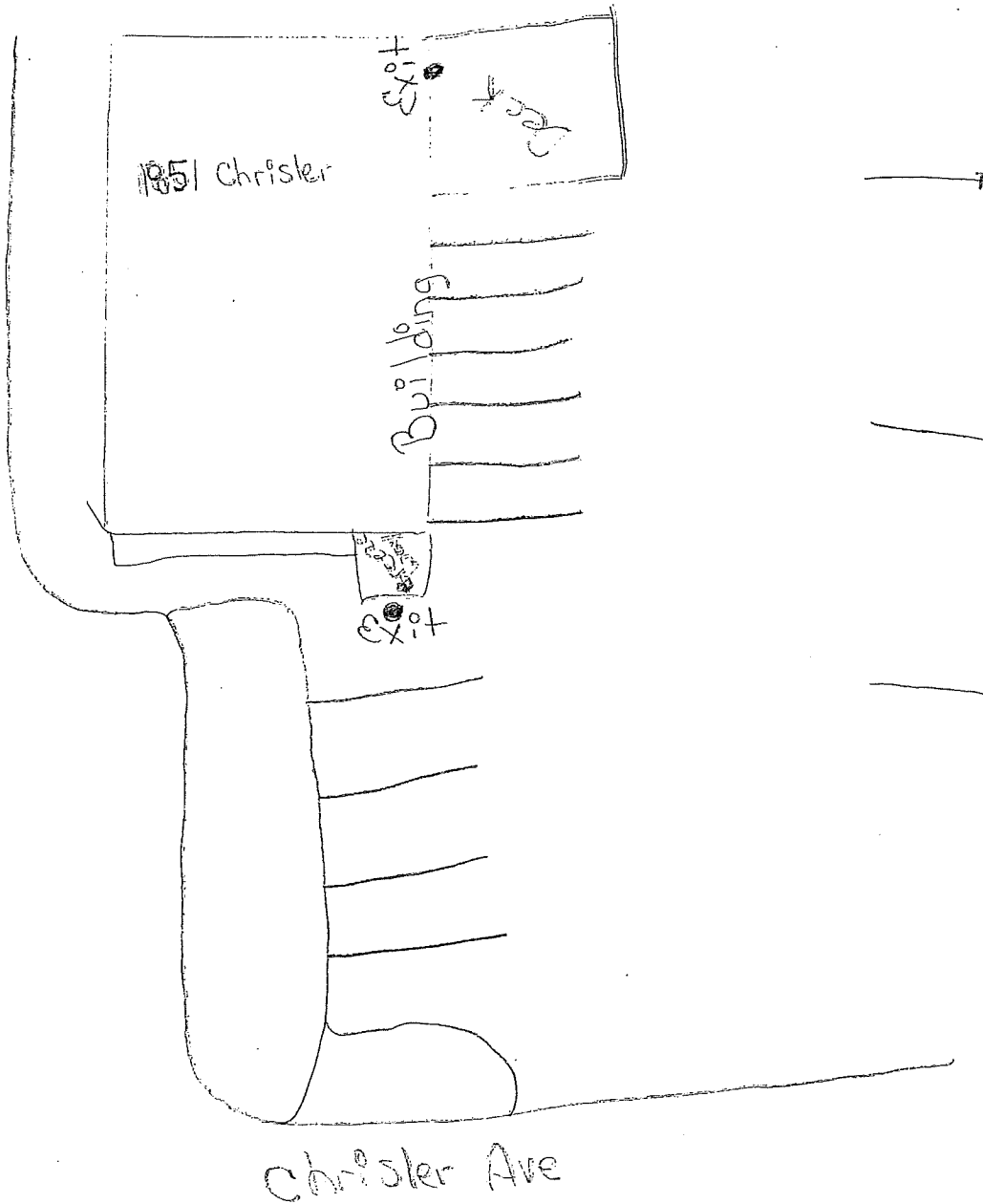
Andre Alert

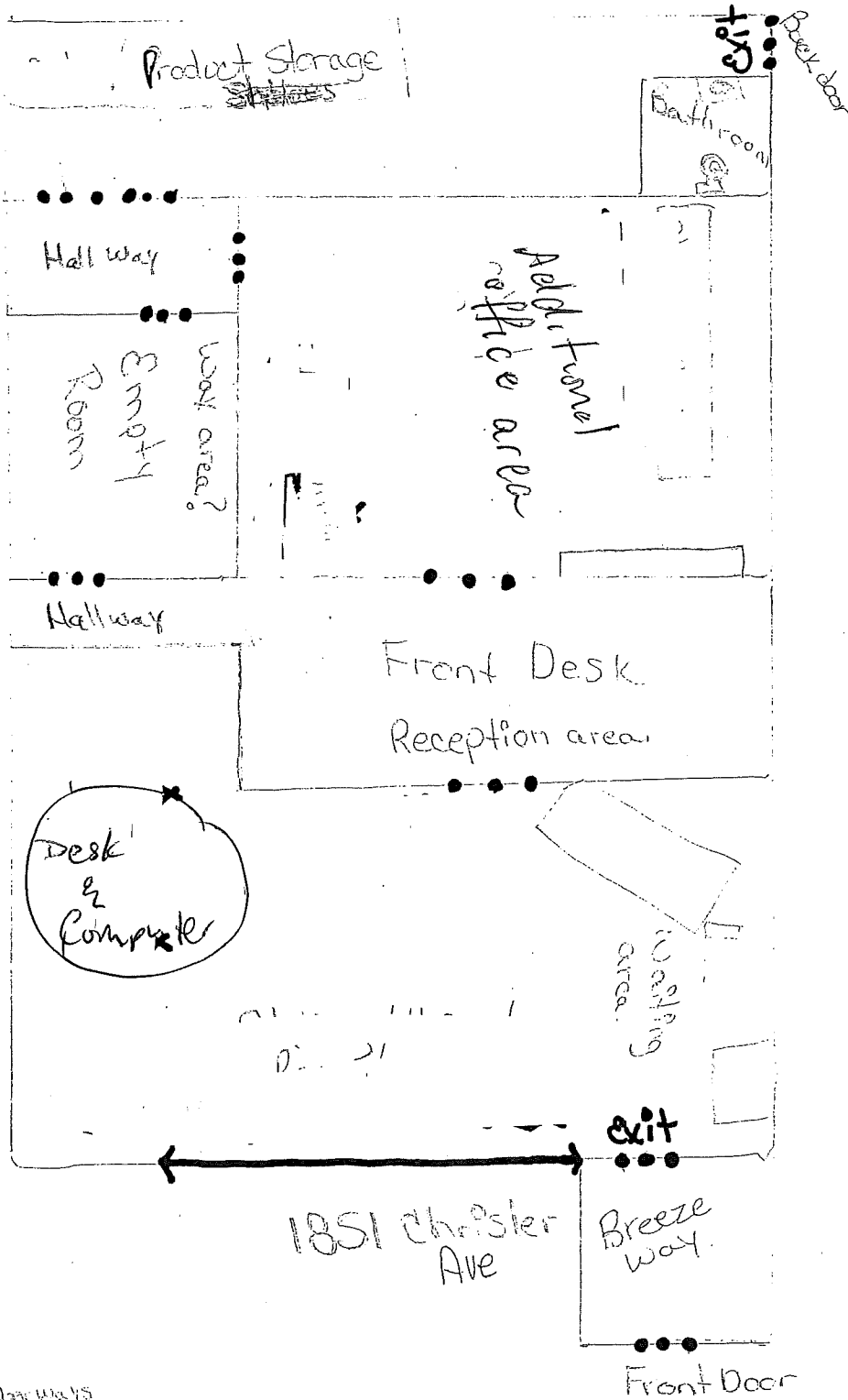
Trash

RECEIVED

JUL 02 2026

TOWN OF ROTTERDAM
PUBLIC WORKS





RECEIVED
JUL 02 2026
TOWN OF ROTTERDAM
PUBLIC WORKS

Doorways

Windows

WAIVER OF SITE PLAN REVIEW

Date: July 14, 2026

PC2026-W34

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: Moonwattie Lackeraj
ADDRESS: 527 Ontario Street
Schenectady, NY 12306

D/B/A Grace West Indian Market

PROJECT ADDRESS: 2735 Broadway

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: Waiver of Site Plan review to allow the conversion of former $\pm 1,334$ square feet audio store into a specialty grocery store on a ± 0.15 -acre parcel. Architect: SRG Architects.

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 shall complete a Certificate of Registration pursuant to Town Code Chapter 137 if applicable.
3. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector.
4. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #3 for specifics.
6. Owner/applicant shall install new water meter on the service connection (Neptune MACH 10 radio read meters with pressure sensing option). Check with DPW for specifics.
7. Owner/applicant shall follow all previous conditions of Site Plan approval from October 7, 2025, PC53-2025 and shall provide the fees and Final Site Plan for signature prior the issuance of a building permit.

The Commission action on the Waiver application took place at the Planning Commission meeting of July 14, 2026 and authorized the Commission Chairman to execute the Waiver. The issuance of this Waiver is contingent upon the applicant complying with all conditions as stated above. Failure to adhere to conditions may result in revocation of Waiver by the Town of Rotterdam Planning Commission and requirement of a full Site Plan.

