

**Town of Rotterdam  
Planning Commission  
Summary for June 20, 2023 Meeting**

**Workshop/Waivers:**

1. **Rock + Soul Wellness – 2557 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a wellness center in a  $\pm 725$  square feet existing tenant space, formerly Stunning Beauty, on existing  $\pm 0.17$  acres.
  - a. Motion to approve the waiver of site plan review was made by Mrs. Flansburg and Mr. Collins seconded the motion and the vote resulted in unanimous approval of the motion.
  
2. **Paul Corradi – 398 & 404 Princetown Road.** The applicant requests a Waiver of Subdivision review to combine 398 Princetown Road (Tax Map No. 48.19-5-32) and 404 Princetown Road (Tax Map No. 48.19-5-31) for a combined  $\pm 40,210$  square foot parcel.
  - a. Motion to approve the waiver of site plan review was made by Mrs. Flansburg and Mr. Signore seconded the motion and the vote resulted in unanimous approval of the motion.
  
3. **Tuscany Manor Property Owners – Duff Bambury Court.** The applicant requests to modify Condition #16 on the Subdivision known as Tuscany Manor filed 9/25/2020 under Book/Page: MISC/60/527. The applicants would like to modify the condition to allow for the installation of a 6' high solid vinyl fence as opposed to a 5' high black chain link fence to be installed at the rear of the lots abutting the NYS Thruway.
  - a. Motion to approve the waiver of site plan review was made by Mr. Calder and Mr. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.
  
4. **Khanda Food Mart Inc. – 330 Becker Drive.** The applicant requests a Waiver of Site Plan review to modify existing  $\pm 3,000$  square foot tenant space (former 7-Eleven) to a convenience store and existing fuel filling station on a previously approved Site Plan dated June 16, 2020.
  - a. Motion to approve the waiver of site plan review was made by Mr. Collins and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.

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TOWN OF ROTTERDAM  
PLANNING COMMISSION  
330 BECKER DRIVE  
ROTTERDAM, NY 11867

5. **Sahr's Meat and Seafood – 2068 Curry Road.** The applicant requests a Waiver of Site Plan review to operate Sahr's Meat and Seafood in an existing ±8,192 square foot building on a ±2.75-acre parcel.
  - a. Motion to table this Waiver to the July 18, 2023 meeting was made by Mr. Collins and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.
  
6. **Yellow Brick Yarn – 93 West Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a retail store for handmade items in tenant space B-114, from July 1, 2023 to December 31, 2023 in Via Port Rotterdam.
  - a. Motion to approve the waiver of site plan review was made by Mr. Signore and Mr. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.

**Agenda:**

1. **Prime Rotterdam, LLC – 103 Old Mill Lane.** Final Site Plan/Four Lot Consolidation Subdivision Public Hearing. Consolidate four lots into one ±5.51-acre parcel to facilitate the construction of a ±405,040 square foot self-storage facility. Building A = ±13,605 s.f., Building B = ±20,315 s.f., Building C = ±2,410 s.f., Building D = ±2,773 s.f., Building E = ±4,227 s.f., Building F (3 story) = ±361,710 s.f. Engineer: MJ Engineering and Land Surveying, P.C.
  - a. Motion to approve SEQR was made by Mr. Collins and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.
  - b. Motion to approve the Four Lot Consolidation Subdivision was made by Mrs. Flansburg and Mr. Miglucci 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. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.
  
2. **Lecce Senior Living, LLC – 2200 Helderberg Avenue.** The applicant requests a modification to Site Plan approval conditions for Phase #1B dated July 9, 2020 to allow for up to 15 building permits to begin construction of cottage homes prior to completion of the roadway and utilities as outlined in Condition #6 in Resolution PC34-2020. Engineer: ABD Engineering and Surveying.
  - a. Motion to approve the modification to site plan approval condition was made by Mr. Collins and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.

- 3. Poentic Kill, LLC (Lessee) – 635 Mariaville Road.** Final Site Plan/Special Use Permit Public Hearing for the location of a 5-megawatt battery storage facility on a ±2.23-acre parcel. Engineer: Empire Engineering, PLLC.

  - a. Motion to approve SEQR was made by Mr. Collins and Mrs. Flansburg seconded the motion and the vote resulted in 4 to 2 approval of the motion.
  - b. Motion to approve the special use permit was made by Mr. Collins and Mrs. Flansburg 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. Collins and Mrs. Flansburg seconded the motion and the vote resulted in unanimous approval of the motion.
  
- 4. Michael & Catherine McGuire – 2917 Hamburg Street.** Report and Recommendation to the Town Board on a Change of Zone from Retail Business (B-1) and Single-Family Residential (R-1) to Retail Business (B-1) for the construction of a two-family residence on newly created ±14,575 square foot parcel. Surveyor: Raymond A. Koch, P.L.S.

  - a. Motion for a positive recommendation was made by Mr. Signore and Mr. Miglucci seconded the motion and the vote resulted in unanimous approval of the motion.
  
- 5. Kimberly & Larry Noyes – Parklawn Avenue.** Sketch Five (5) Lot Boundary Line Adjustment Subdivision: Lot 1 = 17,103 square feet (new lot with proposed single-family residence), Lot 2 = 17,758 square feet (new lot with proposed single-family residence), Lot #3 = 16,388 square feet (existing lot with two-family residence), Lot #4 = 11,020 square feet (existing lot with single-family residence) and Lot #5 = 15,052 square feet (existing lot with two-family residence). Surveyor: Mark Blackstone Land Surveyors.

  - a. No action taken on this project.