

**Town of Rotterdam
Planning Commission
February 7, 2023**

Approval of the Summary of Minutes January 24, 2023

Workshop (7:00pm)

Waiver(s)

1. **Scott Visscher – 90 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a retail discount general merchandise store in Suite 6, ±3,000 square feet, former AT&T, on a ±2.6 acre parcel.
2. **Selma Yucedal – 1820 Stuart Street.** The applicant requests a Waiver of Site Plan review to convert existing hair salon and single-family residence into a six (6) chair dental office on a ±0.51-acre parcel.
3. **Lecce Senior Living, LLC – 2200 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to allow for basements to be constructed for cottage units 79-90 and 118-124 located in Phase #1A for the Village at Whispering Pines. Engineer: ABD Engineers and Surveyors

DPW Comments
February 7, 2023

Workshop (7:00pm)

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3. **Lecce Senior Living, LLC – 2200 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to allow for basements to be constructed for cottage units 79-90 and 118-124 located in Phase #1A for the Village at Whispering Pines. Engineer: ABD Engineers and Surveyors

WAIVER OF SITE PLAN REVIEW

Date Reviewed: February 7, 2023

PC2023-W05

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: Scott Visscher
ADDRESS: 59 McNeir Avenue
Amsterdam, NY 12010

PROJECT LOCATION: 90 W. Campbell Road

APPLICANT IDENTIFIED AS: Owner XX Lessee Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to operate a retail discount general merchandise store in Suite 6, ±3,000 square feet, former AT&T, on a ±2.6 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 Safety Inspector and/or 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.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 7, 2023 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

Thomas P. Yuille, Chairman
Planning Commission



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

RECEIVED

JAN 30 2023

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:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Aladin Property

APPLICANT(S): Scott ViSScher

MAILING ADDRESS: 59 McNeir Ave

CITY: Amsterdam STATE: Ny ZIP: 12010

DAYTIME TELEPHONE: 518-225-0597 (FAX) _____

PROJECT ADDRESS: 90 W Campbell St⁶ Rd Schenectady Ny 12603

APPLICANT IDENTIFIED AS: ☐ Owner ☒ Lessee ☐ Contract Vendee

REQUEST: Retail Store front at the above address

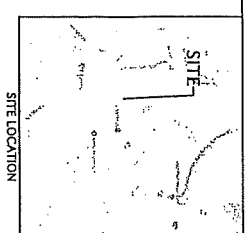
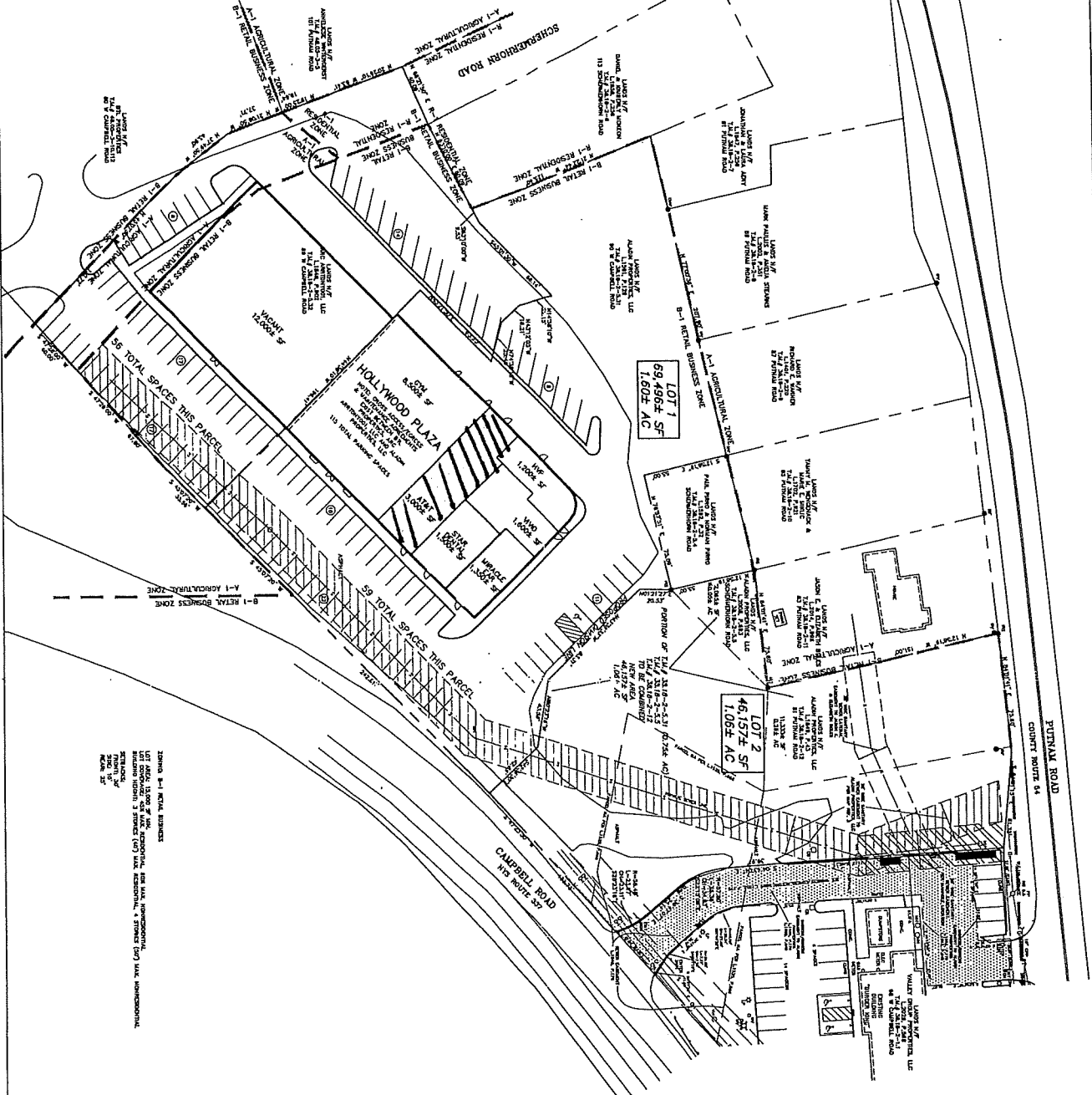
Discount General Merchandise

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 1/30/23

* 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.



