

**Town of Rotterdam Planning Commission
Minutes of October 1, 2024 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, October 1, 2024, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306.

Present:	Kimberly Ricker Scannell Lynn Flansburg, Vice Chairman Clark Collins Mark D'Alessandro Wayne Calder Joseph Signore Joseph Miglucci Peter Comenzo, Town Planner Stephen Valiquette, Attorney Lisa Gallo for Marlo Carter, Secretary	Excused: Joseph Signore
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Chairman Kimberly Ricker-Scannell called the workshop to order at 7:00 p.m.

Waivers:

1. **Mikel-Ann Farina – 3143 N. Thompson Street.** The applicant requests a Waiver of Site Plan review to install a 30' X 50' pre-fab building to store construction vehicles and equipment on existing ±0.43 acre parcel.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. 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 Compliance from the Town of Rotterdam 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. Applicant received setback variances from the Rotterdam Zoning Board of Appeals on September 18, 2024.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

2. **Carmine Petti & Frank Audino – 1725 Tower Street.** The applicant requests a Waiver of Site Plan review to convert two (2) first floor retail spaces into two (2) residential units on existing ±0.16-acre parcel.

Motion was made by Mr. Collins to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
3. Applicant must obtain a Building Permit and be issued a Certificate of Compliance from the Town of Rotterdam Building Inspector/Code Enforcement Officer.
4. A water meter shall be installed with an outside reader. It shall read in gallons and not require a wand to read.
5. The Rotterdam Town Board approved a Change of Zone from General Business (B-2) to Multi-Family Residential (R-3) on September 11, 2024
6. The Rotterdam Zoning Board of Appeals approved a variance for lot area on September 18, 2024.
7. Variances for lot area, side yard width, rear yard depth, and parking were approved by the Zoning Board of Appeals on December 17, 2014.

Mr. Calder seconded the motion and vote resulted in unanimous approval of the motion.

3. **Nine Castles NY LLC – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan to operate a tattoo parlor in existing tenant space #3 on a ±0.17-acre parcel.

Motion was made by Mr. Collins to approve the Waiver conditioned on the following:

1. 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 Compliance from the Town of Rotterdam 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 #6 for specifics.
5. Applicant shall be in compliance with the New York State Department of Health rules and regulations.
6. The property is in Sewer District #7 and is connected to the municipal sewer system.

Mrs. Flansburg seconded the motion and vote resulted in unanimous approval of the motion.

4. **141 W. Campbell Road Associates LLC – 141 W. Campbell Road.** The applicant requests a Waiver of Site Plan to construct a ±360 square foot addition on existing tenant space, former Charlew Builders for a ±1,697 square foot sub shop with ±448 square foot storage area on a ±3-acre parcel.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. 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 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. Applicant/tenant shall receive approvals from the NYS Department of Health prior to operation.
5. Owner/applicant shall install Knox box for emergency personnel. Please contact Schonowe Fire District #7 for specifics.
6. Owner/applicant shall install meter that reads in cubic feet (City water) with an outside reader that does not require a wand to read. Contact DPW with questions.
7. An additional dumpster enclosure shall be installed in the rear of the building. Construction shall be masonry or utilize heavy duty composite decking material (Trex or equivalent) with heavy duty gates.

Mr. Miglucci seconded the motion and vote resulted in unanimous approval of the motion.

5. **Gary DiCocco – 1117 Floral Avenue and Floral Avenue.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±1,925 square feet of property from Floral Avenue (Tax Map No. 58.8-9-2) to 1117 Floral Avenue (Tax Map No. 58.8-9-3). Engineer: ABD Engineers.

Motion was made by Mr. Calder to approve the Waiver conditioned on the following:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
3. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
4. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.
5. Applicant received variances for lot size, side yard width and front yard depth from the Rotterdam Zoning Board of Appeals on September 18, 2024 and shall be noted on the mylar(s).

6. The single-family residence proposed to be located on 1119 Floral Avenue (Tax Parcel #58.8-9-2) shall be constructed without a basement.
7. Prior to Chairman's signature, pin and cap new lot corners.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

6. **Luigi Palleschi & Mohonasen Central School District – 1019 Anthony Drive & 300 Warrior Path.** The applicant requests a Waiver of Subdivision to Boundary Line Adjust ±0.19 acres from 300 Warrior Path (Tax Map No. 71.05-2-2.1) to 1019 Anthony Drive (Tax Map No. 59.18-1-29). Engineer: Hershberg & Hershberg.