Peter J. Comenzo
Senior Planner

Lynn Flansburg, Chairman
Planning Commission



SRG
ARCHITECTS

ARCHITECTS
INTERIOR DESIGN
LANDSCAPE ARCHITECTS
2735 BROADWAY
ROTTERDAM, NY 12306
TEL: 518 535 4444
FAX: 518 535 4444



PROPOSED CHANGE OF TENANCY
2735 BROADWAY
ROTTERDAM NY 12306

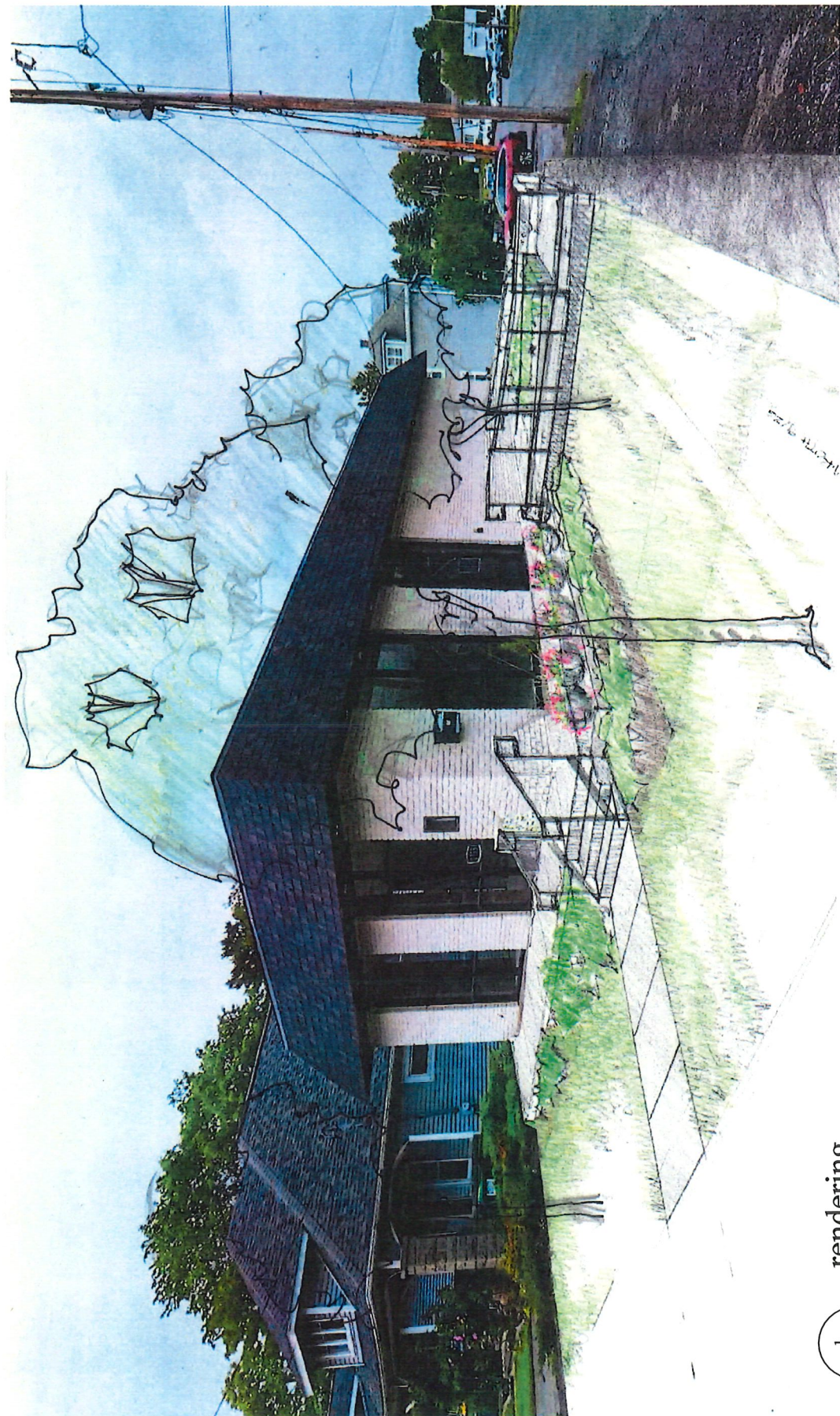
DATE	DESCRIPTION
08/30/2025	AS NOTED
08/30/2025	M. ROTH
08/30/2025	M. ROTH

PROJECT TITLE
RENDERING

SHEET

A-1

2518.02



1 rendering

scale: nts

a-1

DPW Comments
July 14, 2026

1. **Viewland Cemetery Association – 1330 Putnam Road.** Sketch/Preliminary Site Plan for the construction of a $\pm 1,500$ cemetery maintenance/office building on a ± 11.4 -acre parcel. Engineer: Verity Engineering, D.P.C.
 1. Add perc test data to site plan.
 2. Identify landscaping type/size and add to site plan.
 3. Add note to site plan: "All landscaping shall be maintained in perpetuity and all dead/dying landscaping shall be replaced in-kind."
 4. Detail proposed lighting and add to site plan.
 5. If a dumpster is proposed it needs to be shown on the plans and an enclosure provided. Detail on site plan.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. 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
Rotterdam Police Department
Fire District #7



Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181
518.389.7200 | verityeng.com

Project Narrative

Proposed Office/Maintenance Building

Town of Rotterdam, Schenectady County

June 2026

Site Address: 1330 Putnam Road
Schenectady, New York 12306
Tax Map: 48.-1-15.2

Applicant: Viewland Cemetery Association
1330 Putnam Road
Schenectady, New York 12306

Owner: Viewland Cemetery Association
1330 Putnam Road
Schenectady, New York 12306

Design Engineer: Verity Engineering, D.P.C.
P.O. Box 474
Troy, New York 12181

Surveyor: Ingalls & Associates, LLP
2603 Guilderland Avenue
Rotterdam, NY 12306

Zoning: Agricultural (A-1)

Proposed use: Cemetery

Description of Existing Site and Use

The existing ± 11.4 -acre parcel is principally developed as a cemetery and contains a ± 738 square foot (sq. ft.) shed structure. The parcel is zoned Agricultural (A-1), has approximately 972 linear feet (LF.) of frontage along Princetown Road and is situated southwest of Cobblestone Church. The parcel is bounded by a religious use to the east, a commercial use to the south, multifamily use to the west and single-family uses to the north. The parcel is served by municipal water together with private utilities such as electric, gas and telecom.

Description of Proposed Project

The project proposes the construction of a single-story, $\pm 1,500$ sq. ft. building containing a ± 540 sq. ft. office and maintenance garage together with parking, access, utility connections, site lighting, landscaping, and an onsite wastewater treatment system. The development plan will disturb less than one (1) acre and is not considered a land development activity, nor subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require site plan approval and a special use permit from the Town of Rotterdam Planning Commission.