- REMARKS:**
1. PREPARED BY AND PROVIDED FOR THE USE OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE RESULTS OF THE DESIGN.
 2. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 3. THE DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE ASSUMPTIONS.
 4. THE DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE ASSUMPTIONS.
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 9. THE DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE ASSUMPTIONS.
 10. THE DESIGN IS BASED ON THE ASSUMPTIONS LISTED BELOW. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE ASSUMPTIONS.

LOT COMBINATION & SUBDIVISION PLAN LANDS M/F ALADIN PROPERTIES, LLC LOT 1, 69,496 SF, 1.604 AC LOT 2, 46,157 SF, 1.064 AC TOTAL, 115,653 SF, 2.668 AC	
ENGINEERS, LLC 411 South Orange Avenue Suite 100 Orlando, FL 32801 407.555.1234 www.aladineng.com	DATE: 01/15/2021 SCALE: 1" = 50' SHEET: 1 OF 1

3 employees

Retail Store

Sat - Tue 10am - 6pm

25 customers at a time est.

TOWN OF ROTTERDAM FIRE INSPECTION PERMIT APPLICATION

The applicant or owner agrees to comply with all applicable laws, ordinances, and regulations, and also will allow all Inspectors to enter the premises for the required inspections.

OFFICE USE ONLY	
Application ID _____	
Permit Fee	\$35.00
INITIALS _____	

Property Address	90 W Campbell Rd Ste 6 Schenectady NY 12603
Name of Property Owner	Aladin property
Property Owner Address	90 W Campbell Rd Schenectady NY 12603
Property Owner Phone #	518-229-3122
Name of Applicant (If same as property owner put same)	Scott Viisscher
Applicant Phone #	518-225-0597
Property Use (e.g. Day Care / Apt. building / Retail store / Diner or Restaurant)	Retail Store
Total Number of Units / Dwelling spaces	RECEIVED JAN 30 2023 TOWN OF ROTTERDAM PUBLIC WORKS

Applicant's Signature: _____

Date: _____

1/30/23

WAIVER OF SITE PLAN REVIEW

Date Reviewed: February 7, 2023

PC2023-W06

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: Selma Yucedal
ADDRESS: 44 Crimson Circle
Troy NY 12180

PROJECT LOCATION: 1820 Stuart Street (Tax Parcel #59.9-9-9 and #59.9-9-10 combined)

APPLICANT IDENTIFIED AS: Owner Lessee XX Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to convert existing hair salon and single-family residence into a six (6) chair dental office on a ±0.51-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. Prior to the issuance of a building permit, the applicant shall file a parcel consolidation (Tax Parcel #59.9-9-9 and #59.9-9-10) with the Rotterdam Assessor's Office and provide confirmation to the Building Inspector.
2. Applicant shall repair/replace parking lot and sealcoat/stripe no later than June 30, 2023.
3. 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.
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 #7 for specifications.
6. Applicant shall install a water meter. Please check with DPW for specifications.
7. Applicant shall obtain Schenectady County Health approval and/or New York State Department of State licensing.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 7, 2023 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

Thomas P. Yuille, Chairman
Planning Commission

JAN 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKSTown 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:
 - Number of employees
 - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. \$75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: \$600 per dwelling unit.

PRESENT OWNER(S): Selma YucedelAPPLICANT(S): Selma YucedelMAILING ADDRESS: 44 Crimmon cirCITY: TROY STATE: NY ZIP: 12180DAYTIME TELEPHONE: 518-860 4920 (FAX) _____PROJECT ADDRESS: 1820 Stuart St. Rotterdam NY 12303APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract VendeeREQUEST: Renovation of a Existing Building into
a Dental Office.

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 1-30-2023

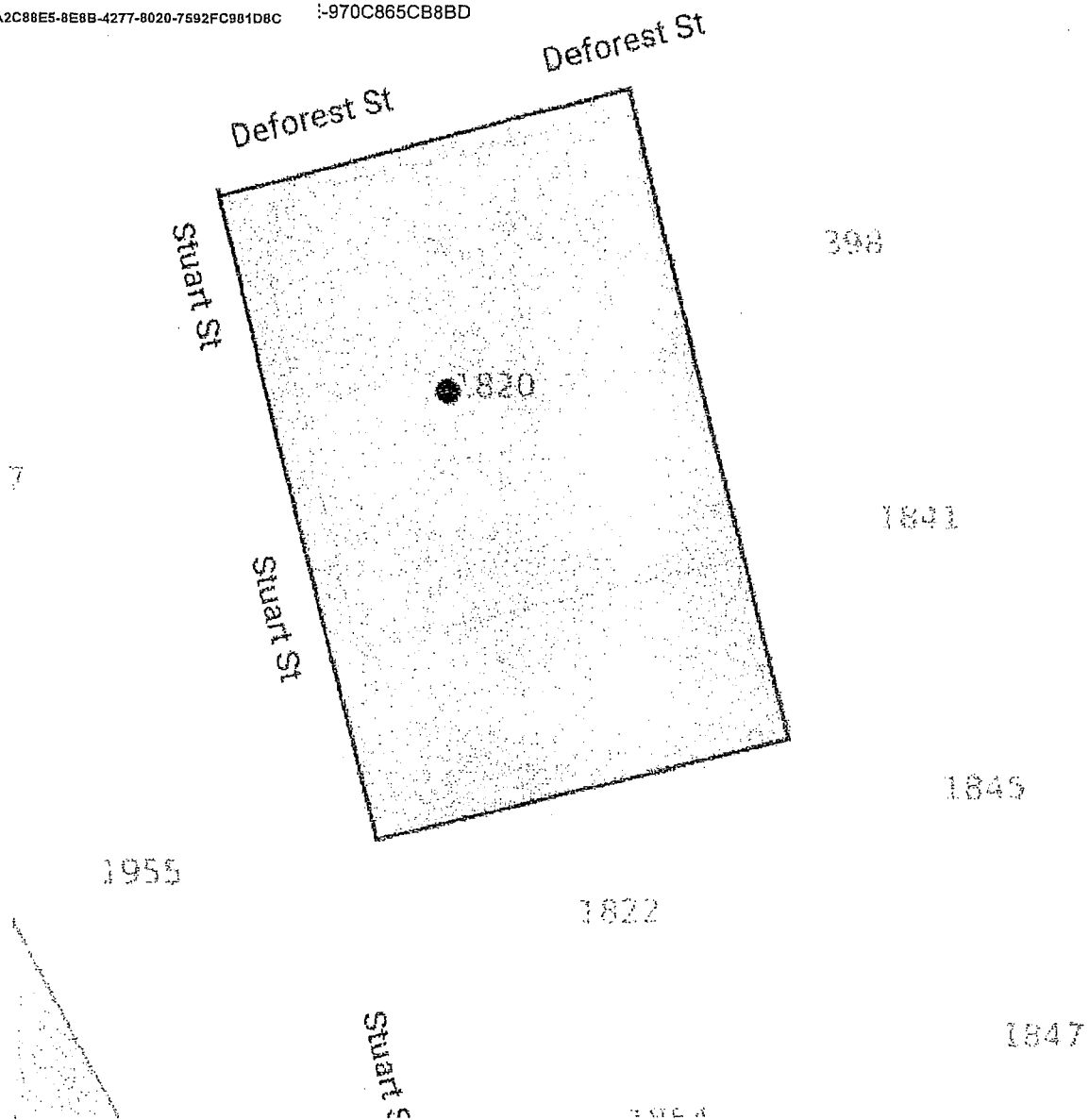
* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** 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.
09.27.18

