

**Town of Rotterdam
Planning Commission
January 20, 2026**

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

Waivers:

1. **Naeem Abbas (lessee) – 2697 Hamburg Street.** Waiver of Site Plan Review to operate a convenience store in an existing ±2,337 square foot commercial building on a ±0.32-acre parcel.

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

***Tentative Town of Rotterdam Planning Commission January 20, 2025
Approval of the Summary of Minutes January 6, 2025***

1. **Patricia McGuinness (Owner)/Yara Auto Group LLC (Lessee) – 1750 Chrisler Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to operate a motor vehicle repair establishment and motor vehicle sales in existing ±1,800 square foot building on ±a 0.36-acre parcel. (*Tabled from 1 6 26*)
2. **Primax Properties, LLC (Contract Vendee) – 774-778 Duanesburg Road.** Preliminary Site Plan review for the proposed construction of a ±21,930 square foot retail building on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.
3. **Hatchet Hardware – 80 West Campbell Road.** Preliminary Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. ABD Engineers, LLP.

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

Waivers:

1. **Naeem Abbas (lessee) – 2697 Hamburg Street.** Waiver of Site Plan Review to operate a convenience store in an existing $\pm 2,337$ square foot commercial building on a ± 0.32 -acre parcel.

WAIVER OF SITE PLAN REVIEW

Date Reviewed: January 20, 2026

PC2026-W007

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: Naeem Abbas
ADDRESS: 276 Old Loudon Road, Apt. 4d
Latham, NY 12110

PROJECT LOCATION: 2697 Hamburg Street

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

REQUEST: The applicant requests a Waiver of Site Plan Review to operate a convenience store in an existing ±2,337 square foot commercial building on a ±0.32-acre parcel.

Action Taken by Commission:

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

Conditions imposed, if any, are as follows:

1. Applicant must obtain a 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.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Owner/applicant shall install Knox box. Please contact Fire District #2 for specifications.
4. Owner/applicant shall install a water meter that reads in gallons with an outside reader without a wand to read prior to the issuance of a Certificate of Occupancy.
5. Parking lot shall be repaired, seal coated, and striped including ADA compliant parking spaces, access isle, & signage no later than June 30, 2026.

The Commission action on the Waiver application took place at the Planning Commission meeting of January 20, 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 M. Flansburg, Chairman
Planning Commission

ALAN R. RHODES
J. LAWRENCE PALTROWITZ
MALCOLM B. O'HARA
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JOHN D. WRIGHT
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OF COUNSEL
ROBERT S. McMILLEN
RETIRED
RICHARD J. BARTLETT
1926-2015
PAUL E. PONTIFF
1930-2021
ROBERT S. STEWART
1932-2001
PHILIP C. MCINTIRE
1943-2025

SERVICE BY E-MAIL, FAX OR OTHER FORMS OF ELECTRONIC COMMUNICATION
NOT ACCEPTED

January 8, 2026

Planning Commission
Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Blvd
Rotterdam NY 12306

Re: Waiver of Site Plan Application- 2697 Hamburg Street
Tax Map Parcel 59.15-5-35.1

Dear Town of Rotterdam Planning Commission:

Please be advised that represent the owner of the above mentioned property Shahzad Khurram Pervezbutt. He has entered into a lease with Naeem Abbas for the subject property to utilize it as just a convenience store. The lease is for a ten year term. This matter was reviewed by the Planning Commission as a convenience store in March of 2023, but had received approval last year for a Smoke Shop use. The Tenant will continue to not utilize the site for the sale of gasoline or diesel.

The new proposed use of the property would operate with 3 employees and will be able to host 12 customers at a time. The hours of operation have yet to be determined but will reflect normal conforming retail business hours.

The property has the adequate utilities, access roads, and drainage provided already. The property has two access points on two different roads. The property also has proper drainage as well. The property also has more than adequate off- street parking for the proposed change of use.

Lastly, adequate measures have been taken to provide ingress and egress in order to minimize traffic congestion into the public street. The proposed change in use should not generate any additional increase in traffic. The entrance to the parking lot is over 90 feet wide which makes for easy ingress and egress without generating traffic.

Page Two
January 8, 2026

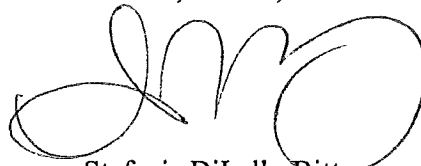
Please advise if a waiver of Site Plan can be obtained with the information provided. I have enclosed the following

- (1) Waiver of Site Plan Review Application;
- (2) Special Use Approval;
- (3) Deed
- (4) Building Permit Plans and Application
- (5) This letter incorporates the narrative as to the proposed Use
- (6) \$100 fee

If anything further is needed, please contact me.

Sincerely,

Bartlett, Pontiff, Stewart & Rhodes, P.C.

A handwritten signature in black ink, appearing to read 'Stefanie DiLallo Bitter', with a large, stylized initial 'S'.