Motion was made by Mr. Calder to approve the Waiver conditioned on the following:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. Pin and cap new lot corners prior to Chairman's Signature.
3. The Planning Commission Chairman will sign up to two (2) Mylar's (One for Schenectady County and one for the applicant).
4. The signed Mylar's need to be filed with Schenectady County Clerk's office within ten (10) days.
5. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

Mrs. Flansburg abstained from voting on this waiver.

7. **Pete Toborek – 93 W. Campbell Avenue.** The applicant requests a Waiver of Site Plan to utilize tenant space H-104, ±5,067 square feet for storage from October 1, 2024 to May 31, 2025 in ViaPort Rotterdam Mall.

Motion was made by Mr. Collins to approve the Waiver conditioned on the following:

1. 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 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 #6 and/or #7 for specifics.

Mr. Miglucci motion and vote resulted in unanimous approval of the motion.

Attendance was taken and a determined there is a quorum.

The Pledge of Allegiance to the Flag was recited.

Ms. Scannell: I would now entertain a motion to approve the summary minutes of September 17th.

Mr. Collins: I'll make that motion.

Mrs. Flansburg: I'll second.

Ms. Scannell: Thank you. Lisa, please call the roll.

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Scannell?

Ms. Scannell: Abstain.

Motion carried. Thank you.

1. Gorvin Sarju – Tower Avenue. Final Site Plan review for the construction of a 2,000 square foot vehicle and equipment storage building on a 0.35-acre parcel. Engineer: Ingalls and Associates.

Ms. Scannell: And here's Chad to tell us all about it.

Mr. Pagan: Good evening, once again. Chad Pagan from Ingalls, here, coming back for site plan approval for a garage on tax map number 59.7-10-1.2 Tower Avenue, it is actually the address of Tower Avenue but it is the corner of Tower and Chrisler Avenue.

Since my last meeting here with the Planning Commission, there were some comments from the DPW as well as the members of the Commission. And if you want to go through those item by item?

Ms. Scannell: Sure. We had a nice little letter that kind of summarized everything, so. We can kind of follow with you, if you would like.

Mr. Pagan: Okay. Well, I mean, the first comment from the DPW was that we needed to get a change of approval.

We got the approval of change of zone, so we acknowledge that.

The second one was they needed a variance granted for a side yard setback to the east. And on September 18th, we received a grant where the variance was granted at the September 18th, 2024 ZBA meeting. So, we received that. And we also received area variance on that as well. Because the lot was slightly smaller than what the zone had, we had to get a relief of, I don't know, 4,000 square feet. We received both on the September 18th, 2024 ZBA meeting.

You got that about the variance? We received the variance.

Ms. Scannell: Yes.

Mr. Pagan: Okay.

And then comment three was applicants should consider blacktopping all portion of the property for ease of maintenance and prevent of tracking of gravel in the town roadway. I believe that a lot of the members of the board had that same comment last meeting. And the revised plans now show a blacktop area coming from Tower Ave up to the garage and around over the area where the existing gravel there now.

The next comment was fencing and additional landscaping. Now there is an existing chain link fence that goes on the Chrisler Avenue property line. So, we are proposing a new fence to connect from that fence and then along the Tower Avenue part of the property line and then have a slide gate to get entrance into the site. And then we are going to put six, I am sorry, eight, excuse me, Leyland Cypress, which is an arborvitae. We're going to start at six-foot plantings and obviously they'll get taller. And then any of the remaining area around there, obviously it's grass now, they'll maintain whatever the grass is there now.

Number five, show areas of any outdoor vehicle and/or equipment storage. Now the applicant tells me that I mentioned this the last meeting, that he's got a, it's his brother-in-law that will be parking a tractor trailer. It will just be the tractor, not the trailer there once a month. And then he tells me that the remaining stuff is going to be personal vehicles, his pickup trucks and cars. So, there is not going to be any equipment or anything like that parked there other than once a month there will be a tractor trailer, just the tractor part, not the trailer parked in there.

Detail and proposed lighting in talking to the contractor is pretty much what I mentioned the last meeting, that this is going to be just residential lighting, one above the garage doors and one above the main door. So, it won't be anything abnormal than the rest of the neighborhood has.

Standard notes, I believe we got that.