RECEIVED

JAN 30 2023

TOWN OF ROTTERDAM
PUBLIC WORKS



EXISTING BUILDING:

- 1ST FLOOR TO BE CONVERTED TO DENTAL OFFICE SPACE
- 2ND FLOOR & BASEMENT WILL ONLY BE USED FOR STORAGE AND WILL NOT BE INCLUDED IN PARKING REQUIREMENTS

FIRST FLOOR GROSS FLOOR AREA:

= $34 \times 33.5 + 18 \times 22 + 28 \times 34 = 2,487$ SQ.FT

NUMBER OF PARKING SPACES PER TABLE 1 OFF-STREET PARKING

REQUIREMENTS (270:A4):

6 SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA FOR MEDICAL OR DENTAL OFFICES

$2,487 / 1,000 = 2.5$, $2.5 \times 6 = 15$

NUMBER OF SPACES PROVIDED IS 17

1 IS HANDICAP ACCESSIBLE

AN EXISTING RAMP WITH 4' LANES

AND RAILING EXISTS.

GENERAL NOTES:

- 1.) NO PESTICIDES ARE ALLOWED TO BE USED
- 2.) ALL OUTDOOR LIGHTING TO BE REPLACED WITH LED BULBS THAT SHALL BE AIMED DOWNWARD
- 3.) NO SNOW STORAGE ON PAVEMENT

SHEET INDEX:

