

**State Environmental Quality Review Act
Notice of Completion of DEIS
Notice of SEQR Hearing**

Lead Agency: Planning Commission
Town of Rotterdam

Date: July 23, 2009

Address: Peter Comenzo – Town Planner
John F. Kirvin Government Center
1100 Sunrise Blvd.
Rotterdam, NY 12306

This notice is issued pursuant to Part 617 of the implementing regulations found at 6 NYCRR and pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until August 24, 2009. A public hearing on the Draft EIS will be held on August 11, 2009 at the Rotterdam Town Hall on Sunrise Boulevard at 7:30 p.m.

Name of Action: Golub Corporation Partial Dunnsville Road Relocation and Conceptual Distribution Center Expansion.

Description of Action: The action involves relocation of approximately 900 feet of Dunnsville Road, a subdivision of real property, and rezoning property owned by Golub from Retail Business and Agricultural to Light Industrial, as well as an amendment to the Town Comprehensive Plan. The applicant proposes to 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.

Location: 501 Duanesburg Road, Town of Rotterdam, Schenectady County, New York.

SEQRA Classification: Type I

Potential Environmental Impacts:

1. The proposed action may result in *a substantial adverse change in traffic, noise levels or visual impacts.*

This Project proposes to relocate a portion of Dunnsville Road to accommodate future expansion of the existing Price Chopper warehousing facility. The relocated portion of Dunnsville Road will form a new intersection with NYS Route 7 approximately 800 feet

west of the existing intersection. Traffic patterns will change and the relocation or improvement of traffic signals is likely to occur.

The rezoning to allow for increased warehousing capacity may in the future result in additional deliveries and pick-ups to and from the Project site. The presence of additional tractor-trailers may have an impact on noise levels in the areas surrounding the Project site. Additionally, any increased warehouse capacity or new warehouse buildings will require new heating and cooling systems which may have their own impact on noise levels in the surrounding areas.

By changing the zoning, warehousing capacity may be increased in the future. Construction of this additional warehousing space may result in visual impacts.

2. The proposed action may result in *a substantial adverse impact on habitat*.

The property to be rezoned may contain important wildlife habitat. This habitat needs to be evaluated.

3. The proposed action requires *rezoning of portions of the Project site and amendment of the Town's Comprehensive Plan*.

The Project site currently extends into three different zones. Portions of the site are located in the light industrial district (I-1), the retail business district (B-1) and the agricultural district (A-1). The requested rezoning of the parcel would place the entire parcel within the light industrial district.

Rezoning portions of the Project site requires an amendment to the Town's Comprehensive Plan.

4. The proposed action may result in *warehousing activities in closer proximity to residential areas*.

A copy of the Draft EIS is available on-line at www.rotterdamny.org, from the Town Planner at the address below, and at the Rotterdam Branch of the Schenectady County Library located at 1100 North Westcott Road, Rotterdam, NY 12306.

Contact Person: Peter Comenzo, Town Planner
John F. Kirvin Government Center
1100 Sunrise Blvd.
Rotterdam, NY 12306

Telephone Number: (518) 355 – 7575 x-338

A Copy of this Notice Must be Sent to:

- * Division of Environmental Permits, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750
- * Office of the Chief Executive Officer of the political subdivision in which the action will be principally located
- * Any person who has requested a copy of the Draft EIS.
- * All other involved agencies
- * Environmental Notice Bulletin, 625 Broadway, Albany, New York 12233-1750
- * Copies of the Draft EIS must be distributed according to 6 NYCRR 617.12(b).

DISTRIBUTION LIST

Involved/Interested Agencies & Others

Schenectady County Economic Development & Planning Department
Schenectady County Department of Health
Schenectady County Department of Public Works
Schenectady County Legislature
New York State Department of Environmental Conservation – Region #4, Central Office & ENB
New York State Department of Transportation
New York State office of Parks, Recreation and Historic Preservation (Peebles Island Field Unit)
Rotterdam Town Board
Rotterdam Highway Department
Rotterdam Police Department
Rotterdam Industrial Development Agency
Fire District #6 (South Schenectady)
Schalmont School District
Capital District Transportation Committee