Stefanie DiLallo Bitter

Direct Line: (518) 832-6419

Direct E-mail: sdb@bpsrlaw.com

ENCLOSURE
873553

DPW Comments
January 20, 2026

1. **Patricia McGuinness (Owner)/Yara Auto Group LLC (Lessee) – 1750 Chrisler Avenue.** Waiver of Site Plan/Special Use Permit Public Hearing to operate a motor vehicle repair establishment and motor vehicle sales in existing ±1,800 square foot building on ±a 0.36-acre parcel. *(Tabled from 1 6 26)*
 1. Final Fees Due:

Advertising	\$53.35
Special Use Permit	<u>\$500.00</u>
Total	\$553.35
 2. Building inspector conducted a site visit on January 14, 2026, and met with property owners. A two-bay motor vehicle repair and body shop exists, and minor repairs are being conducted. Owner was advised as to what steps need to be taken to bring the shop up to code.
 3. Both McGuinness and Yara Auto Group will need to be inspected and brought up to code prior to the issuance of a Certificate of Compliance by the Building Department.
 4. A Knox Box shall be installed prior to the issuance of a Certificate of Compliance. Check with Carman Fire District for specifications.
 5. The two (2) temporary garage structures with no doors on the south side of the property must be removed no later than June 30, 2026. Failure to do so will result in revocation of the Special Use Permit.
 6. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector prior to operation.
 7. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
 8. Outdoor vehicle sales areas should be kept in a neat and orderly fashion. No storage of vehicles is permitted outside of the sales area.
 9. No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked on the County Road right-of way.

McGuinness/Yara Auto Group

DPW Comments

January 20, 2026

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10. Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale.
11. Property shall not contain any banners, balloons, or any other types of temporary signage. For automobile sales, signage is limited to vehicles on display for sales purposes only or as permitted on the building or freestanding sign in conformance with the Town Sign Code Chapter 270-151.
12. All storage of materials and equipment shall be within the principal building, except for refuse and trash, which shall be stored in closed containers.
13. All repairs shall be performed within the principal building on the premises in the areas designated as service bays only.
14. Motor vehicle body work shall be limited to the western bays of the building and be in conformance with all local and state codes.
15. A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation.
16. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.

DPW Comments January 6, 2026

Final Fees Due:	Advertising	\$53.35
	Special Use Permit	\$500.00

1. Temporary garages structures that are listed for sale must be removed from the property prior to the issuance of a certificate of compliance.
2. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Outdoor vehicle sales areas should be kept in a neat and orderly fashion. No storage of vehicles is permitted outside of the sales area.

McGuinness/Yara Auto Group
DPW Comments
January 20, 2026

Page 3

5. No parking of vehicles for employees or vehicles to be serviced shall be permitted to be parked on the County roadway right-of way.
6. Vehicle display shall be limited to areas as depicted on the site plan. Areas not designated on the site plan as outdoor vehicle sales shall not be utilized to display vehicles for sale.
7. Area shall not contain any banners, balloons, or any other types of temporary signage and is limited to vehicles on display for sales purposes only.
8. All storage of materials and equipment shall be within the principal building, except for refuse and trash, which shall be stored in closed containers.
9. All repairs shall be performed within the principal building on the premises in the areas designated as service bays only.
10. No body work or auto painting shall be performed on-site.
11. A water meter must be installed prior to the issuance of a Certificate of Compliance. Check with DPW for specifications on meter prior to installation.
12. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.

SEQR Type 2 Action – NYCRR 617.5 (C) 18

DPW Comments
January 20, 2026

2. Primax Properties, LLC (Contract Vendee) – 774-778 Duanesburg Road.

Preliminary Site Plan review for the proposed construction of a ±21,930 square foot retail building on a combined ±13.01-acre parcel. Engineers: Bohler Engineering.

1. See enclosed comment response letter from Bohler dated January 2, 2026 and TDE review letter from LaBella dated January 15, 2026.
2. Landscaping (trees) and vinyl privacy fencing should be added to the northern property boundary with the Lands N/F of Dykeman.
3. Eliminate low lying landscaping island on the southwest corner of the paved parking area and replace with trees/grass for ease of maintenance.
4. Privacy fencing should be extended along the western property boundary with the Lands N/F of Inglis.
5. Center islands in parking lot should be curbed and contain two (2) deciduous trees in each island. Consideration should be given to add landscaping or greenery along building.

270-149 Off-street parking.

D. Landscaping. Parking areas with more than 12 spaces shall be landscaped over not less than 10% of the total interior area of the parking lot. Landscaping and planting areas shall be dispersed throughout the parking lot. Required screening and side yards may be considered as a part of the interior landscape requirement if suitably planted and maintained.

6. Concrete along building frontage should be extended and incorporate parking stalls along building frontage.
7. Detail proposed ground mounted signage. Are any pylon signs proposed? If not, add a restriction to the map as only one (1) sign is permitted by code.
8. Add 5' sidewalk along entry road into the site. Planning Commission should discuss potential for sidewalks along Duanesburg Road.

Primax Properties, LLC (Contract Vendee)

DPW Comments

January 20, 2026

Page 2

DPW Comments September 2, 2025

1. Stormwater basin at entrance to facility in not ideal. Consideration should be given to moving the septic to the front of the site and stormwater to the rear. If not feasible due to elevation grades, the applicant should explore an alternate location for stormwater or consider subsurface stormwater management in the lot. This would have an additional benefit of not needing to clear the existing trees that assist in buffering for the neighbors.
2. Project should evaluate and utilize the existing abandoned 6" waterline in the easement located on the east side of the property.
3. Hydrants should be provided at both the front and back of the proposed building.
4. Add design elements to discourage access by tractor trailers as this location is in close proximity to the interstate and may attract trucks looking to turnaround or for overnight parking accommodations.
5. Planning Commission to discuss sidewalks that were part of the SEQR review process with the Town Board in approval of the Change of Zone.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Town Board conducted a coordinated review and issued a Negative Declaration on August 13, 2025.