- | | |
|------|------------------|
| SP01 | SITEPLAN |
| A02 | 1ST FLOOR LAYOUT |
| BA01 | BATHROOM NOTES & |

PARCEL NOS. 59.9-9-9 & 59.9-9-10

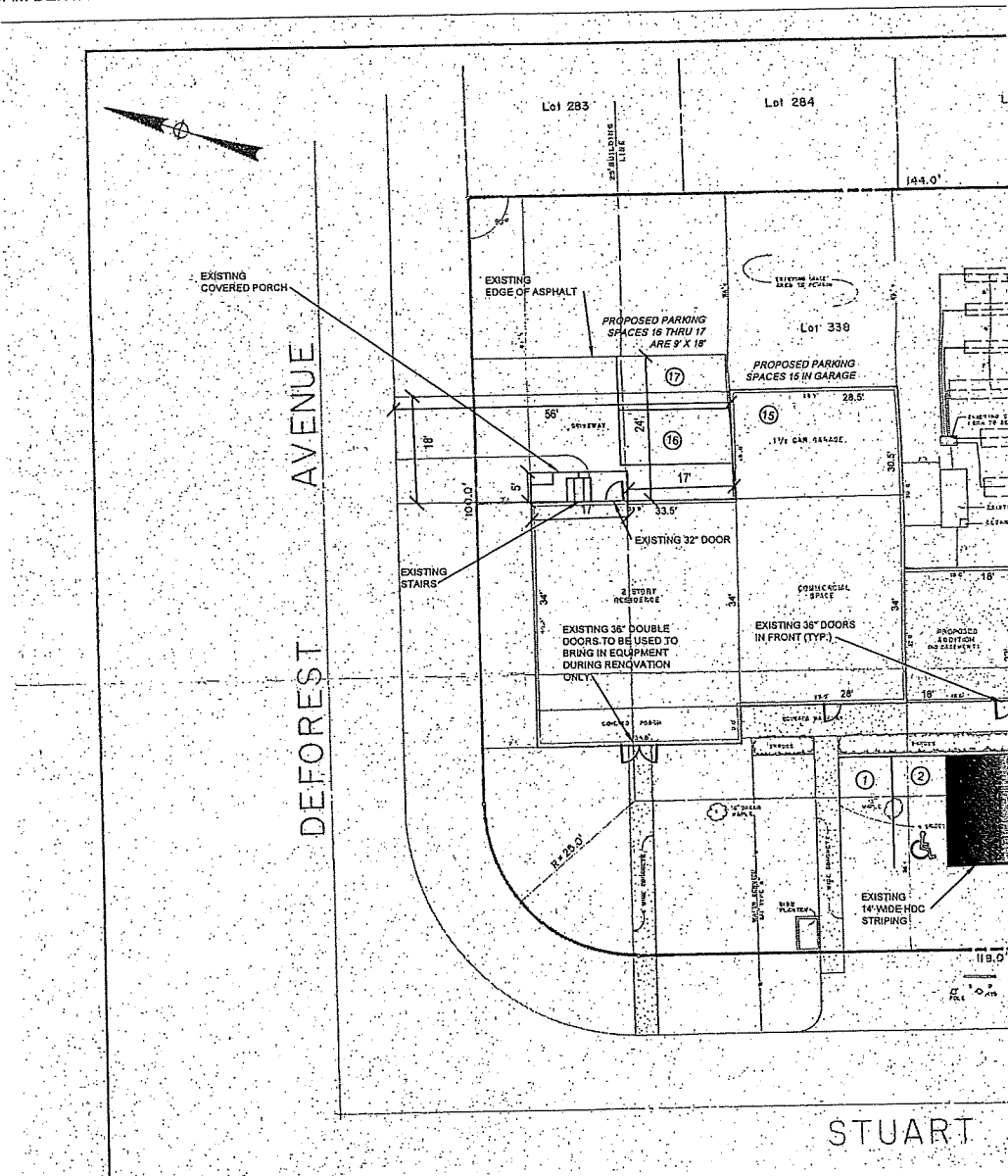
ZONING CODE: B-1

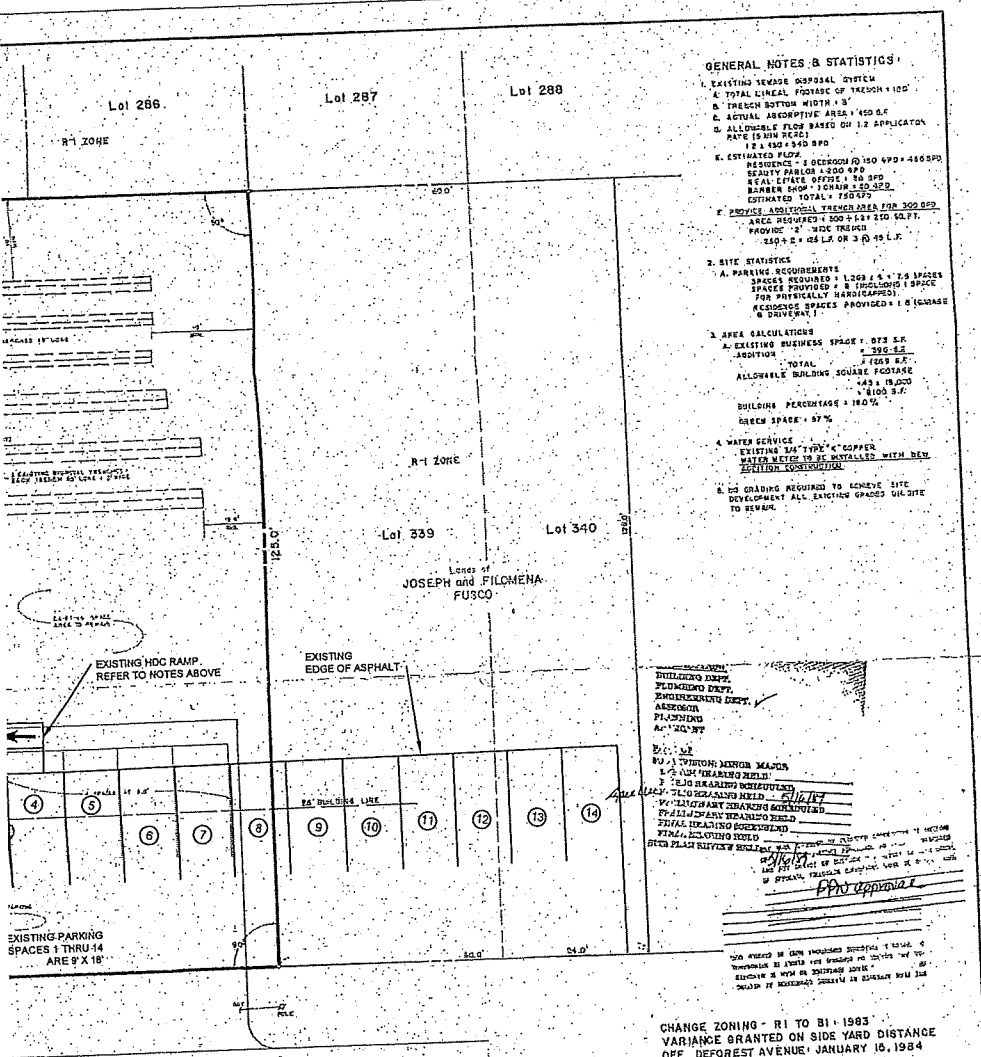
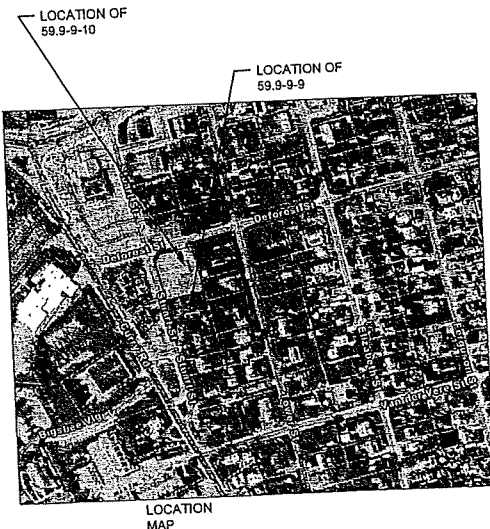
TOTAL ACREAGE 0.51 ACRES

ADDRESS: 1820 STUART STREET
ROTTERDAM, NY

CLIENT: ROTTERDAM DENTAL

SEPTIC SYSTEM EXISTS AND WILL NOT REQUIRE ANY ADDITIONS
WATER LEAD IS PROVIDED BY TOWN OF ROTTERDAM & WILL REQUIRE NO CHANGES





GENERAL NOTES & STATISTICS

- EXISTING SEWAGE DISPOSAL SYSTEM
- TOTAL LINEAL FOOTAGE OF TRENCH = 100'
- TRENCH BOTTOM WIDTH = 3'
- ACTUAL ABSORPTIVE AREA = 450 S.F.
- ALLOWABLE FLOW BASED ON 1.2 APPLICATION RATE (5 MIN. RET.)
- ESTIMATED FLOW
- RESIDENCE - 3 BEDROOM @ 150 GPD = 450 GPD
- SEMI-DETACHED - 200 GPD
- REAL ESTATE OFFICE - 50 GPD
- BARRIER SHOP - 10 GPD @ 100 GPD
- ESTIMATED TOTAL = 750 GPD
- PROVIDE ADDITIONAL TRENCH AREA FOR 300 GPD
- AREA REQUIRED = 500' X 14" @ 120 S.F./F.T.
- PROVIDE 2' SIDE TRENCH
- 250' X 2' @ 15 L.F. OR 3' @ 45 L.F.

- SITE STATISTICS
- A. PARKING REQUIREMENTS
- SPACES REQUIRED = 1,200 S.F. @ 2.5 SPACES
- SPACES PROVIDED = 8 (UNDERSIDE) 1 SPACE
- FOR PHYSICALLY HANDICAPPED
- RESIDENCE SPACES PROVIDED = 1.2 (GARAGE)
- 1.2 SPACES

- AREA CALCULATIONS
- A. EXISTING BUSINESS SPACE = 875 S.F.
- ADDITION = 250 S.F.
- TOTAL = 1,125 S.F.
- ALLOWABLE BUILDING SQUARE FOOTAGE
- 400' X 100' = 40,000 S.F.
- BUILDING PERCENTAGE = 18.0%
- GREEN SPACE = 97%