Anticipated Impacts

Surface Water, Drainage, and Stormwater

The parcel's topography gently slopes northeast to southwest. The parcel does not contain a closed drainage system and utilizes sheet flow and soil infiltration to convey stormwater runoff.

Traffic & Access

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. The office will be staffed by one member of the cemetery association by appointment only. Grounds maintenance occurs with one employee on an estimated two-week cycle during the growing seasons.

Water and Wastewater

The project will require water and sewer service connections. A municipal water main exists on the south side of Princetown Road; a 1" domestic water service is proposed to support potable use. Sewer flows will be conveyed to a septic tank and treated by a proposed onsite wastewater treatment system.

Daily domestic water flows are anticipated to be less than 50 gallons per day.

Municipal Solid Waste

The proposed project will generate new sources of solid waste. Private collection services will be not used; trash will be removed and disposed of offsite.

Noise

No nuisance noise is generated from the proposed building with exception of the duration of construction activities.

Visual

The project proposes a single-story building with a gabled roof line and less than twenty (20) feet in height. The building is proposed fifty feet from the front property line.

Lighting

The project proposes new lighting for the proposed parking areas and building mounted lighting for entry ways. All proposed lighting will be LED type, DarkSky compliant, utilizing sharp cutoff fixtures to direct light onto desired areas and not cast light, glare, or reflection onto abutting properties.

Air Quality

The project will have no adverse effect on air quality.

Odor

The project will have no adverse effect on odors.

Miscellaneous Site Information



Parking and Access

Five (5) parking spaces are proposed including one (1) ADA accessible space. Parking demand for a ± 540 sq. ft of office use is six (6) spaces per 1,000 sq. ft. of gross floor area is as follows:

$540 \text{ sq. ft.} / 1000 * 6 \approx 4 \text{ spaces}$

No parking is proposed for the existing cemetery use. Cemetery visits are occasion-based and mourners are able to have direct access to grave sites via existing gravel access roadways, to pay quiet respect and remember loved ones in a peaceful setting. Parking for burials is time-of-need; parking occurs along the designated gravel accessways traversing the cemetery property.

Hours of Operation

The office use will operate by appointment only. Routine cemetery grounds maintenance occurs during the growing seasons roughly every two (2) weeks.

Open Space Preservation/Green Space

Greenspace for the proposed project is estimated to be $\pm 99\%$.



Construction Sequence and Phasing

The project will be constructed in a single phase. The duration of construction is anticipated to be less than four (4) months.

