

**Town of Rotterdam
Planning Commission
March 1, 2022**

Workshop (7:00pm):

1. **Victory World Outreach – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a community outreach program in tenant space D-124, ±1139 square feet, former Tulio's Salon, from February 15, 2022 – August 14, 2022, in ViaPort Rotterdam.
2. **Visit Healthcare – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a COVID-19 testing site in tenant space G-102, 3,900 square feet, former Hallmark Shop, from March 1, 2022 – September 1, 2022, in ViaPort Rotterdam.
3. **James Burk – 3601 Guilderland Avenue & Guilderland Avenue.** The applicant requests a Waiver of Subdivision review to allow for an existing ±43.73-acre parcel that is bisected by State Route 158 (Guilderland Avenue) to be recognized as two separate parcels. Parcel #1 (3601 Guilderland Ave) ±1.7 acres west side of SR-158 and Parcel #2 (vacant land) ±42.17 acres east side of SR-158.

Agenda (7:30pm):

Approval of the Summary of Minutes February 1, 2022

1. **Larry Martinelli – 123 Agnes Avenue.** Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.
2. **Korean Presbyterian Church of Albany – 7 Knox Drive.** Final Site Plan review to construct a ±1,930 square foot addition to an existing church on a ±2.55-acre parcel. Engineer: ABD Engineers, LLP

DPW Comments
March 1, 2022

Agenda (7:30pm):

1. **Larry Martinelli – 123 Agnes Avenue.** Site Plan review for a contractor storage yard on a ±23,837 square foot parcel. Surveyor: Blackstone Land Surveyors.
 1. Anger Avenue is a substandard roadway and in rough shape.
 2. Planning Commission may look to limit storage area to the rear of the property or add screening/landscaping along Agnes Avenue.
 3. Sketch plan lacks details and is very difficult to discern what is existing and what is proposed. Pavement? Lighting? Fencing? Drainage?
 4. Residential properties exist to the west and screening/landscaping should be addressed.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Rotterdam Highway Department
Rotterdam Police Department
Fire District #3

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION
General Information

Legal Owner's Name: Larry Martinelli
Mailing Address: 3501 Quilderland Avenue
City: Sch'dy State: NY Zip: 12306
Daytime Phone: 518 528 2489 Fax: _____

If applicant is not the owner, include the written owner authorization form below (See Part IV) designating the contact to serve as representative.

Owner's Designated Contact: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____ Fax: _____

Project/Proposal Site Area (Acres or sq. ft.): 23,837 sq.ft.

Assessor Tax Parcel No.(s) of Proposal Site: 59.15-10-30

Adjacent Area Owned or Controlled (Acres or sq. ft.): 18,850 ± sq.ft.
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: _____

Street Address of Proposed Site (if any): Agnes Avenue

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):

existing 40' x 60' foundation

Existing Zoning Classification: Industrial

School District: Mohonasen Fire District: Carman

Water Supply T of Rotterdam

LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features):

east side Agnes Avenue
400' south of May Avenue

Name of public road (s) providing access: Agnes Avenue

Width of property fronting on public road: 140'

I have attached a legal description of the proposed site: yes no

I have attached a deed of the proposed site: yes no

I have attached a lease agreement of the proposed site (if applicable): yes no

Purpose for the requested site plan approval (and special use permit if applicable):

Proposed contractor shop & equipment storage yard

Is the proposed use to be temporary or permanent? If temporary, please explain:

permanent

PART IV

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that (I)(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: LARRY MARTINELLI Date: 2-15-22
Address: 3501 Guildford Ave Schenectady NY
Zip: 12306 Phone: 518-528-2489

Larry Martinelli
Signature of Applicant or Representative

Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 15 day of February, 2022

NOTARY SEAL

Dan [Signature]
Notary Signature

DONNA LEVASSEUR
Notary Public, State of New York
Certified Schenectady County
#01LE6388331
Commission Expires: 3-4-2023