- WATER SERVICE
- EXISTING 14" DIA. 4" COPPER
- WATER METER TO BE INSTALLED WITH NEW
- ADDITION CONTINGENTIAL

- NO GRADING REQUIRED TO ACHIEVE SITE
- DEVELOPMENT ALL EXISTING GRADES ON SITE
- TO REMAIN

CHANGE ZONING - R1 TO B1-1983
VARIANCE GRANTED ON SIDE YARD DISTANCE
OFF DEFOREST AVENUE JANUARY 16, 1984

**SITE PLAN
SPECIAL USE PERMIT
(MULTI-USE PURPOSE)**

RECEIVED

JAN 30 2023
TOWN OF ROTTERDAM
PUBLIC WORKS

Cobble Court Engineering PLLC
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
DANIEL C. KAUFMAN NYS
P.E. #086813
IT IS A VIOLATION OF NEW YORK STATE EDUCATION
LAW FOR ANY PERSON, UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER IN ANY
WAY ANY PLANS, SPECIFICATIONS, PLOTS OR
REPORTS TO WHICH THE SEAL OF PROFESSIONAL

DATE	DESCRIPTION	BY

**CONVERSION OF ENTIRE
FIRST FLOOR TO DENTAL OFFICE**

ADDRESS:
1820 STUART STREET
ROTTERDAM, NY 12303

ROTTERDAM DENTAL
HALIL YUECIDAL

START DATE: 1/23/2023



DATE: 1/30/2023

FILE:

PAGE CONTENT:
SITEPLAN

DESIGNER:
DCK

ENGINEER:
DCK

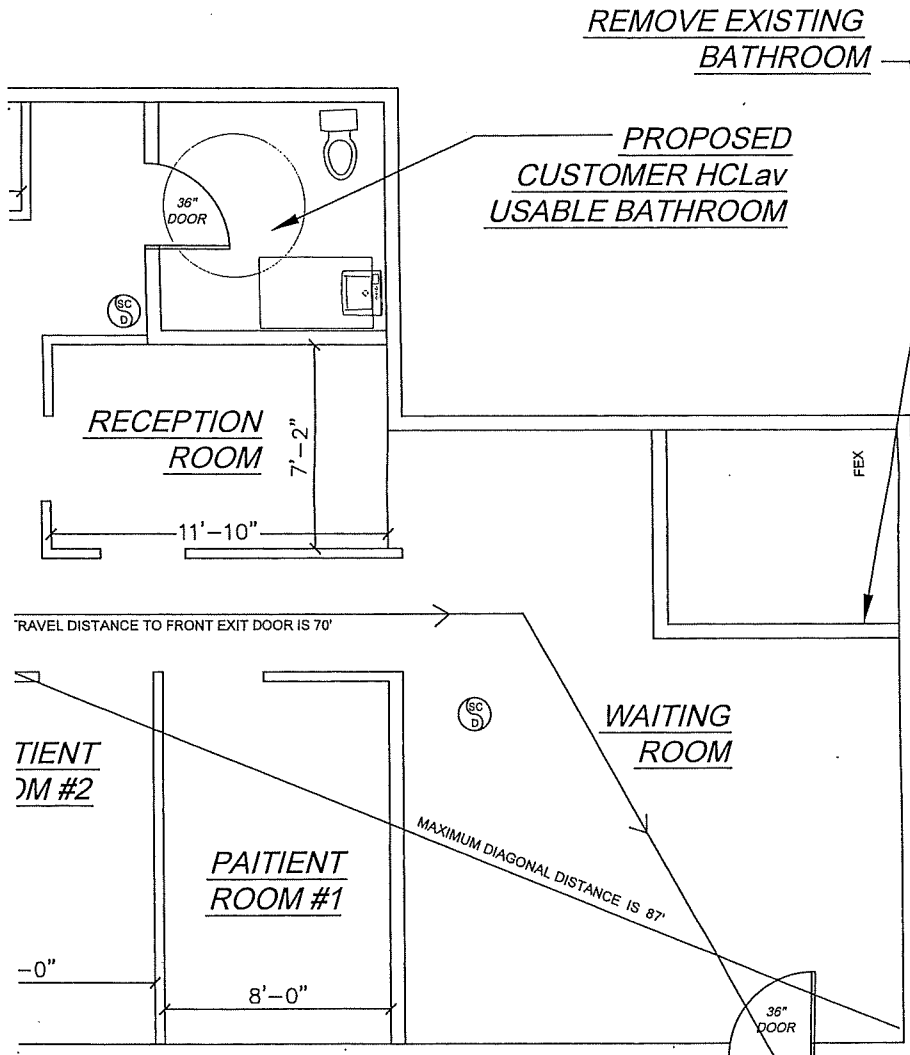
PAPER SIZE:
C (18"x24")

SCALE:
1" = 20'

SHEET:

SP01

- CLASSIFICATION BY OCCUPANCY: BUSINESS (GROUP B)
- CLASSIFICATION BY CONSTRUCTION: TYPE V, EXISTING BUILDING
- ALL EXTERIOR WALLS AND DOORS SHALL HAVE A 2-HOUR FIRE RATING.
- ALL INTERIOR WALLS AND DOORS SHALL HAVE A 1 HOUR FIRE RATING.
- EXIT SIGNS SHALL BE INSTALLED ABOVE EXIT DOORS.
- OCCUPANT LOAD FACTOR: 160 GROSS, PER TABLE 1004.5
- GROSS FLOOR AREA: 34' X 33.5' + 18' X 22' + 28' X 34' = 2,487 SQ. FT.
- OCCUPANCY LOAD: 2,487 / 160 = 16.6 PEOPLE, USE 17 PEOPLE.
- THERE IS 1 EXISTING BATHROOM. A CUSTOMER BATHROOM WILL BE ADDED. BOTH WILL MEET ADA REQUIREMENTS, REFER TO DETAILS IN SHEET BA01 FOR THE BATHROOM LAYOUT REQUIREMENTS.
- ALL FIRE EXTINGUISHERS ARE LESS THAN 75 FEET FROM ANY POINT IN THE UNIT. 2 21/2-GALLON WATER-TYPE FIRE EXTINGUISHER IS SUFFICIENT.
- ALL TRAVEL DISTANCES ARE BELOW 75' SO OVERHEAD SPRINKLERS ARE NOT REQUIRED PER 2020 NYSBC.
- ALL OVERHEAD LIGHTING WILL USE LED BULBS.
- OUTDOOR LIGHTING WILL BE AIMED DOWNWARDS.
- FLOOR IS REINFORCED CONCRETE WITH A MIN. THICKNESS OF 4 INCHES.
- CEILING IS ABOUT 8 FEET ABOVE FLOOR FOR EXISTING BUILDING. ADDITIONS WILL HAVE 9 FEET TALL CEILINGS. SOME SECTIONS OF THE BUILDING HAVE BASEMENTS. PROPOSED WAITING ROOM WAS BUILT ON A SLAB. THE ENTIRE BUILDING WILL BE SLAB. BUILDING HAS SUSPENDED CEILING OF VERMICULITE GYPSUM PLASTER OVER METAL LATH ATTACHED TO 3/4" COLD-ROLLED CHANNELS SPACED 12" ON CENTER.