Involved/Interested Agencies

Schenectady County Economic Development and Planning

Schenectady County Department of Health

New York State Department of Environmental Conservation – Region #4

New York State Department of Transportation – Audrey Burneson (cc Guy Tedesco & Chad Corbett on notice)

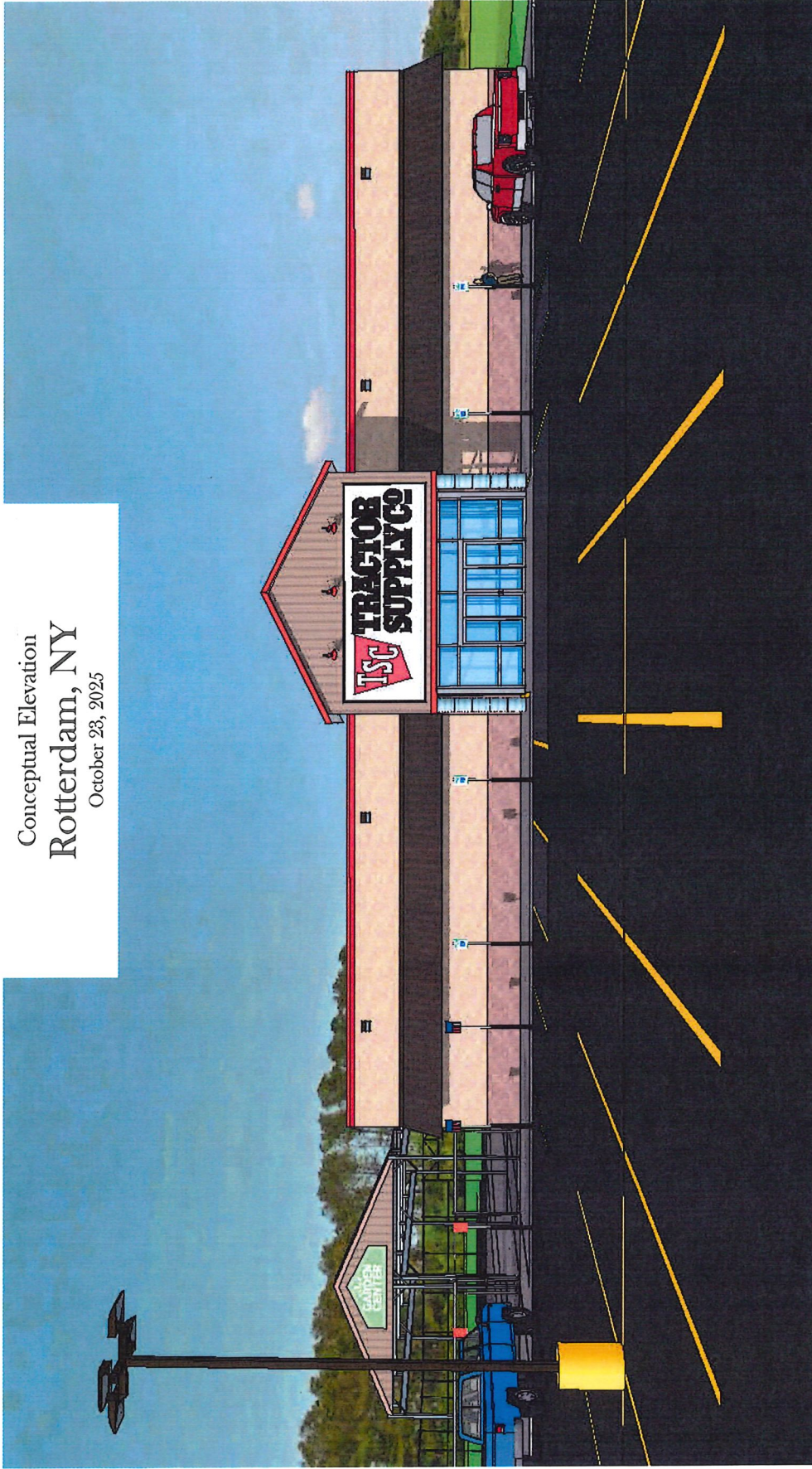
United States Department of Army, Corps of Engineers

