

**Town of Rotterdam
Planning Commission
Summary for the July 13, 2010 Meeting**

1. **Golub Corporation – Dunnsville Road & Duanesburg Road.** Site Plan Modification of the existing warehousing operation to allow for a new entrance onto the newly relocated Dunnsville Road and mitigation measures as outlined in the FEIS. Engineer: Laberge Group.

Don Rhodes from Laberge Group, Terresa Bakner from Whiteman, Osterman and Hanna and Chet Penacia from Golub Corporation were present on behalf of the applicant.

Public comments were from the following on this project:

- John McAuliffe – 201 Dolan Drive
- Michelle Guilbeau – 550 Duanesburg Road
- Stephanie Bitter representing Cumberland Farms had a question for Mr. Comenzo.

- a. Motion to approve the Site Plan Modification was made by Mr. Karp and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

2. **PF Development Group LLC – 141 W. Campbell Road.** Concept Plan/Special Use Permit for the construction of a multi-use office building with bank and drive-thru and a fast food restaurant with drive-thru on a ±3 acre parcel (former Main Florist). Engineer: ABD Engineer & Land Surveyors.

Joe Bianchine from ABD Engineers & Land Surveyors and Dave Leon, property owner, were present for this hearing.

- a. Motion to declare Rotterdam Planning Commission as Lead Agency on this project was made by Mrs. Flansburg and Mr. Savini seconded the motion and the vote resulted in unanimous approval of the motion.

3. **Francis DelGallo – 671 Mariaville Road.** Final Site Plan/Special Use Permit Public Hearing at Del Gallo Country Pools for the operation of a take-out barbeque and the relocation of the propane dispensing facility on existing ±.6 acre parcel. Engineer: ABD Engineers & Land Surveyors.

Joe Bianchine from ABD Engineers & Land Surveyors was present representing the applicant.

Public comments were from the following on this project:

- Richard Malaczynski – 402 Deer Path
- Mary Ann Lawler – 416 Megan Boulevard
 - a. Motion to approve the negative SEQR was made by Mr. Savini and Mr. Karp seconded the motion and the vote resulted in unanimous approval of the motion.
 - b. Motion to approve the Special Use Permit was made by Mrs. Flansburg and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.
 - c. Motion to approve the Final Site Plan was made by Mrs. Flansburg and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

4. **Marilyn Antoinette – 3029 Hamburg Street.** Sketch Site Plan/Special Use Permit for a three (3) chair beauty salon and apartment on a ±.688 acre lot. Land Surveyor: Ausfeld & Waldruff Land Surveyors LLP.

Mark Blackstone from Blackstone Land Surveyors and Marilyn Antoinette, property owner were present for this hearing.

- a. Motion to declare the Rotterdam Planning Commission as Lead Agency was made by Mrs. Flansburg and Mr. Karp seconded the motion and the vote resulted in unanimous approval of the motion.

5. **Timothy Larned and Maria Esposito – Burdeck Street and North Thompson Street.** Sketch Plan for a Change of Zone proposed on approximately 71.8 acres from Heavy Industrial (I-2) and General Business (B-2) to Planned Residential Development (PRD) and General Business (B-2). The applicants propose the construction of a 248 multi-family garden apartments, relocation of existing baseball fields, and the creation of a permanent recreation/conservation area. Engineer: Ingalls and Associates.

Andrew Brick from Law Offices of Donald Zee, PC and Francis Bossolini from Ingalls and Associates were present on behalf of the applicant.

Public comments were from the following on this project:

- Richard Malaczynski – 402 Deer Path
 - a. Motion for a positive recommendation to the Town Board for the Change of Zone was made by Mr. DiLallo and Mr.

Denny seconded the motion and the vote resulted in unanimous approval of the motion.

6. **Town of Rotterdam.** Recommendation to the Town Board for proposed Local Law of the Year 2010 to add to Chapter 270 of the Code of the Town of Rotterdam entitled ZONING for the adoption of a Landmark and Historic Preservation ordinance relating to an establishment of protection for the prehistoric, historic and cultural landmarks in the Town of Rotterdam (Tabled from May 6, 2010 Planning Commission meeting).
 - a. Motion for a positive recommendation to the Town Board for the proposed Local Law of the Year 2010 to add to Chapter 270 of the Code of the Town of Rotterdam entitled ZONING for the adoption of a Landmark and Historic Preservation ordinance was made by Mr. DiLallo and Mr. Denny seconded the motion and vote resulted in 5-2 approval of the motion.

WAIVERS:

1. **Amjad Mughal – 1517 Helderberg Avenue.** The applicant requests a Waiver of Site Plan review to operate a grocery and deli in the former Little Super.
 - a. Motion was made by Mrs. Flansburg to approve the Waiver and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.