PROPOSED FLOOR PLAN

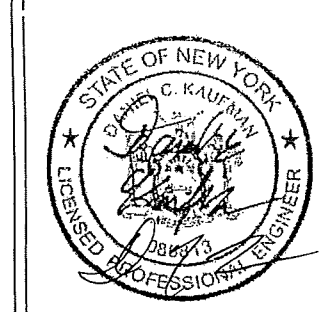
SCALE: 1"= 5'

Cobble Court Engineering
511 Walnut Drive
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
DANIEL C. KAUFMAN NYS
P.E. #086813
IT IS A VIOLATION OF NEW YORK STATE ENGINEERING LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY MANNER ANY PLANS, SPECIFICATIONS, PLOTS OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL ENGINEER IS ATTACHED.

RECORD OF WORK:	DATE:	DESCRIPTION:	BY:

CONVERSION OF ENTIRE FIRST FLOOR TO DENTAL OFFICE
ADDRESS: 1820 STUART STREET ROTTERDAM, NY 12303
ROTTERDAM DENTAL HALIL YUECIDAL

START DATE: 1/22/23



DATE: 1/30/2023

FILE:

PAGE CONTENT:
FLOOR LAYOUT

DESIGNER: ENGINEER: DCK

PAPER SIZE: C (18"x24") SCALE: AS NOTED

SHEET: FL1

OUTDOOR BUILDING
DIMENSIUNS ARE
SHOWN ON
SITEPLAN

WAIVER OF SITE PLAN REVIEW

Date: February 7, 2023

PC2023-W07

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: Lecce Senior Living LLC
Attn: Lou Lecce
ADDRESS: 40 British American Boulevard
Latham, NY 12110

PROJECT ADDRESS: 2200 Helderberg Avenue

APPLICANT IDENTIFIED AS: ☒ Owner ☐ Lessee ☐ Contract Vendee

REQUEST: The applicant requests a Waiver of Site Plan review to allow for basements to be constructed for cottage units 79-90 and 118-124 located in Phase #1A for the Village at Whispering Pines.

Action Taken by Commission:

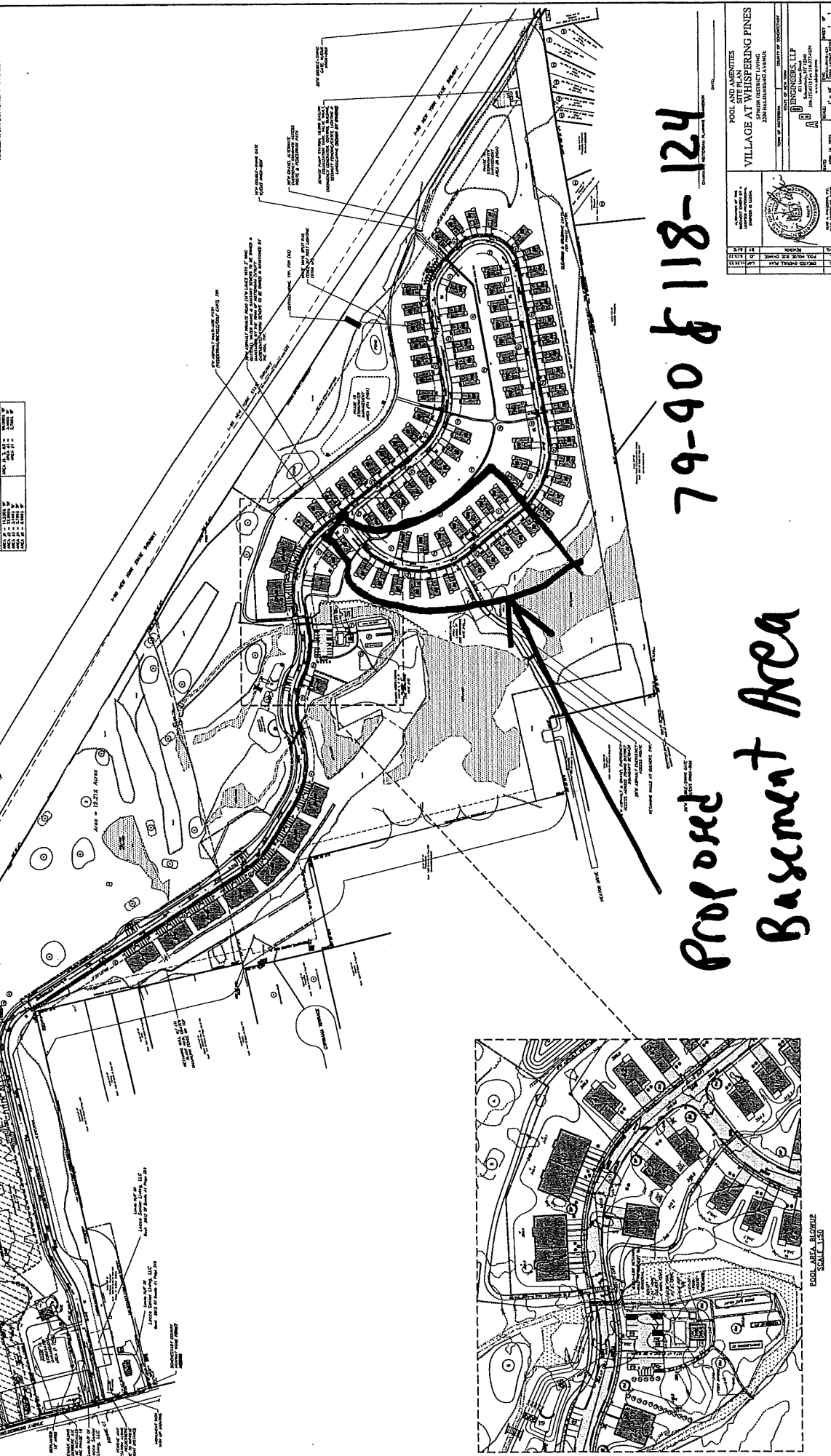
In accordance with Chapter 270 of the Town of Rotterdam Zoning Ordinance, Article XVII, "Site Plan Approval", Section 270-130(C) the Planning Commission waives the requirements set forth in said Article, conditionally. Conditions imposed, if any, are as follows:

1. All previous conditions of approval shall apply - Planning Commission Resolution Nos. PC2020-SW2, PC2020-SW3, PC33-2020 and PC34-2020.
2. Grading of all lots shall be substantially consistent with the approved Site Plan as shown on Phase #1A for the Village at Whispering Pines.
3. Prior to the issuance of a building permit for foundation construction on cottage units 79-90 and 118-124, the applicant shall demonstrate to the satisfaction of the Rotterdam Building Inspector that the basement finished floor elevation is a minimum of 2 feet above evidence of seasonal high groundwater.