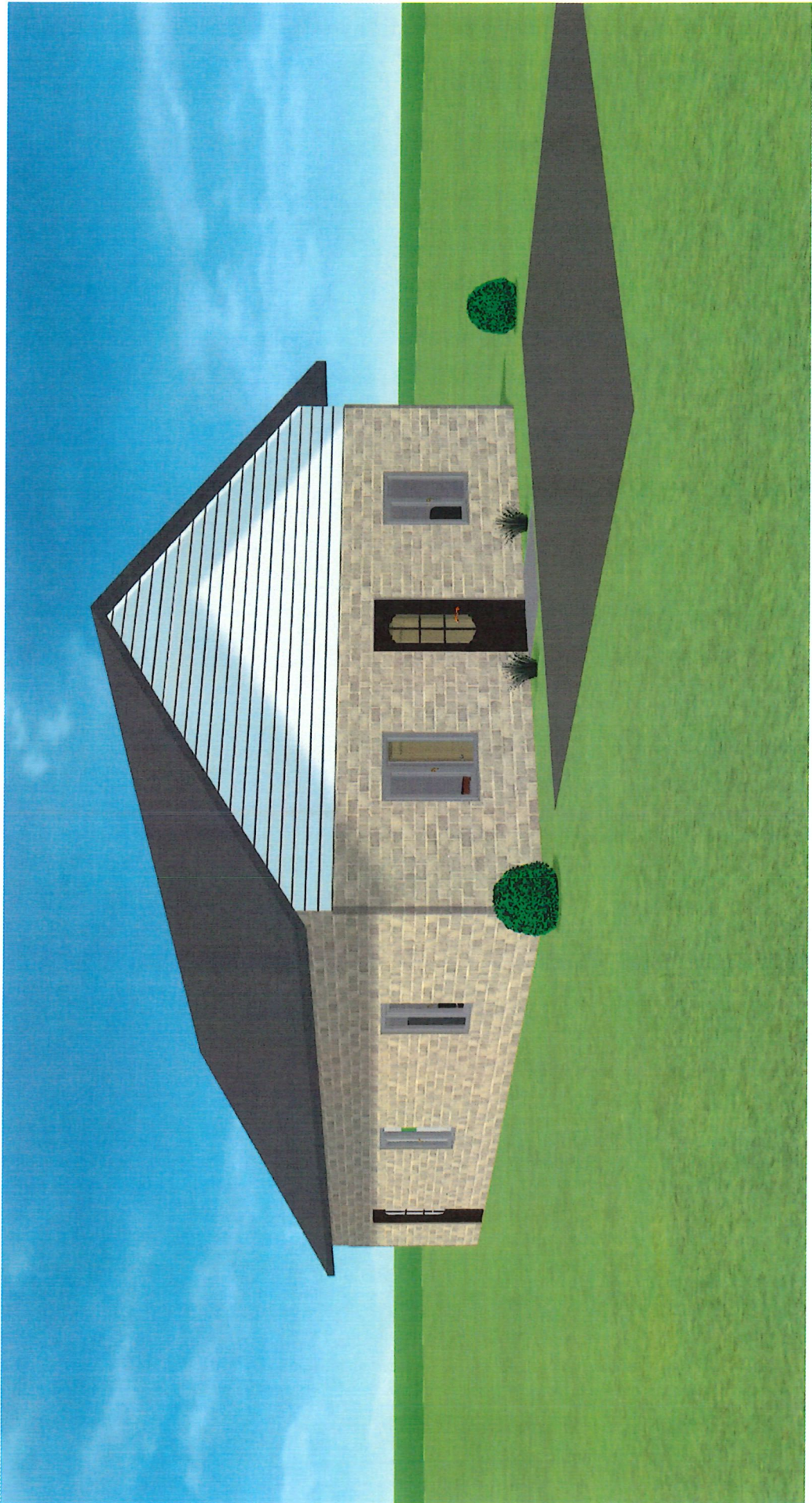
Storage or Disposal of Chemicals

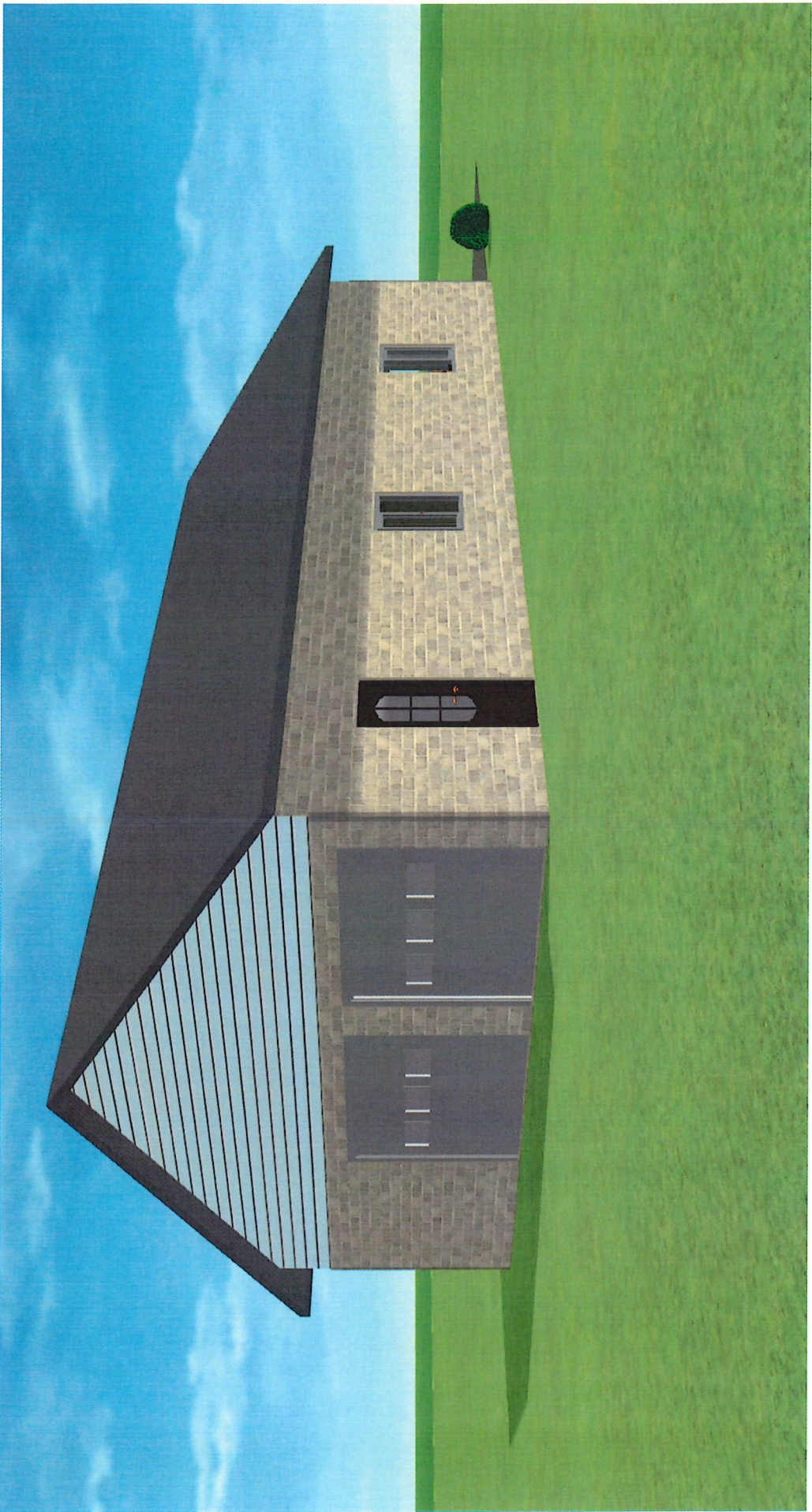
This project does not propose any storage or disposal of regulated chemicals.

