

**Town of Rotterdam  
Planning Commission  
Summary for the July 23, 2009 Meeting**

1. **Golub Corporation – Duanesburg and Dunnsville Roads.** Rotterdam Planning Commission issuance of Draft Environmental Impact Statement. Applicant proposes to relocate a portion of Dunnsville Road and increase the warehousing capability of the site by approximately 410,000 square feet of gross floor area to allow Price Chopper to consolidate and expand warehousing operations. Engineer: Laberge Group.

Chairman DiLallo gave a brief overview of what the hearing was about and Mr. Einstein, the TDE from Clough, Harbour had some comments on the process as well for the audience and the Planning Commission Members.

The following members of the audience spoke in regards to this project:

Mr. Malaczynski – 402 Deer Path;  
Ms. Friedlander – Guilderland Avenue.

The Planning Commission members then had a chance to state their comments on this project.

The public was advised by the Town Planner that there will be a public hearing on August 11, 2009 so they will be able to state their comments on the record and the public will have until August 24, 2009 to submit their written comments.

- a. Motion to issue the DEIS was made by Mr. Renna and seconded by Mr. Karp and the vote resulted in unanimous approval of the motion.

2. **Mark DeMeo and Dominic Leone – Willow Drive & Suffolk Avenue.** Preliminary Three (3) Lot Major Subdivision with Boundary Line Adjustments Public Hearing: Lot 1 = 2.1 acres with proposed single family residence, Lot 2 = 24,351 square feet with proposed single family residence and extension of roadway with easements, and Lot #3 Consolidation Subdivision with two (2) existing residences. Land Surveyor: Blackstone Land Surveyors.

Mr. Blackstone presented the project to the Planning Commission and discussed the comments of the ZBA, TDE, County Health and Highway Superintendent. Vice Chairman Renna advised the applicant's representative that he will not take further action on this application until the applicant brings his other property on Altamont Avenue into compliance with the Town Code.

3. **2331 Curry Road - David DelZotto (Contract Vendee).** Preliminary/Final Eight (8) Lot Major Subdivision Public Hearing for the proposed construction of eight single family cottage homes on the rear portion (4.55 acre) parcel with a town road. Engineer: ABD Engineers and Surveyors.

No comments from members of the audience on this project.

- a. Motion to approve SEQR was made by Mr. Savini and seconded by Mrs. Flansburg and the vote resulted in unanimous approval of the motion.
- b. Motion to approve the subdivision with conditions and full and final DPW and TDE approvals was made by Mrs. Flansburg and seconded by Mr. Renna and the vote resulted in unanimous approval of the motion.

4. **Aladin Properties – 1222 Duaneburg Road.** Preliminary/Final Site Plan review to convert an existing 1,011 square foot single family residence into a convenience store (884 s.f. Retail Space) on 25,049 square foot parcel in the Retail Business (B-1) Zoning District. Engineer: ABD Engineers and Surveyors.

No comments from members of the audience on this project.

- a. Motion to approve SEQR was made by Mr. Karp and seconded by Mr. Brudos and the vote resulted in unanimous approval of the motion.
- b. Motion to approve the site plan was made by Mr. Renna and seconded by Mrs. Flansburg and the vote resulted in unanimous approval of the motion.

5. **Pilot Travel Center – 1128 Duaneburg Road.** Sketch Site Plan/Special Use Permit modification to previously approved (November 18, 2008) site plan/special use permit for the demolition of existing 10,242 square foot building, reconfigure easterly exit to new exit/entrance and add 30 new parking spaces.

No comments from members of the audience on this project.

- a. Motion to approve the modification to allow for the DEMOLITION ONLY of the existing 10,242 square foot building to the site plan/special use permit which was previously approved on November 18, 2008 was made by Mr. Renna and seconded by Mr. Savini and the vote resulted in unanimous approval of the motion.
- b. The modification for the reconfiguration of the easterly exit to the new exit/entrance and the addition of 30 new parking spaces will need to be presented to the Planning Commission at a future date after TDE and NYSDOT review and comment on the project.

6. **Dorothy Friedlander & Anna Zweig – Guilderland Avenue.** Sketch Two (2) Lot Minor Subdivision: Lot 1 = 16.023 acres and Remaining Lands of approximately 70.8 acres. Engineer: Boswell Engineering.

No comments from members of the audience on this project.

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

7. **Rotterdam Soccer Club – Guilderland Avenue.** Sketch Site Plan/Special Use Permit for the construction of 210' x 330' soccer field with associated gravel parking area. Drawing provided by: Samuel Campagnano.

No comments from members of the audience on this project.

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

**WAIVERS:**

1. **Crosstown Plaza LLC – 2330 Watt Street.** The applicant requests a Waiver of Site Plan review for a 21,439 square foot discount home remodeling center plus a 3,000 square foot garden center in former Sears Hardware.

Motion was made by Mr. Renna to approve the waiver and Mr. Karp seconded the motion and vote resulted in unanimous approval of the motion.