And the utilities proposed, we went over this the last meeting, where obviously these are going to be electrical to the site, but that they don't need water or wastewater on the site because he owns the property next door. So, when he needs access to that, he will just go to his house next door. And I believe that's it.

And so, we're here to entertain any questions and hopefully everyone likes everything, and we can.

Ms. Scannell: Well, you are here again and probably we're going to miss you because I think tonight's probably going to be your last night here for this project.

Mr. Pagan: For this project? I've probably got more coming.

Ms. Scannell: Okay, I like the sounds of that. Thank you for listening to the DPW comments and to the comments of this planning commission and thank you to your client. I personally think that the idea of the sliding gate is fantastic. I love that it is just going to slide. It's not going to open, you know, in or out or be a pain in the neck.

Mr. Pagan: It's 50 feet. So, I talked to the contractor was kind of, first he was like, well, I said, listen, that is the only way you're going to get a gate that's going to work there.

Ms. Scannell: Right. Well, I appreciate that. And I also would like to say, I appreciate the idea of six-foot plantings, right? Nothing bothers me more than to see some scrappy little one-foot-tall tree that's going to be dead in a few weeks. So, I think that that is a fantastic way to, you know, make things look great from the get-go. I'm sure the neighbors will appreciate it as well.

Mr. D'Alessandro, questions, comments, concerns?

Mr. D'Alessandro: You answered everything that I had written down. A couple questions I had was just, you're just going to have electric inside, nothing else?

Mr. Pagan: No, just electric.

Mr. D'Alessandro: And the other one was, there's no equipment that's going to be stationed outside.

Mr. Pagan: That's what I was told by the applicant.

Mr. D'Alessandro: Just a tractor trailer?

Mr. Pagan: Just a tractor trailer once a month and then he'll park his personal vehicles there, pickup trucks and cars that him and his wife have.

Mr. D'Alessandro: Yeah, this is a lot better than when you came here the last time.

Mr. Pagan: Yeah, I told him that. I said, listen, you are going to have to step up here. And he said, oh yeah, yeah. I said, okay. I said, I do not want to hear it.

Mr. D'Alessandro: Well, that's all I have. Thank you.

Ms. Scannell: And we do appreciate that. We recognize that time is money and money is time. And we do appreciate both you and your client listening to what we had to say. Mr. Miglucchi, questions, comments, concerns?

Mr. Miglucci: Looks good to me. As long as that tractor trailer can bobtail in there and park it in there, I'm fine with that. I mean, you don't have, you know, 78 feet of truck in there, but that's okay.

Mr. Pagan: Okay.

Ms. Scannell: Mrs. Flansburg, questions, comments, concerns?

Mrs. Flansburg: No, I appreciate you and your client listening to our recommendations and requests. Now that there are plantings and landscaping on there, I would just look for the note that mentions the dead and dying landscaping be replaced in perpetuity so that in case any of them do die, they get replaced.

Mr. Pagan: Okay.

Ms. Scannell: Mr. Collins, questions, comments, concerns?

Mr. Collins: Well, it's a good project. It came a long way and we appreciate all your work and effort you put in it. So, I'm okay with it.

Ms. Scannell: Thank you. Mr. Calder?

Mr. Calder: Well, I think the chair's covered everything when she opened up this project, and I think we've about to the end of our capacity here. We are done.

Mr. Pagan: Yeah, they probably won't start building it till next spring, so.

Ms. Scannell: Okay, so there is, the town board conducted a coordinated SEQR review and issued a negative declaration on May 8, 2024. And at this time, I would entertain a motion.

Mrs. Flansburg: I'll make a motion that the Planning Commission approve the final site plan subject to any written and oral comments that we've made on the project.

Mr. Miglucci: I'll second.

Ms. Scannell: Thank you. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes. Well, thank you very much.

Mr. Pagan: Thank you, and we'll see you in the next one.

Ms. Scannell: We look forward to it.



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

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Resolution Number PC52-2024

Moved by Mrs. Flansburg seconded by Mr. Miglucci
Applicant: Gorvin Sarju

- Applicant:** Gorvin Sarju
- Project Location:** Tower Avenue
Rotterdam, New York
- Tax Number or Numbers:** 59.7-10-1.12
- Proposed Project:** Final Site Plan review for the construction of a 2,000 square foot vehicle and equipment storage building on a 0.35-acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on September 3, 2024 and October 1, 2024 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW**

IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

1. Final Fees Due:

Site Plan Application	\$350.00
<u>Final Site Plan</u>	<u>\$350.00</u>
Total	\$700.00
2. See letter dated September 20, 2024 from Ingalls and Associates addressing DPW and meeting comments from September 3, 2024.
3. Proposed gate is approximately 13 feet from edge of pavement. DPW recommends offsetting gate from the fence line and increase distance to 21 feet to accommodate vehicles pulling into the property.

