

**Town of Rotterdam  
Planning Commission  
Summary for the August 10, 2010 Meeting**

1. **Charlew Construction – 130 Princetown Plaza.** Final Three (3) Lot Subdivision Public Hearing to re-subdivide an existing lot located in both the Towns of Rotterdam and Princetown to create two (2) new lots: Lot #3 = 1.69 acres with existing one story commercial building, Lot #4 = 2.25 acres, and Lot #5 = 2.05 acres. Engineers: C.T. Male Associates, P.C.

Skip Francis was present from C.T. Male Associates, P.C. on behalf of the applicant.

- a. Motion to accept the Town of Princetown negative SEQR was made by Mrs. Flansburg and Mr. Savini seconded the motion and the vote resulted in unanimous approval of the motion
- b. Motion to approve the Final Three (3) Lot Subdivision was made by Mrs. Flansburg and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.

2. **Property Acquisitions LLC (Contract Vendee) – 1925 Curry Road.** Final Site Plan/Special Use Permit Public hearing for the construction of a 7,324 square foot Recovery Room Sports Grill and a 2,514 square foot bank with three (3) drive-thru lanes on a 58,619 square foot parcel. Engineer: Hershberg & Hershberg Engineers and Land Surveyors.

Mr. Hershberg was present from Hershberg & Hershberg Engineers and Land Surveyors on behalf of the applicant as well as Michael Archangel.

Comments were made from Abigail Bernard, 1732 Stuart Street concerning the project.

- 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 Mr. Karp and Mr. DiLallo seconded the motion and the vote resulted in unanimous approval of the motion.

3. **Salvatore & Maria Mancino – Eric & Antoinetta Jacobs – 320 & 310 Jeanette Drive.** Final Three (3) Lot Subdivision Public Hearing to re-subdivide two (2) existing lots to create one (1) new lot: Lot #1 = 36,218 sf with existing single family residence, Lot #2 = 72,542 sf with existing single family residence and Lot #3 = 43,560 sf with proposed single family residence. Engineer: ABD Engineers and Surveyors.

Luigi Palleschi was present from ABD Engineers and Surveyors on behalf of the applicant.

- a. Motion to approve the negative SEQR was made by Mr. Karp and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion
  - b. Motion to approve the Final Three (3) Lot Subdivision was made by Mr. DiLallo and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
4. **Town of Rotterdam – 901 Draper Avenue.** Recommendation to the Town Board for a Change of Zone on a 3.6 acre parcel from Retail Business (B-1) to Multi-Family Residential (R-3) to facilitate the redevelopment of the former Draper School property.

Comments were made from Debra Livingston, Draper Avenue concerning the project.

- a. Motion for a positive recommendation to the Town Board for a Change of Zone on a 3.6 acre parcel from B-1 to R-3 to facilitate the redevelopment of the former Draper School property was made by Mr. DiLallo and Mr. Karp seconded the motion and vote resulted in unanimous approval of the motion.

**WAIVERS:**

1. **John DiGiandomenico – 346 W. Lucille Lane & W. Lucille Lane.** The applicant requests a Waiver of Subdivision Review to Boundary Lined Adjust  $\pm 3600$  square feet from West Lucille Lane (Tax Map No. 58.19-2-22) to 346 West Lucille Lane. Engineer: ABD Engineers and Land Surveyors.
  - a. Motion was made by Mr. DiLallo to approve the Waiver and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
2. **William & Leslie Lindenman & Adrienne O'Hare & Leslie Lindenman - 1032 Serafini Drive & 1036 Serafini Drive.** The applicant requests a Waiver of Subdivision Review to Boundary Line Adjust  $\pm .27$  acres from 1032 Serafini Drive to 1036 Serafini Drive. Engineer: Environmental Design Partnership LLC.
  - a. Motion was made by Mr. Karp to approve the Waiver and Mr. DiLallo seconded the motion and the vote resulted in unanimous approval of the motion.
3. **James & Phyllis Horvath/Barbara Lucier & Phillip Eats - 480 Melrose Street & 2765 - 2767 Broadway.** The applicant requests a Waiver of Subdivision Review to Boundary Line Adjust  $\pm 3,260$  square feet from 2765-2767 Broadway to 480 Melrose Street. Engineer: ABD Engineers and Land Surveyors
  - a. Motion was made by Mr. Karp to approve the Waiver and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion

4. **St. Gabriel's Parish (Owner)/Alison Cozzoino (Applicant) – 3040 Hamburg Street.** The applicant requests a Waiver of Site Plan Review to operate Childhood Friends an early childhood and after school program in St. Gabriel's Church.
  - a. Motion was made by Mr. DiLallo to approve the Waiver and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
  
5. **Spirit Halloween – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan Review for the retail sale of Halloween related products in tenant space A-116 (7316 s.f.) from August 12, 2010 to November 15, 2010 at the Rotterdam Square Mall.
  - a. Motion was made by Mr. Savini to approve the Waiver and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
  
6. **My Place to Play – 95 Dahlia Street.** The applicant requests a Waiver of Site Plan Review to operate a children's activity center.
  - a. Motion was made by Mr. DiLallo to approve the Waiver and Mr. Karp seconded the motion and the vote resulted in unanimous approval of the motion

**CAUCUS:**

**Golub Corporation – Dunnsville Road & Duanesburg Road.** Motion was made by Mr. DiLallo to approve the removal of the proposed striped crosswalk from the site plan across Duanesburg Road to Keller Avenue as part of the Dunnsville Road relocation project and Mr. Denny seconded the motion and the vote resulted in unanimous approval of the motion.