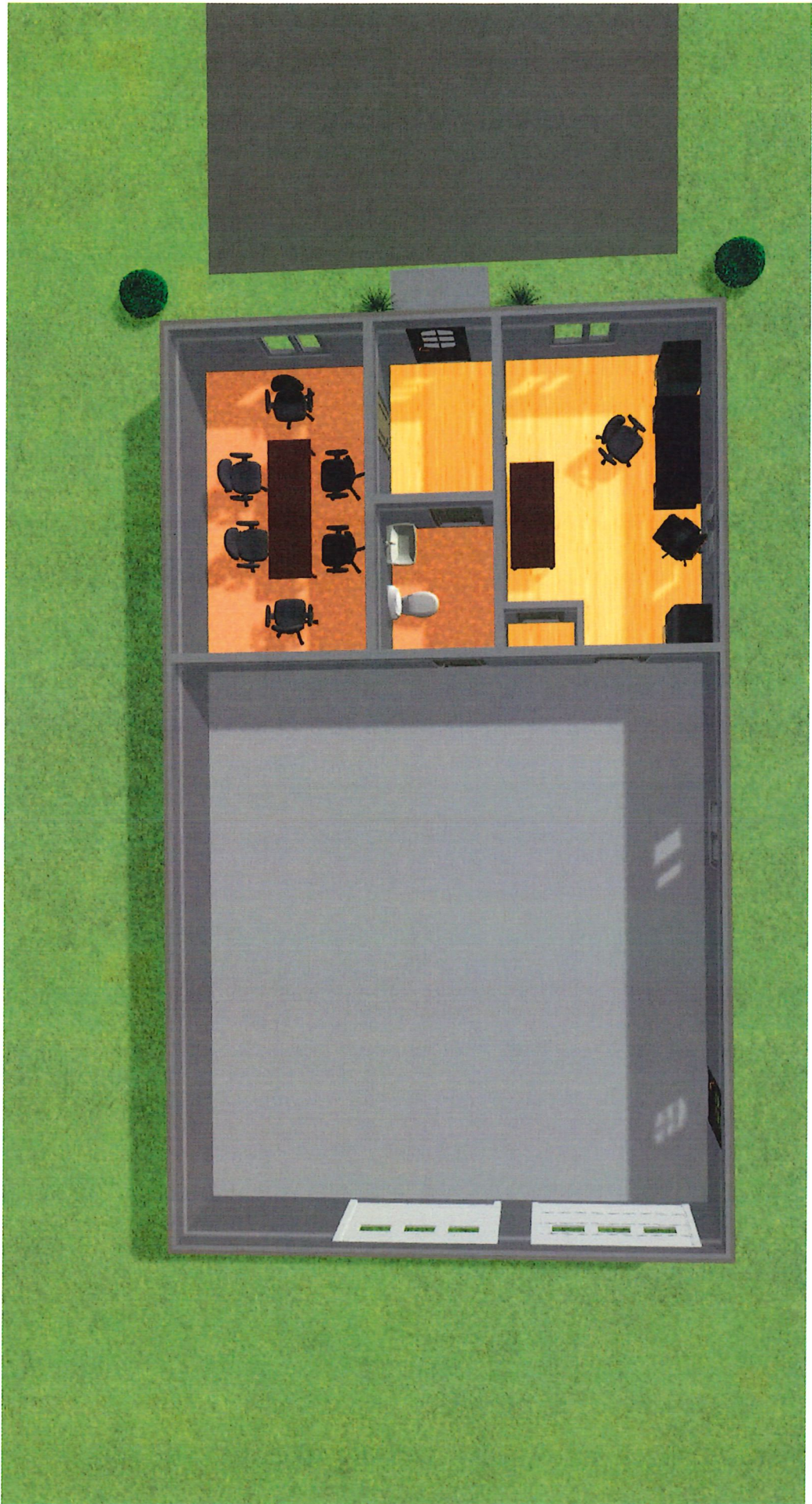
Town Communication Impacts

No known communication devices or needs are proposed at this time.









DPW Comments**July 14, 2026**

2. **Scott Fyvie & Michael Demers - 595 Currybush Road.** Sketch Five (5) Lot Minor Subdivision & Boundary Line Adjustment of two (2) parcels of property comprising ± 98.29 -acres for the potential creation of five (5) single family residential building lots. Engineer: Arico Associates
1. Perc and deep hole tests need to be performed. Alternative engineered systems may be required given the soils in this area.
 2. Applicant should provide lot dimensions and confirm that all lots will conform to the 150-foot road frontage zoning requirements.
 3. A tributary to Becker's Brook exists on this property and is a Class C stream. Applicant should coordinate a site visit to the property with the Town of Rotterdam and NYSDEC to determine exact location of stream (and associated 100-foot buffer), any potential wetlands associated with the stream, and discuss proposed crossing. A NYSDEC permit will be required for any disturbance.
 4. Applicant will need to drill wells to determine availability of potable water quantity and quality.
 5. Planning Commission should authorize the Chairman to enter into an agreement with a Town Designated Engineer to provide engineering services to the Planning Commission to assist in review.

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

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

Schenectady County DPW

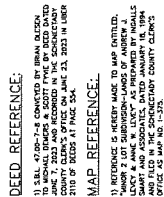
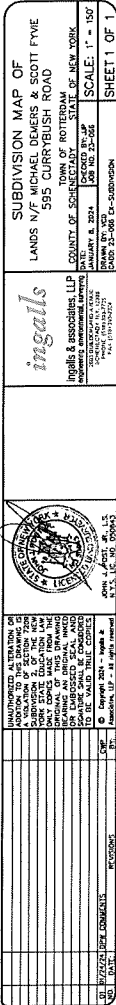
US Department of Army -Corps of Engineers

New York State Department of Environmental Conservation – Region #4

Rotterdam Police Department

Rotterdam Planning Commission

Fire District #6

[illegible]

NOTE: STATISTICS:

ALL SUBJECT PROPERTIES ARE CURRENTLY ZONED AS J-1.1 AGRICULTURAL PER THE TOWN OF PORTERLAND ZONING MAP DATED DECEMBER 2015.