Peter J. Comenzo
Senior Planner

Kimberly Ricker-Scannell
Planning Commission Chairman

2. GAA Property Holdings, LLC – 743 Gifford Church Road. Final Two (2) Lot Subdivision Public Hearing: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence. Engineer: Empire Engineering.

Ms. Scannell: Next up, we have GAA Property Holdings, LLC. It looks like Mr. Longo's not joining us again.

Mr. Amedore: I guess not. So, thank you so much for having us on the agenda tonight, and look forward to any comments, and hopefully a good outcome on this project. Obviously, it's a minor subdivision before the town, and we have recognized the comments from this board from the last meeting back, I think it was in September, that we had, no, in August, I'm sorry, and we recognize those and address those, as well as further comments that were presented to the engineer and myself.

Ms. Scannell: So, I am sure that you had an opportunity to take a look at the DPW comments.

Mr. Amedore: Yes.

Ms. Scannell: My understanding was that there was some correspondence today, kind of at the end of the day, so it did not make it on to the DPW comments, and specifically, it was about the fire hydrant.

Mr. Amedore: Yes.

Ms. Scannell: Did Chris bring you up to speed on that?

Mr. Amedore: Yes, he and I had a conversation in the afternoon. The most logical way to install this water services for both lots would be to extend the fire hydrant that's already on the same side of the road, of Giffords Church Road, extend it 250 so feet, and allow for the connections, both water services on that particular extension, instead of boring underneath the state road and trying to get an easement from the fire department to then make a turn and a bend in a direction to tie into the water service that they have on their property.

Ms. Scannell: So, would you be giving an easement to the town then?

Mr. Amedore: We will, absolutely. Town would be an extension of the public utility.

Ms. Scannell: Okay. Mr. Collins, would you, could you address any questions about the fire hydrant that...

Mr. Collins: So, you are going to, that fire hydrant is going to stay, you're going to run 250 feet and then put another fire hydrant on the other end?

Mr. Amedore: Well, if that's required, otherwise we would put a cap on the other end and because we're within the jurisdiction or the distances that one another hydrant wouldn't be required.

Mr. Collins: Well, I'd like to either see a hydrant or a blow-off hydrant because sometimes we want to get stuck, you know what I mean, when you run to a dead end. I mean, some towns have put the two- or four-inch blow-off hydrant, but if you're going to do that, towards a fire hydrant.

Mr. Comenzo: We talked about DPW, so this kind of came up at the end of the day today and I had a discussion with DPW. We're looking for either a six- or eight-inch line extended and then an additional fire hydrant. This fire hydrant also services those apartments over there, so, and then in terms of the dead end, I think you were worried about stagnant water and that type of thing. You're probably, same thing.

Mr. Amedore: Oh yeah.

Mr. Comenzo: Two properties there, so that is what we would be looking for. Either way, it's going to be either an out of district contract or a district extension and we can address that as part of the approvals of the town board. So, the final design, we can work that out with Chris.

Mr. Amedore: So probably, you know, hopefully a six-inch line would be, it's what...

Mr. Collins: Well, I think the town's trying to get away from six inch, but that is something we did not have a discussion at DPW. I know, you know, there's kind of trying to get away from a six inch and rather go to an eight. I mean, I know it's a cost factor, but it's really just a cost from a six-inch pipe to an eight-inch pipe, which you're well aware of.

Mr. Comenzo: It is a 12 to the hydrant, so.

Mr. Amedore: It's 12 to the hydrant. It's six-inch going along, across the way into the fire department's property and on the hydrant that goes and feeds the, in front of the fire department. So just to be consistent on that corridor, if it's already six, you got a 12 to a six, why not just extend the 250 feet to be consistent with and not have another size, especially on a dead end.

Ms. Scannell: So, I think the best...

Mr. Comenzo: Yeah, I mean, yeah, that is it. The six is coming off of the six, I believe, George. I think the 12 runs longer for sure.

Mr. Amedore: All right, we will figure it out.