Metroplex Development Authority

Fire District #6

Schalmont School District

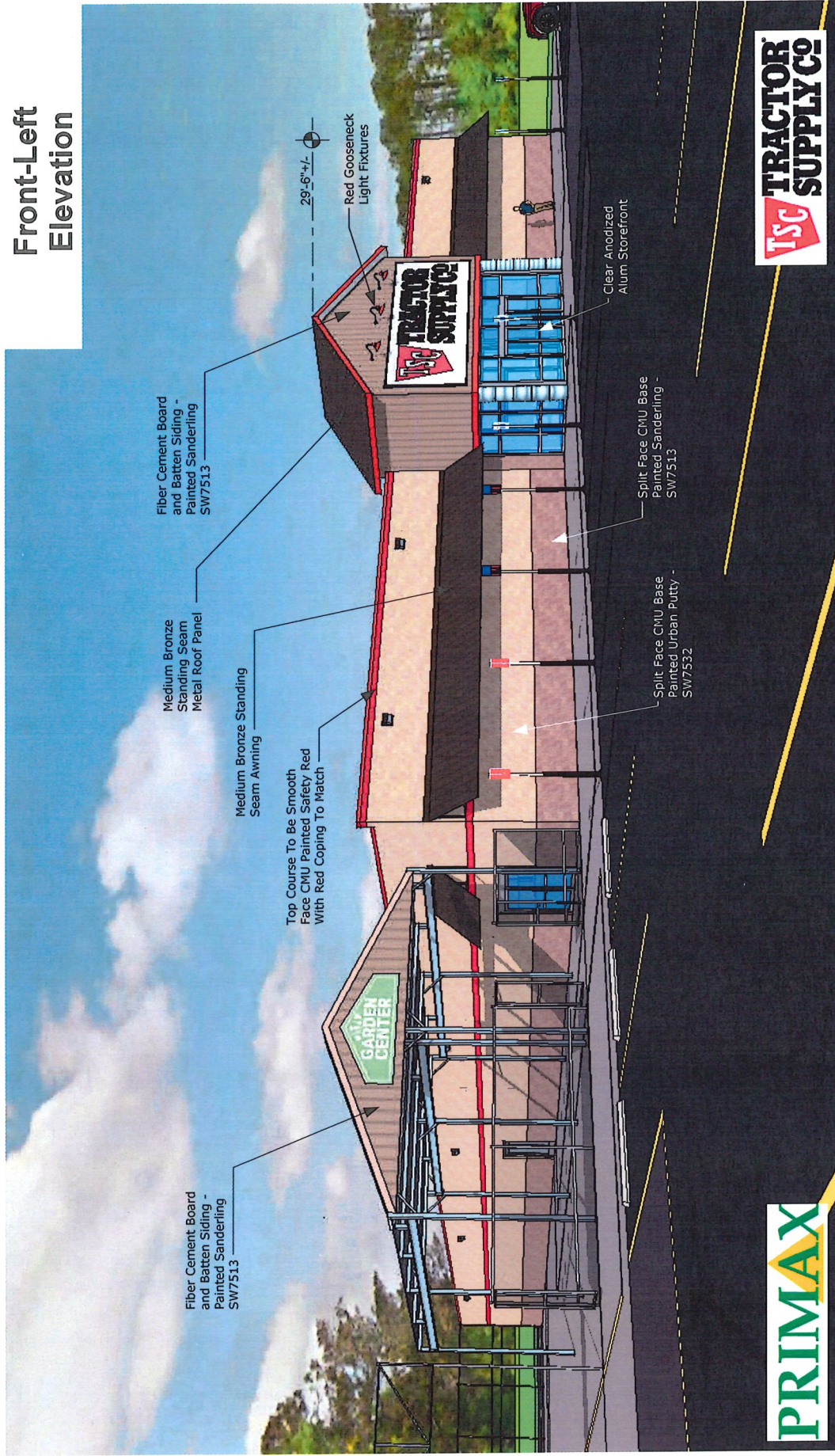
Conceptual Elevation
Rotterdam, NY
October 23, 2025



PRIMAX

TSC TRACTOR
SUPPLY CO.

Front-Left Elevation





Front Left
Street Elevation



January 15, 2026

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

**RE: Proposed Development
774-778 Duanesburg Road (NYS Route 7)
Rotterdam, NY 12306
LaBella Project # 2241303.04**

Ms. Ricker Scannell,

As requested by the Town of Rotterdam, LaBella Associates (LaBella) has received the submission package for the above referenced project. The Applicant is proposing to redevelop an existing residential house and lot to a commercial building and lot. This is LaBella's second review of the plan material submitted by the Applicant. Documents of record that were submitted include the following:

- Site Plans prepared by Bohler, dated October 24, 2025, last revised December 19, 2025.
- Zoning Code Section 270-132, with responses to items required to be submitted.
- SWPPP prepared by Bohler, dated October 29, 2025, revised December 19, 2025
- Building Elevations, prepared by Primax, dated October 23, 2025.
- Report of Geotechnical Investigation, prepared by Whitestone Associates, dated November 5, 2025
- Engineer's Report – Onsite Sewage Disposal System, prepared by Bohler Dated November 5, 2025.
- Engineer's Report – Water Prepared by Bohler, dated December 19, 2025.

At the Town's request, we have received the technical aspects of this application. Based on our review of the information submitted we offer the following comments for the Town's Consideration:

Site Plans

- SP 1-2. The required number of parking spaces for the size of the building is calculated at 110 stalls. Currently the Applicant is providing 81 stalls and has indicated that a waiver has been requested to allow for the smaller number of parking stalls. The Planning Board will need to grant and approve the waiver to allow for decreased parking stalls.
- SP 2-1. Applicant provide details for automatic rolling cantilevered gate.



SP 2-2. Applicant to provide Lighting Plan by others in next submission.

Preliminary Grading and Drainage Plan and SWPPP Report

- SW 2-1. Applicant to clarify what the WQv for the project site is. Within the SWPPP it appears that there is an overall WQv required, but then the GI Sheet does not correspond.
- SW 2-2. Applicant to review the required RRV total number based on Cover type. It appears that the site is a mix of A and D soils per the ENOI, but the RRV calculation does not include the surface cover factor.
- SW 2-3. Applicant to clarify questions 52 in the ENOI as the values are only indicated for DP-1. This should be allocated for all design points for the project area.

Water Supply and Wastewater

- WW 2-1. Is it a tractor supply standard not to have utilities through the parking lot? In the southern portion of the site, it appears that the electrical and gas lines go underneath the stormwater area fence and are on top of each other.
- WW 2-2. Applicant to coordinate with Rotterdam DPW for a will serve letter to confirm the line can serve the project.
- WW 2-3. Applicant to confirm size of lateral and associated details per DPW recommendation.

Landscaping Plan

- LP 2-1. The proposed landscaping does not fully meet the planting area requirements for parking areas of greater than 12 spaces of 270-149 Off-street Parking, D. Landscaping. Based on our calculation of parking and planting bed areas, an additional 100 sf of planting area is needed to meet the minimum code requirement. Plantings must be located within or surrounding the parking lot areas.

Conclusions and Recommendations

Based upon our review of the material submitted, the applicant should revise the plans and reports to address our comments as well as addressing all comments from the Town.