CONCRETE FLOOR AND ZONE ARE AS FOLLOWS:	
AGE	YEAR
IN LOT SIZE	150 FT.
IN LOT WIDTH	200 FT.
IN LOT DEPTH	200 FT.
MAX LOT COVERAGE	50%
MINIMUM BUILDING SETBACK (SIDE/REAR)	
FRONT BUILDING SETBACK	15 FT.
REAR BUILDING SETBACK	15 FT. FROM SIDE BUILDING LINE
REAR BUILDING SETBACK	25 FT. FROM REAR BUILDING LINE
MAXIMUM BUILDING HEIGHT	30 FT.
STORIES NOT EXCEEDING 40 FT.	

NARRATIVE ENGINEERING REPORT

FOR

CURRYBUSH ESTATES

595 CURRYBUSH ROAD

TOWN OF ROTTERDAM
SCHENECTADY COUNTY, NEW YORK

PREPARED FOR:

SCOTT FYVIE
10 ALTON ROAD
ALBANY, NEW YORK 12203

PREPARED BY:

Arico Associates
1407 Route 9, Bld.2, Suite 6
Clifton Park, New York 12065

ARICO ASSOCIATES PROJECT ID: 25.01

JUNE 2026

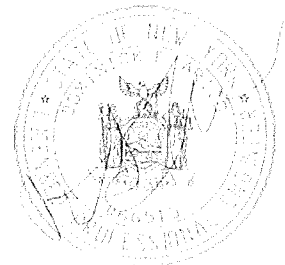


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INTRODUCTION

This Project Narrative and the information that follows represent the proposal for the design and development of a residential project, totaling 98.29± acres, located on the southerly side of Currybush Road in the Town of Rotterdam, Schenectady County, New York. The project is more particularly located just northwest of NYS Thruway Exit 25A and is identified as Tax Map Number 47.-7-8.1 and 8.2 (Coordinates: N42°47'30.44", W74°01'43.11").

The project applicant, Mr. Scott Fyvie (the "Applicant"), is the present owner and is pursuing approvals for a single-family residential subdivision, proposed to be known as Currybush Estates. The subject parcel is entirely located in the A-1 Agricultural Zoning District and presently has a single-family home along Currybush Road. The remaining land is undeveloped.

PROJECT DESCRIPTION

The Applicant proposes to maintain the existing single-family dwelling and propose a development of five (5) additional single family dwelling units. The single-family homes will be comprised of four (4) bedroom units on lots ranging from 5.1± acres to 63.5± acres.

The project site is currently wooded vacant land. The project will have entrances for each dwelling unit along Currybush Road, on-site wastewater disposal systems (OSWT), drilled wells, associated utilities, attached garages, and other amenities. Public water and sewer utilities are not available at the project site.

The development will provide modern, energy efficient residential homes to future residents of the Town of Rotterdam and the surrounding area, which will accent the natural setting of the area while complimenting the surrounding neighborhood and adjacent land uses. The project will add significant tax assessments to the Town and Schenectady County tax base and will thus benefit the residents of the Town of Rotterdam.

The project will be located on the southerly side of Currybush Road and is bounded easterly by Niagara Mohawk Power Corp., Delaware Hudson Railroad Company, Lands N/F of Gary, Paul and Ralph Santoro, and Lands N/F of Devin Rooney; northerly by Currybush Road; southerly by Lands N/F of Gary, Paul and Ralph Santoro and Lands N/F of Sally and Levey Jensen; and westerly by Lands N/F of Sally and Levey Jensen. The subject property begins approximately 1,400-feet southeasterly from intersection of Pangburn Road and lies entirely within the Town of Rotterdam.

ZONING & LAND USE

The project site is located entirely within the A-1 Agricultural Zoning District which, by definition, is zoned for the purposes of single-family residential housing. The surrounding adjacent zoning districts are also entirely within the A-1 District and are presently developed with residential or agricultural uses or are undeveloped.

SOIL CONDITIONS, GROUNDWATER & TOPOGRAPHY

The parcel is undeveloped lands with wooded areas and areas of open brush/meadow. Site topography is moderate with steep slope areas. An unnamed watercourse runs through the property from the west to the east and will be slightly affected by the project's development with a culvert crossing. The property contains Army Corp of Engineers (ACOE) jurisdictional wetlands that primarily run parallel to the watercourse and will not be affected by the development.

Soil information for the site was obtained from the Natural Resources Conservation Service Web Soil Survey for Schenectady County at <http://websoilsurvey.sc.egov.usda.gov>. According to soil mapping and descriptions provided, soil types found on-site generally consist of the Hydraulic Soil Group (HSG) that is primarily HSG-C and underlining HSG-D, also identified as the following: Burdett-Scriba channery silt loams; and Nunda channery silt loam.

The topography of the site is varied, with steep sections and flatter plateaus. Approximately 100% of the site drains to the northeast, collecting within a low area located along the unnamed watercourse. The drainage area of the site is tributary to the Mohawk River. The topography of the property will not require the use of terraces and retaining walls to develop pads for buildings and driveways, though these distinctive site features may be added to enhance aesthetic qualities of the development.