Ms. Scannell: Right, I think the final comment that we are going to be adding is the fire hydrant will be the DPW satisfaction.

Mr. Amedore: Yes.

Ms. Scannell: DPW's happy, I'm happy.

Mr. Collins: I think they came out with a new spec for the fire hydrant, so.

Mr. Amedore: Okay.

Mr. Collins: And I think they finally came out with a spec for the water meters too, but I am not positive because I know they want to go with the outside reader. So, I don't know if they spec'd it out yet or not. Do you know, Peter?

Mr. Comenzo: I don't know.

Mr. Collins: Kind of a, you know what I mean?

Mr. Comenzo: I know DEC is requiring us to install meters on new construction.

Mr. Collins: Yeah, and I think there was a certain meter they wanted to go...

Mr. Comenzo: You might not read them, but they got to be there.

Mr. Comenzo: They have to be there.

Mr. Collins: No, that is all I have.

Ms. Scannell: Thank you. Mr. Calder.

Mr. Calder: Well, I think we covered it all. The only thing left to cover, and it sounds like it's been worked out already. So no, I'm good, George. Thank you.

Ms. Scannell: Thank you. Mr. D'Alessandro.

Mr. D'Alessandro: No, I'm fine.

Ms. Scannell: Thank you. Mrs. Flansburg.

Mrs. Flansburg: No questions.

Ms. Scannell: Mr. Miglucci.

Mr. Miglucci: No, everything looks good to me. I'm good with it, Madam Chair.

Ms. Scannell: All right, very good. Well, I'm going to go ahead and open our public hearing on this project. Going to open the public hearing. Oh, what's that? Kim has a question. How's your bee keeping coming?

Mr. Amedore: Well, the bee keeping is going very well. We were part of the Pine Grove Fire Department kind of community day over the weekend. Had a booth there and sold quite a bit of honey, local honey. And the fire department and the community were very excited to hear about the kind of development that has happened there with the bees in the community. And then we learned a great history of, from the other residents and neighbors around, more history of the property. And they were excited to see that it's finally being brought back to an agricultural use.

Ms. Scannell: Excellent.

Mr. Amedore: So, it's going well.

Ms. Scannell: Excellent. Is there anyone else here that would like to ask any questions for the public hearing? One more time. Okay, going to close the public hearing. I would entertain a motion to adopt the SEQR Negative Declaration as prepared by the Town Planner.

Mr. Collins: I'll make that motion.

Ms. Scannell: Thank you. Do I have a second?

Mr. Calder: I'll second.

Ms. Scannell: Thank you. Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes. Very good.

And now I would entertain a motion for our final site plan review.

Mr. Miglucci: I'll make a motion.

Mr. D'Alessandro: I'll second it.

Ms. Scannell: All right, so I have a motion and I have a second to accept the final two lot subdivision with the addition of the fire hydrant comment to DPW satisfaction.

Lisa, could you please call the roll?

Ms. Gallo: Mr. Collins?

Mr. Collins: Yes.

Ms. Gallo: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Ms. Gallo: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Ms. Gallo: Mr. Calder?

Mr. Calder: Yes.

Ms. Gallo: Mr. Miglucci?

Mr. Miglucci: Yes.

Ms. Gallo: Ms. Ricker-Scannell?

Ms. Scannell: Yes.

Thank you, Mr. Amedore.

Mr. Amedore: Thank you. I appreciate it and we will keep raising bees over there.

Ms. Scannell: Very good. Very good.

Mr. Amedore: Appreciate it. Thank you.

Ms. Scannell: Thank you. Take care now.

All right, I would now entertain a motion to adjourn.

Mr. Collins: I'll make a motion for the adjourn this evening's meeting.

Ms. Scannell: Thank you, Mr. Collins.

Do I have a second?

Mr. D'Alessandro: I'll second it. Thank you, Mr. D'Alessandro.

Ms. Scannell: All in favor?

Planning Commission Members: I.