Please note that LaBella provided closure to our traffic review in a letter dated June 27, 2025. We currently have no further traffic comments but reserve the privilege to revisit the traffic scope if the progress of the site development proposal alters our previous conclusions.

In the event the Town staff have any questions or require additional information, please do not hesitate to contact me at (518) 903-8388 x7726



Respectfully submitted,

LaBella Associates, DPC

Reuben Hull, PE, PMP, M. ASCE
Associate Vice President, Sr. Civil Engineer

cc: Peter Comenzo, Town of Rotterdam Senior Planner (via email only)



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

Via Electronic Mail & Overnight Delivery

January 2, 2026

Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

Attention: Kimberly Ricker Scannell, Planning Commission Chair

**Re: Response to Comments Summary
Proposed Development
774-778 Duanesburg Road (NYS Route 7)
Rotterdam, NY 12306
Labella Project # 2241303.04**

Dear Chairperson,

On behalf of our client, Primax Properties, LLC., we are pleased to submit this response to comments summary to the Town of Rotterdam, Planning Commission for the above referenced project. This summary is in response to the various comments received from LaBella Associates in the November 24, 2025 "Proposed Development" letter, as noted below with our responses in italics. Please find the following documents enclosed:

- A. Twelve (12) copies of the "Site Development Plans", prepared by Bohler Engineering, dated October 24, 2025, last revised December 19, 2025.
- B. Twelve (12) copies of Zoning Code Section 270-132, with responses to items required to be submitted.
- C. Two (2) copies of the "Stormwater Pollution Prevention Plan (SWPPP)", prepared by Bohler, dated October 29, 2025, revised December 19, 2025.
- D. Twelve (12) copies of the "Building Elevations", prepared by Primax, dated October 23, 2025.
- E. Twelve (12) copies of the "Report of Geotechnical Investigation", prepared by Whitestone Associates, dated November 5, 2025.
- F. Twelve (12) copies of the "Engineer's Report – Onsite Sewage Disposal System", prepared by Bohler, dated November 5, 2025.
- G. Twelve (12) copies of the "Engineer's Report – Water", prepared by Bohler, dated December 19, 2025.

Response to the LaBella Associates' Asst. Municipal Discipline Lead's Comments (11/24/2025):

A. Site Plans

- SP 1-1. The Applicant shall indicate the template for the "B" and "V" designated parking stalls on the site plan.

Site Plan has been revised to call out designated BOPIS (Buy Online, Pick-up In Store) and Veteran parking spaces. (Sheet C-301).



Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

January 2, 2026
Page 2 of 6

- SP 1-2. The required number of parking spaces for the size of the building is calculated at 110 stalls. Currently the Applicant is providing 81 stalls and has indicated that a waiver has been requested to allow for the smaller number of parking stalls. The planning board will need to grant and approve the waiver to allow for decreased parking stalls.

Comment acknowledged. The applicant is coordinating with the town's planning board for the waiver.

- SP 1-3. Applicant to provide building elevation for review.

Building elevations are attached with this submission as requested.

- SP 1-4. Applicant to confirm if the building will be provided with sprinklers

It is anticipated that the building will be provided with sprinklers – this information will be included in the Architect Plans to be submitted prior to Building Permit. The plans enclosed include a proposed combined domestic and fire water service.

- SP 1-5. Applicant to ensure privacy fence meets the fence requirements with the Town of Rotterdam Zoning code.

The privacy fence has been updated to meet Town of Rotterdam Zoning Code (6' tall at side yards).

- SP 1-6. Applicant to provide additional materials as listed in the Town of Rotterdam Zoning Code Section 270-132 for Site Plan approval.

Comment acknowledged. Additional materials have been added to this submission package – Section 270-132 with all requirements and our responses is also attached with this submission.

- SP 1-7. Applicant to provide details regarding different pavement sections within the parking lot.

Refer to Sheet C-901 for details regarding the proposed asphalt and concrete pavement sections.

B. Preliminary Grading and Drainage Plan and SWPPP Report

- SW 1-1. The Applicant is currently proposing stormwater runoff from the building roof and parking lot to be directed towards Infiltration Basin 1, passing over a 25' grass filter strip. A grass filter strip is not an adequate pretreatment device on its own per the Stormwater Design Manual Section 6.3.3. The Applicant to revise the plans to ensure that all stormwater runoff is being directed towards adequate pretreatment devices prior to entering either Infiltration Basin 1 or 2.

Comment acknowledged; pre-treatment basins have been provided for Basins 1 & 2 – refer to revised Sheet C-401.

- SW 1-2. Applicant to revise Green Infrastructure sheet with updated required pretreatment for Infiltration Basin 2.

GI Worksheet has been updated – refer to the attached SWPPP.

- SW 1-3. The Applicant to ensure that the predevelopment sub catchment areas are properly delineated and accurately represent the grading on the site.

Pre-development sub catchment areas are delineated on the Pre-Development Drainage Area Map provided in the SWPPP.

- SW 1-4. Applicant to provide flow paths and time of concentrations on pre/and post development drainage maps as mentioned in Section 4(c). They are missing from the plan.

Flow paths and time of concentration have been added to the Pre-and Post-Development Drainage Area Maps provided in the SWPPP. Note that for majority of post-development areas, a conservative time of concentration of 6 mins has been used.

- SW 1-5. The HydroCAD flows for the 10 year and the 100yr do not match the eNOI. Applicant to revise and resubmit.

The attached SWPPP has been revised accordingly.

- SW 1-6. Applicant has indicated Town of Rotterdam lies within an MS4. Ms4 sheet will be signed at acceptance of SWPPP.

Comment acknowledged.