The Commission action on the Waiver application took place at the Planning Commission meeting of February 7, 2023 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

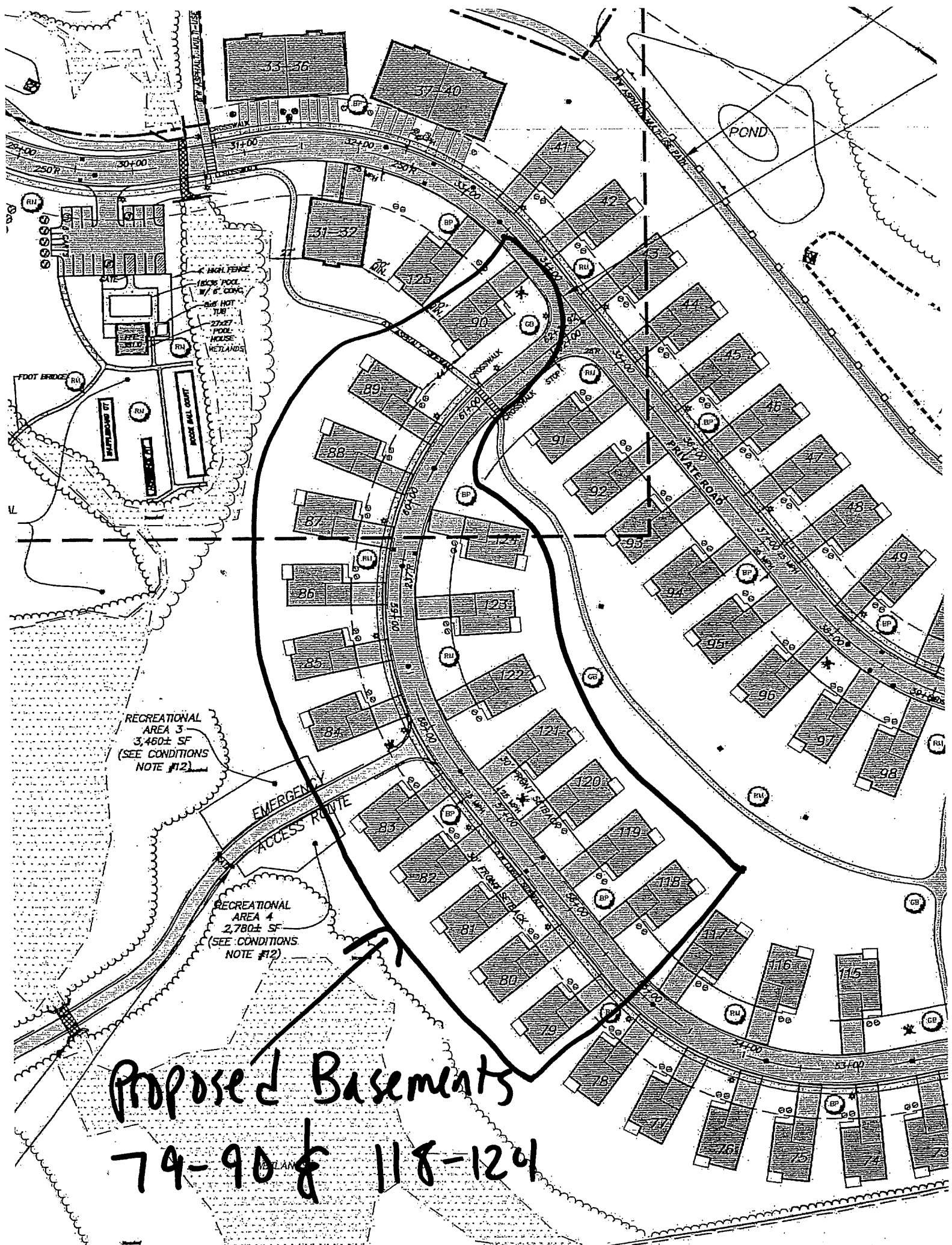
Thomas P. Yuille, Chairman
Planning Commission



79-90 & 118-124

Proposed
Basement Area

[illegible]



Proposed Basements
79-90 & 118-124



Town of Rotterdam
Office of the Planning Commission

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC34-2020

Moved by Mr. Collins seconded by Mrs. Flansburg
Applicant: Lecce Senior Living, LLC

Applicant: Lecce Senior Living, LLC

Project Location: East side of Helderberg Avenue adjacent to southern boundary of the NYS Thruway
Rotterdam, New York

Tax Number or Numbers: 71.9-2-21.11, 71.5-1-5.111, 71.5-1-9, 71.5-1-8.112, 71.5-1-8.111

Proposed Project: Final Site Plan for proposed Phase 1B of the Village at Whispering Pines. Phase 1B consists of the development of a 9-hole executive golf course with associated clubhouse, 40 townhouse/condominium units, and 85 cottage homes.

WHEREAS, on November 20, 2018, the Town of Rotterdam Planning Commission (the "Planning Commission") approved an application from Lecce Senior Living, LLC (the "Applicant") for a Waiver of Site Plan authorizing tree clearing and removal and site preparation activities in order to prepare the site for eventual construction of Phase 1 of the Village at Whispering Pines project, which project at full build-out is proposed to consist of a proposed retirement community having 496 residential units of various types, including independent living apartments, assisted living apartments, memory care units, townhomes, and single-family detached homes, reconfiguration of the existing golf course with a new clubhouse and maintenance building, and construction of appurtenant infrastructure improvements, including roadways, utility extensions, parking areas, and walking/multi-use paths; and

WHEREAS, the November 20, 2018 approval of the Waiver of Site Plan application was conditioned on (among other things) the applicant obtaining site plan approval for what was then referred to as "Phase 1" of the Village at Whispering Pines project, consisting of single-family detached homes, townhomes, associated roadways and infrastructure, the golf course and clubhouse, the walking/multi-use paths, and related appurtenances, on or before November 20, 2019, subject to such reasonable extensions as may be granted by the Planning Commission; and