STORMWATER MANAGEMENT & DRAINAGE

To accommodate the proposed development, it may be necessary to have some minor grading around the foundations and drive for each lot. Based on drainage patterns and peak flows compared relatively to pre-developed and post-developed conditions, the improvements being proposed will not affect present or future downstream conditions relative to flow or sedimentation.

Since there is more than 1.0 acres and less than 5.0 acres of land disturbance, a Full Stormwater Pollution Prevention Plan (SWPPP) is not required. Instead, only a Basic Stormwater Pollution Prevention Plan for erosion and sediment controls will be provided. The Erosion Control Plan proposed will represent the suggested best management practices proposed for the project. The Contractor's approach to controlling storm water runoff from the site may vary; however, they must abide by the NYS Stormwater Pollution Prevention Plan (SWPPP) Design Manual, January 2024, in addition to NYS Standard and Specifications for Erosion and Sediment Control November 2016.

The use of erosion and sedimentation controls will be mandatory and must be employed to minimize impacts to adjacent areas during the construction. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts.

WATER SUPPLY

Public water is not available in the immediate area along the perimeter roads. We understand that the Town of Rotterdam has no current plans to extend the public water supply within the immediate area that would make consideration of extending water practical. Therefore, drilled wells will be required for each proposed dwelling. In general, and based on known information of the existing area, drilled wells will be

suitable for residential dwellings.

WASTEWATER DISPOSAL

Public sewer is not available in the immediate area nor is it feasible to extend an existing district. We understand that the Town of Rotterdam has no current plans to extend the public sewers within the immediate area that would make consideration of extending sewers practical. Therefore, on-site wastewater disposal will be required for each proposed dwelling. In general, and based on the known information of the existing soil conditions, it is most likely that the systems will be a raised bed or alternative design system.

OTHER UTILITIES

Electric, cable and telephone are all available by their respective suppliers along roadways of the development area and there is no indication that there will be any restrictions to providing services. There are no natural gas services within the immediate area, therefore household utilities will be either propane gas or electric. The costs to extend these utilities to the development would be the developer's responsibility.

ROADWAYS & TRANSPORTATION

The subject parcel has frontage on one (1) public road, Currybush Road. Access to each proposed building lot will have one access point from Currybush Road via a private drive. Considering the location of other main arterials in the area, it is not anticipated that peak and off-peak vehicle trips will have an appreciable impact to the present traffic conditions of the neighboring community.

COMMUNITY SERVICES

The Project will have only a slight impact on police, fire, and emergency medical services. These services already exist within the Town and cover the development area. No new equipment or personnel are required because of the proposed development.

The Project has the potential to add school age children to the Rotterdam School District. Planning guidelines indicate that the development may generate 1.5 school age children per dwelling unit. The Rotterdam School District would appear to have the capacity to accept additional students. This impact is considered to be minimal and could be offset by the additional school tax revenue generated by this project.

VISUAL, NOISE, ENVIRONMENT AND MISCELLANEOUS

Adjoining parcels of land that are presently developed support residential-type development, thus mitigating any concern relating to visual and noise impacts. This development is comparable to the adjoining properties and should not have an appreciable impact relative to visual aesthetics and noise.

The proposed development will have a minimal to slight impact on the environmental character of the property. Development is proposed to occur in the meadow-brushy areas of the property, while preserving, to the greatest extent possible, the existing wooded area. The watercourse buffer area will

also be preserved to the greatest extent possible. The development proposes just under 5 acres (5±%) of the total project site to be disturbed between improvement from buildings, driveways, grading and OSWT system. Remaining areas not to be disturbed of 93± acres will remain in its present condition.

The site and buildings may be terraced in some locations for the single-family units, to take advantage of the parcel's topography. Parking has been provided at a ratio of 2.0 spaces per unit incorporating garage parking and driveway parking.

SOLID WASTE DISPOSAL

Solid waste collection will be by an independent and qualified refuse contractor. In 2006, the United States Environmental Protection Agency (USEPA) estimated that the national per capita garbage generation rate was 4.6 pounds per person per day and the recycling rate was 1.5 pounds per person per day. Therefore, the discard rate after recycling was 3.1 pounds per person per day. Assuming one person per bedroom, on average, the total Project discard rate at full buildout would be (3.1lb/day x 6 homes x 4 bedrooms) = 74.4 pounds per day, or 1.1± tons per month. The cart hauler services will be contracted with a private company. Based on the amount generated and type of use proposed, it is anticipated that the solid waste produced will have no appreciable impact on the community's existing services.

DEVELOPMENT IMPACTS AND MITIGATION TO ADJACENT NEIGHBORHOODS

The proposed development will be consistent with the existing residential and other uses located along Currybush Road and the surrounding area. The development is bounded by topographic conditions and a substantial wooded/brush area. Lands to the west and south are comprised of single-family lots and agricultural areas. Existing developments in the adjacent zoning districts are predominately residential, agricultural or undeveloped. The property located along the southerly boundary is wooded, undeveloped lands with challenging topographic conditions. The phasing of the project will reduce the impact caused by construction vehicle traffic. Standard work-zone traffic control practices will be employed to minimize these disruptions and provide safe travel during these temporary periods.

CONCLUSIONS

The conditions outlined in this report represent existing and proposed conditions and engineering and planning methods for the development of this site. It is believed that this project will not result in significant adverse effects on the environment and that it will not pose detrimental impacts on water, sewer, drainage, traffic, noise, visual or other impacts on the adjoining properties or to the community.