- SW 1-7. Applicant to provide signed owner operator and SWPPP Preparer Certification forms.

Comment acknowledged. Forms will be signed upon the acceptance of SWPPP, prior to filing of e-NOI.

- SW 1-8. The SWPPP indicates that there are endangered species of bats within the vicinity of the project. Does the applicant intend to include notes for limited tree clearing during the roosting season?
- The project has obtained a no-impact letter from USFS and as such tree clearing limitations are not required.*
- SW 1-9. The 3" orifice with trash rack for Prop OCS-1 does not line up with the grading contours shown on the plans. The Applicant to ensure that the elevation, location, and contours on the plans are matching and accurate with what is planned to be installed.
- Comment acknowledged. The plans have been updated per the comment. (Sheet C-401)*
- SW 1-10. The Table for OCS 1 detail shows a 12 inch outlet but the plan calls for a 24 inch, applicant to clarify.
- The plans have been updated to show 12-inch outlet pipe. (Sheet C-401)*
- SW 1-11. Applicant to confirm all outlets and pipe sizes correspond with the plan set and the HydroCAD.
- Comment acknowledged; plans have been revised to match the HydroCAD model.*
- SW 1-12. Applicant to update the contours for the proposed rip-rap overflow between the pre-treatment area and Infiltration Basin 2, to match the elevation callout of 343.50.
- Comment acknowledged. The contours have been adjusted to match elevation callout. (Sheet C-401)*
- SW 1-13. Applicant to provide falling head test results for areas surrounding proposed infiltration practices.
- Test results have been included with the Geotech Report attached with this submission.*
- SW 1-14. Applicant to provide where precast concrete deep sump catch basin is utilized on the plan.
- The said catch basin is utilized behind the building and labelled accordingly. (Sheet C-401)*

C. Water Supply and Wastewater

- WW 1-1. Per section 270-132 (11) applicant to provide a water and sewer report.
- Comment acknowledged. Water and sewer reports are attached with this submission package.*

- WW 1-2. The gas line and septic system near the Northwest corner of the building currently have about 3' of separation. The Applicant to move the septic system and sewer line or gas line to ensure that the minimum horizontal separation between the two utilities is maintained. The Applicant to confirm minimum required horizontal separation between gas mains and septic systems with National Grid requirements.

Comment acknowledged; sanitary line has been moved as requested.

- WW 1-3. Applicant to provide percolation testing for proposed septic system.

Percolation testing results are included in the attached water and sewer report.

- WW 1-4. Applicant to coordinate with local DPW for backflow preventer location.

Comment acknowledged. Backflow preventer is being coordinated with the DPW.

- WW 1-5. The expansion area goes outside the limits of disturbance. Applicant to revise accordingly.

The limits of disturbance has been revised per the comment. (Sheet C-501).

- WW 1-6. Applicant to coordinate with local utility provider and ensure there is clearance between overhead wires at entrance to proposed tractor supply.

A note has been added to the planset directing the contractor to coordinate with the utility provider prior to construction.

- WW 1-7. Applicant to ensure minimum horizontal and vertical separations between force main, existing watermain, and infiltration basin per 10 state standards.

Comment acknowledged. Dimension labels have been added to the updated planset attached herewith.

- WW 1-8. Applicant to clarify with pump manufacturer that 3" water level is acceptable.

Pump and chamber design have been prepared by the manufacturer and are acceptable.

- WW 1-9. Applicant to clarify if low level alarm will be provided for septic pump.

Comment acknowledged. Low level alarm will be provided.

D. Soil Erosion and Sediment Control Plan

- EC 1-1. Applicant to ensure that all catch basins have inlet protection called out at the correct locations.

Comment acknowledged. All inlet protections are revised per comment. (Sheet C-801)



Town of Rotterdam
1100 Sunrise Boulevard
Rotterdam, NY 12306

January 2, 2026
Page 6 of 6

- EC 1-2. Applicant to ensure that all temporary soil stockpile areas are included within the limits of disturbance

Comment acknowledged. All temporary soil stockpile areas are included within the limits of disturbance. (Sheet C-801)

- EC 1-3. Applicant to ensure that infiltration basins do not act as temporary sediment basins.

Comment acknowledged. Additional protective measures (silt fence enclosing the infiltration basins) are added to the updated plan set attached herewith. (Sheet C-801)

- EC 1-4. Applicant should consider increasing areas to be disturbed as limits are up to asphalt edges and grading.

Limit of disturbance line includes all disturbed areas.

- EC 1-5. Does the applicant plan to provide stone check dams anywhere on the site per the detail provided?

Stone check dam location has been provided and labelled in the plan set. (Sheet C-401)

E. Landscaping Plan

- LP 1-1. Hydroseed hatching is missing from the infiltration basin in the front yard.

Comment acknowledged. Hydroseed hatch is fixed per the comment.

- LP 1-2. Proposed landscaping does not meet the planting area requirements for parking areas of greater than 12 spaces of 270-149 Off-street Parking, D. Landscaping. Plantings are also not dispersed throughout the lot.

Comment acknowledged. The Landscape Plan (Sheet L-101) is updated to meet the planting area requirements of the Town of Rotterdam Zoning Code.

Should you have any questions, or any additional needs, please do not hesitate to contact us at (518) 438-9900.

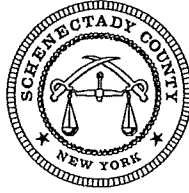
Sincerely,

Bohler Engineering

A handwritten signature in black ink, appearing to read "Caryn Mlodzianowski".