WHEREAS, on November 7, 2019 and May 19, 2020, the Planning Commission extended the deadline by which the applicant was required to obtain site plan approval for Phase 1; and

WHEREAS, since the November 20, 2018 determination of the Planning Commission to grant Waiver of Site Plan approval, the Planning Commission, with the assistance of its Town Designated Engineers and Town Department of Public Works, has engaged in an extensive review of the applicant's

Resolution Number PC34-2020
Lecce Development Group, LLC –
East side of Helderberg Avenue adjacent to
southern boundary of NYS Thruway
July 9, 2020

various concept, sketch, and preliminary site plan proposals for Phase 1B (formerly referred to as Phase 1), including at various public meetings and workshops; and

WHEREAS, the Planning Commission has reviewed and considered the various submissions of the applicant, Town Designated Engineer review memoranda and letters, the comments of the Town Department of Public Works, and the comments received from members of the public over the course of the review of the project; and

WHEREAS, the Applicant has submitted a revised site plan set dated July 6, 2020 for Phase 1B, along with responses to comments of the Town Designated Engineers and Town Department of Public Works; and

WHEREAS, the regulations of the Senior Living District require that all roadways be constructed in accordance with the Town's roadway specifications, except as waived by the Planning Commission; and

WHEREAS, the Applicant has requested that the Planning Commission waive certain roadway standards; and

WHEREAS, the Planning Commission held a duly noticed meeting on July 9, 2020 to consider the project; and

WHEREAS, on July 9, 2020, the Planning Commission granted a Waiver of Subdivision approval permitting the Applicant to consolidate the several parcels referenced above into a single lot, and in conjunction therewith, determined that the November 20, 2018 SEQRA Findings Statement adopted by the Planning Commission, which concerned the Village at Whispering Pines project at full build-out, adequately addressed all potential environmental impacts associated with such lot consolidation, and that additional or further review under SEQRA was not warranted or required; and

WHEREAS, the Planning Commission further determined on July 9, 2020 that the November 20, 2018 SEQRA Findings Statement adopted by the Planning Commission, which concerned the Village at Whispering Pines project at full build-out, adequately addressed all potential environmental impacts associated with the site plan application for Phase 1B as proposed, and that additional or further review under SEQRA was not warranted or required for such site plan application for Phase 1B; and

WHEREAS, on July 9, 2020, the Planning Commission carefully considered the entire record, including without limitation, the application materials, as well as the testimony, comments, and responses of the applicant's representatives, the Town Designated Engineers, and members of the public; and

WHEREAS, the Planning Commission, after careful consideration and upon due deliberation based upon the entire record of proceedings in this matter, finds that the Applicant's request for waivers of certain of the Town's roadway standards should be granted, as set forth more specifically in the conditions of approval attached hereto; and

WHEREAS, the Planning Commission, after careful consideration and upon due deliberation based upon the entire record of proceedings in this matter, finds that the site plan application satisfies the standards and purposes set forth in Article XVII (Site Plan Approval) of Chapter 270 (Zoning) of the Town

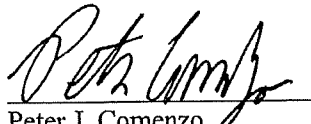
Resolution Number PC34-2020
Lecce Development Group, LLC –
East side of Helderberg Avenue adjacent to
southern boundary of NYS Thruway
July 9, 2020

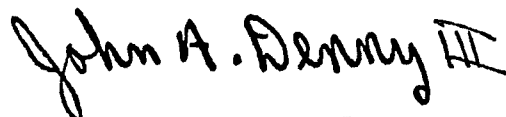
of Rotterdam Town Code, provided certain conditions, requirements, and modifications are satisfied, as set forth more specifically in the conditions of approval attached hereto;

NOW, THEREFORE, upon motion of Member Collins, seconded by Member Flansburg,

BE IT RESOLVED, by the Planning Commission of the Town of Rotterdam, that the above-referenced site plan application (last revised July 6, 2020) is hereby approved subject to and conditioned upon satisfying the conditions, requirements, and modifications set forth on *Exhibit A*, attached hereto.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>
Thomas Yuille	X	
Mark D'Alessandro	X	
Wayne Calder	X	
Clark Collins	X	
Joseph Signore	X	
Lynn Flansburg	X	
John Denny	X	


Peter J. Comenzo
Senior Planner


John Denny, III
Planning Commission Chairman

SEAL OF THE TOWN OF ROTTERDAM
JUL 14 2020

EXHIBIT A

**Village at Whispering Pines Senior Living District
Conditions of Phase 1B Site Plan Approval**

1) Generally Applicable Conditions:

- a) Approval is conditioned upon the Applicant addressing all Rotterdam DPW and TDE comments.
- b) During all construction activities, temporary toilet facilities will be made available proximate to construction activity. Toilet facilities at the Clubhouse/Maintenance facility shall be acceptable only with respect to construction activities occurring in the area of the Clubhouse/Maintenance facility. While construction is occurring in other areas of the site, appropriate portable toilets shall be provided and shall be serviced regularly. Add Note to Plans.
- c) All construction activities shall comply with the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activities. Add Note to Plans.
- d) All costs associated with the installation of public utilities, such as sanitary sewer utility infrastructure and public water supply, for Phase 1B will be borne by the Applicant, and installation shall be subject to construction observation, testing and certification by the Town Designated Engineer of Record before acceptance of ownership and maintenance by the Town. All costs incurred by the Town for construction observation, testing and certification shall be paid by the Applicant.
- e) All guiderails shall be designed in accordance with the AASHTO Roadside Design Guide and the NYSDOT Highway Design Manual Chapter 10. Add Note to Plans.
- f) Town Board approval is required for dedication of the water supply/distribution infrastructure and sanitary sewer infrastructure, including the sanitary sewer pump station, to the Town.
- g) All buildings shall be slab on grade, unless the Applicant seeks and obtains further review and approval of the Planning Commission of a site plan amendment application or, in the Planning Commission's discretion, a waiver of site plan application, to allow basement(s) for specified units. Add Note to Plan and remove any existing Note(s) that are inconsistent.
- h) Schenectady County Highway Work Permits will be required for the proposed driveway and any improvements (including grading, utilities and sidewalks) in the Helderberg Avenue right-of-way. Add Note to Plan. Copies of all correspondence with Schenectady County DPW should be provided to the Town.
- i) Town sign permit(s) shall be obtained for the proposed project signage including any proposed pylon, monument and/or building mounted signage. Add Note to Plan.
- j) Landscaping will be maintained in perpetuity and dead or dying landscaping shall be replaced as equal. Add Note to Plan.