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

Kimberly Ricker Scannell, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575
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Resolution Number PC53-2024

Moved by Mr. Miglucci seconded by Mr. D'Alessandro
Applicant: GAA Property Holdings, LLC

- Applicant: GAA Property Holdings, LLC
Project Location: 743 Giffords Church Road, Rotterdam, New York
Tax Number or Numbers: 70.00-2-3.31
Proposed Project: Final Two (2) Lot Subdivision Public Hearing: Lot 1 = ±22.35 acres with proposed single-family residence and Lot 2 = ±1 acre with proposed single-family residence.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on August 20, 2024, and a public hearing on October 1, 2024 to consider the above referenced Two (2) Lot Subdivision; and,

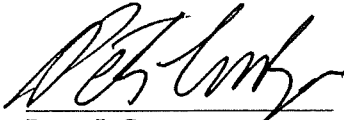
WHEREAS, this matter was discussed and approved, as meeting the standards for Subdivision as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record HEREBY APPROVES THE TWO (2) LOT SUBDIVISION; NOW

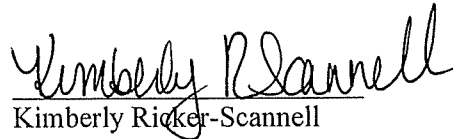
IT IS HEREBY RESOLVED THAT this Final Two (2) Lot Subdivision is approved with the following conditions as stipulated by the Planning Commission:

- 1. Final Fees Due: Application Fee (Owed) \$ 75.00
Lot Fees \$160.00 x 2 \$ 320.00
Parkland \$1,000.00
Advertising \$ 33.00
Total \$1,428.00
2. Prior to Chairman's signature, the applicant shall obtain a water district extension or receive an Out of District Water Agreement from the Town board. Final approval is contingent upon Town DPW review and approval of the proposed water supply for the project.
3. Pin and cap Lot #2 corners prior to Chairman's signature.
4. The applicant must receive Highway Work Permits from the NYSDOT for access, grading, and utility work on Giffords Church Road. Copies of all correspondence with the NYSDOT shall be provided to the Town.

5. Add note to plan: "One water meter shall be installed on each service connection. Final type and location to be approved by DPW."
6. Add note to plan: "Any existing water lines to be abandoned shall be decommissioned in accordance with town standards. Check with the Town of Rotterdam DPW for specifications."
7. Add note to plan: "An erosion and sediment control plan has been submitted with the subdivision map. Applicant shall conform to this plan and Stormwater Management shall remain in compliance with all MS4 regulations."



Peter J. Comenzo
Senior Planner



Kimberly Ricker-Scannell
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

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6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: October 1, 2024

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: GAA Property Holdings
1900 Western Avenue
Albany, NY 12203

Tax Map Number(s): #70.00-2-3.31

Project Location: 743 Giffords Church Road
Schenectady, NY 12306

Zoning: Agriculture (A-1) Zoning District

Action: Creation of two lots from a ±23.35-acre parcel. Lot #1 = ±22.35-acres with proposed single-family residence and Lot #2 ±1.00-acre with proposed single-family residence.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project is an Unlisted Action and the Planning Commission conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist. The Department of Public Works for the Town of Rotterdam transmitted the application information to all involved and interested agencies for review on August 21, 2024. All comments and concerns have been addressed.

This subdivision request is for the creation of two lots from a ±23.35-acre parcel. Lot #1 = ±22.35-acres with proposed single-family residence and Lot #2 ±1.00-acre with proposed single-family residence.

The property is in the Agriculture Industrial (I-1) zone. The former single-family residence was served by an on-site well and septic system. Both new lots are proposed to be serviced by municipal water. A substantial portion of Lot #2 is located in the floodway/floodplain and has been labeled as such. Any future grading or development of this property in the floodplain areas will be restricted and will need to be evaluated and approved by the appropriate regulatory agencies.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Town of Rotterdam Planning Commission has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

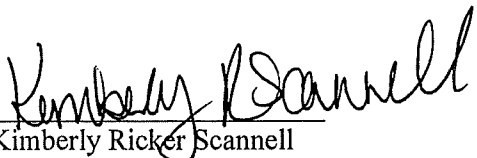
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

- (x) the creation of a material demand for other actions that would result in one of the above consequences;
- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
 - (ii) likely to be undertaken as a result thereof; or
 - (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
 - (ii) its probability of occurrence;
 - (iii) its duration;
 - (iv) its irreversibility;
 - (v) its geographic scope;
 - (vi) its magnitude; and
 - (vii) the number of people affected

The environmental effects of the above-described action were discussed at regularly scheduled Planning Commission public hearing held on October 1, 2024. Adoption of this negative declaration was moved by Mr. Collins, seconded by Mr. Calder and approved by the Rotterdam Planning Commission.



Kimberly Ricker Scannell
Planning Commission Chairman