Caryn Mlodzianowski
Project Manager

PLEASE POST CONSPICUOUSLY



PERMIT

SEWAGE DISPOSAL SYSTEM SCHENECTADY COUNTY PUBLIC HEALTH SERVICES ENVIRONMENTAL HEALTH

Primax Properties LLC Permit issue date: 1/6/2026
1700 East Morehead St. Permit expires 2 yrs. from issuance
Charlotte, NC 28204 Owner: Primax Properties LLC
System Type: Conventional/Commercial Development n/a
Designer: Bohler Engineering Lot# Tax Map#57.00-3-61&57.7-1-14
Town of: Rotterdam Parcel Address: 774 & 778 Duanesburg Rd.

Your submitted plans dated December 19, 2025 are in substantial compliance with Appendix 75-A of Public Health Law 201 (1) (1) thereby rendering this form to serve as a Permit to Construct the sewage disposal system. CONSTRUCTION SHALL ONLY OCCUR WHEN THE SOIL IS LOOSE AND DRY. CONSTRUCTION SHALL HALT WHEN SOILS ARE WET ENOUGH TO RIBBON OR WHEN FROZEN.

System construction must be inspected by a licensed design professional and the Environmental Health Inspector signed below, and as noted in the approval letter. IT IS THE ULTIMATE RESPONSIBILITY OF THE OWNER TO INSURE NOTIFICATION TO THE ENGINEER & SCPHS FOR REQUIRED INSPECTIONS. The Health Department shall be contacted for scheduling AT LEAST 24 HOURS IN ADVANCE, Monday through Friday, 9:00 AM to 5:00 PM.

SCPHS INSPECTION SCHEDULE: WHEN ANY CHANGE IN PLANS MUST BE MADE. AFTER ALL FINAL GRADING HAS BEEN COMPLETED, AREA TOPSOIL COVERED AND SEEDED TO GRASS. ALL OTHER INSPECTIONS TO BE PERFORMED BY DESIGN PROFESSIONAL AS PER DESIGN PROFESSIONAL INSPECTION FORM PROVIDED BY SCPHS.

If ALL requirements are met, a Certificate of Approval will be issued from this Department.

Notes: Conventional/Commercial System

Dominick DiCarlo
Sr. Public Health Sanitarian

Cc: Town, PE, Contractor, File

**SCHENECTADY COUNTY PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH UNIT
107 Nott Terrace, Suite 300
Schenectady, New York 12308-3170
(518) 386 - 2818
Fax: 386 - 2822**

**Keith M. Brown, MPH
Public Health Director**



**Jennifer M. Priebe M.S., Director
Environmental Health Unit**

Date: January 6, 2026

Bohler Engineering
17 Computer Drive West
Albany, NY 12205

Re: Sewage Disposal System Plans for Primax Properties LLC
774 & 778 Duanesburg Rd.
Rotterdam, NY 12306

Dear Mssrs;

The Schenectady Public Health Services Environmental Health Unit has reviewed the plans for the above named proposed residential sewage treatment system dated December 19, 2025. The County will accept these plans as meeting the minimum requirements promulgated in NYS Health Department Appendix 75-A for "Wastewater Treatment Standards-Individual Household Systems".

This letter, with enclosed forms and stamped drawings will serve as the County approval of plans for the individual system proposed. County approval is conditional upon all the following requirements being complied with:

- 1) That the construction of the facilities be supervised by the engineer, including close supervision of fill area and the distribution network. See enclosed PE Inspection Form for parcel inspection specifics.
- 2) That the Contractor shall only work from a set of plans displaying the Schenectady County Approval Stamp.
- 3) That the engineer shall test for the conformance of the fill material (perc in place and gradation requirements). Based on the results of this, changes in size and design may be required. Written record of these tests and changes shall be provided with the engineer's report.
- 4) That the owner or engineer shall advise the County of the schedule for construction and when final grading and seeding is completed. A minimum of 24 hours notice to schedule County inspections is required.
- 5) That the owner shall be given written system maintenance recommendations prepared by the engineer (and a copy filed with the County.)
- 6) That the facilities shall not be placed in service until the engineer has certified in writing that the construction of facilities is in conformance with the approved plans and the owner has received a County Certificate of Approval. The owner and County shall be provided with an "As-Built" drawing locating components of the system in reference to some permanent feature with at least 2 fixed points per component. Said Inspection Certification and As-Built shall be filed with the County within 15 days following completion on the enclosed County Form. No parcel shall be certified by the County until ALL required inspections have been made and are found satisfactory.

Please feel free to call this department with any questions about these requirements.

Sincerely,

Dominick N. DiCarlo
Sr. Public Health Sanitarian

Jennifer M. Priebe
Director, Environmental Health Unit

cc: Town w/plans
Applicant w/plans
Contractor w/ plans
File

DPW Comments
January 20, 2026

- 3. Hatchet Hardware – 80 West Campbell Road.** Preliminary Site Plan to convert a former ±23,500 square foot former Office Max into a ±25,900 square foot ACE Hardware Store on a ±4.97-acre parcel. ABD Engineers, LLP.

1. See letter from Luigi Palleshi dated January 13th responding to DPW comments from December 16, 2025.
2. Applicant has revised the parking configuration and is now proposing perpendicular parking in the front of the building to allow for two-way traffic. If reconfiguration is acceptable to the Planning Commission, bollards should be installed along parking area to protect pedestrians.
3. Eight (8) handicapped parking spaces are required. Add additional spaces and provide an ADA compliant access aisle to the ramp on the northern portion of the site plan from proposed spaces.
4. Northern parking lot and drive isles outside the proposed mill and fill area is also in poor condition in some locations. These areas need to be patched, seal coated, and striped. Add note to final site plan.
5. Detail grading for new ADA parking spaces.
6. Five (5) landscaped islands are proposed to be removed and replaced with asphalt striping. Foundation landscaping along north side of building is also being eliminated with the construction of greenhouse structure.

270-149 Off-street parking.

D. Landscaping. Parking areas with more than 12 spaces shall be landscaped over not less than 10% of the total interior area of the parking lot. Landscaping and planting areas shall be dispersed throughout the parking lot. Required screening and side yards may be considered as a part of the interior landscape requirement if suitably planted and maintained.

7. Four (4) parking spaces located at entrance should be eliminated and parking island extended to catch basin. This will help narrow this wide entrance. New island should be landscaped with trees and grass and could help mitigate the elimination of several landscaped islands as proposed.
8. Location of 8' ornate fence vs 8' chain link should be better delineated on the site plan. Additionally provide details of both on Sheet 2.
9. Update/remove right turn only signage on south side of parking lot.
10. Provide dumpster enclosure. Material to be utilized should be a heavy-duty composite Trex-like material. Detail on Sheet 2.
11. Detail existing drainage on final plans and provide how site plan modifications will address stormwater. Basins must be cleaned out post-construction and prior to issuance of Certificate of Compliance.

**Hatchet Hardware
DPW Comments
January 20, 2026**

Page 2

DPW Comments December 16, 2025

1. Redevelopment of this site was discussed at several meeting with the Planning Commission in 2024 for a daycare facility for the YWCA.
2. The curbed islands with trees that are being removed as part of the outdoor sales/storage area need to be replaced. Trees and curbing will provide shade, increase aesthetics, and add additional protection.
3. Several trees in the existing parking islands are in very poor condition and should be removed and replaced with red maple or similar. Some of the curbed islands are also in poor condition and should be rehabbed or replaced.
4. Access isle from handicapped parking in front of the building needs to be perpendicular to drive isle and ADA compliant curbing installed. Consider moving handicap spaces to the center. Show on final site plan and in detail sheet.
5. Thru traffic from adjoining retail store is somewhat problematic. Applicant's attorney should review any proposed cross easements and existing lease with current tenant and modify if necessary.
6. Add note to Plan: "One water meter shall be installed on the service connection. Final type/location to be approved by DPW."
7. Add note to Plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."
8. Mutual easements and maintenance agreements providing for shared traffic access, shared traffic circulation, shared parking, and snow storage should be developed and submitted now for review by Town DPW and review by the Town Attorney.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared Lead Agency on December 16, 2025.

Involved/Interested Agencies:

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Rotterdam Police Department
Fire District #6
Fire District #7
Schalmont School District
Metroplex Development Authority



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



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www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

January 13, 2026

**Re: 80 West Campbell Road –
ACE Hardware
Town of Rotterdam
Project #2790G**

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

Dear Peter,

In response to the comments (*in italics*) of DPW and Planning Commission comments of December 16, 2025, we respond as follows (**in bold**):

1. *Redevelopment of this site was discussed at several meeting with the Planning Commission in 2024 for a daycare facility for the YWCA.*

We acknowledge this as we were part of that application. As discussed at the December 16th Planning Commission meeting, this new application and proposed use is completely different. We understand both the Town and the Applicant want this redeveloped property as improved as possible.

2. *The curved islands with trees that are being removed as part of the outdoor sales/storage are need to be replaced. Trees and curbing will provide shade, increase aesthetics, and add additional protection.*

It is preferred to keeping asphalt islands with no obstruction as the Applicant will use that side to load and unload merchandise in and out of the fenced area.

3. *Several trees in the existing parking islands are in very poor condition and should be removed and replace with red maple or similar. Some of the curved islands are also in poor condition and should be rehabbed or replaced.*

The Applicant will trim the existing trees to improve visibility and help clean up the property landscape. The curbed islands will be repaired as needed. Notes have been added to the revised site plans.

4. *Access isle from handicapped parking in front of the building needs to be perpendicular to drive isle and ADA compliant curbing installed. Consider moving handicap spaces to the center. Sho on final site plans and in detail sheet.*

Handicap parking spaces have been relocated to be closer to the front door.

5. *Thru traffic from adjoining retail store is somewhat problematic. Applicant's attorney should review any proposed cross easements and existing lease with current tenant and modify if necessary.*

The owner of the adjoining retail property is aware of these proposed changes and accepts them because of the existing reciprocal easements already in place for the plaza. See attached documents as requested.

6. *Add note to Plan: "One water meter shall be installed on the service connection. Final type/location to be approved by DPW."*

Note #7 added to the revised site plan.

7. *Add note to Plan: "Sign permits shall be obtained for the proposed project identification signage including any proposed pylon, monument and/or building mounted signage."*

Note #5 updated on the revised site plan.

8. *Mutual easements and maintenance agreements providing for shared traffic access, shared traffic circulation, shared parking, and snow storage should be developed and submitted now for review by Town DPW and review by the Town Attorney.*

Attached is a copy of the reciprocal agreement found in title report.

Enclosed for the Site Plan Application for 80 West Campbell Road are the following:

- 1.) Twelve (12) copies of this response letter.
- 2.) Twelve (12) copies of the Site Plan, revised 01/13/2026.
- 3.) Twelve (12) copies of the building renderings.
- 4.) A copy of the reciprocal agreement.

We would greatly appreciate scheduling this for the Planning Commission meeting on January 20, 2026 for final approval.

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

Very truly yours,
ABD ENGINEERS & SURVEYORS, LLP



Luigi A. Palleschi, P.E.
Partner

LAP:clv
encl.
cc: Angelo Grasso w/encl. (via email)
2790G-01132026