Notary Public in and for the State of New York
My appointment expires: 3-4-2023

PART V

(To be completed by the Public Works Department)

Date Submitted: _____ Staff: _____

Total Fees: _____ Receipt #: _____

File #: _____ Complete Application: _____

Short Environmental Assessment Form

Part 1 - Project Information

FEB 10 2022

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Martirelli Site Plan			
Project Location (describe, and attach a location map): East side Agnes Avenue, 400' south of May Avenue			
Brief Description of Proposed Action: Contractor Storage yard			
Name of Applicant or Sponsor: Larry Martirelli		Telephone: 518-528-2489	
Address: 3501 Guilderland Avenue		E-Mail:	
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Rotterdam Planning Commission / Site Plan		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.55 acres 0 acres 0.98 acres review	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ _____				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: <u>on-site septic</u> _____				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

SCHENECTADY COUNTY QUITCLAIM DEED

THIS INDENTURE, made the 10th day of November, 2016, between **DEBORAH M. MANCINI, Commissioner of Finance and Enforcing Officer for the County of Schenectady**, with an office located at 620 State Street, Schenectady, New York 12305, in the proceedings hereinafter mentioned, on behalf of and for **H. MICHAEL LAFLAMME** last known mailing address 30 Silver Ln, Burnt Hills, NY 12027 the former assessed owner of the premises herein described, party of the first part, and **LARRY E. MARTINELLI**, residing at 3051 Guilderland Avenue, Schenectady, New York 12306, party of the second part,

WITNESSETH:

WHEREAS, pursuant to Real Property Tax Law §1122, a List of Delinquent Taxes was filed in the Office of the Clerk of the County of Schenectady, New York on the 26th day of November, 2014; and

WHEREAS, pursuant to Real Property Tax Law §1123, a Petition and Notice of Foreclosure was filed in the Office of the Clerk of the County of Schenectady, New York, on the 14th day of March, 2016; thereby commencing an action in the Supreme Court of the County of Schenectady for the foreclosure of certain tax liens, said action being known by Index Number 2016-0416 and

WHEREAS, at a term of said Supreme Court held at the Schenectady County Courthouse in the City of Schenectady, New York, a Judgment of Foreclosure ("Judgment") was duly rendered on the 3rd day of August, 2016 and entered in the Schenectady County Clerk's Office on the 11th day of August, 2016, wherein it was, among other things, ordered that the premises in said Judgment described be conveyed by the Commissioner of Finance of the County of Schenectady to the County of Schenectady, or its designee;

NOW, THIS INDENTURE WITNESSETH:

That the said Commissioner of Finance, Deborah M. Mancini, being the party of the first part to these presents, in furtherance of the Judgment aforesaid by these presents, and in consideration of One Thousand Five Hundred (\$1,500.00), does herein grant and convey unto the said party of the second part, said lot, part of lot and parcel of land hereinafter described by the tax account number including all the right, title and interest which said County of Schenectady and all other persons or parties to this action or affected by the same, as by statute provided, had in the premises herein described at the time of the filing of the List of Delinquent Taxes or at any time thereafter:

ALL THAT PIECE OR PARCEL OF LAND, lying and being in the Town of Rotterdam, County of Schenectady and State of New York, shown on the Real Property Tax Service Map of the County of Schenectady, as follows;

AGNES AVE, SECTION 59.15, BLOCK 10, LOT 30

TOGETHER with the appurtenances and all the estate, rights and interest of the party of the first part in and to said premises.

R
SEC 59.15
BLK 10
LOT 30
R.P.T.S.A.
TAX APPLICANT

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and

IN PRESENCE OF

THE COUNTY OF SCHENECTADY

By: *Deborah M. Mancini*
Deborah M. Mancini
Commissioner of Finance and Enforcing
Officer for the County of Schenectady

M
Approved: *Christopher H. Gardner*
Christopher H. Gardner, County Attorney

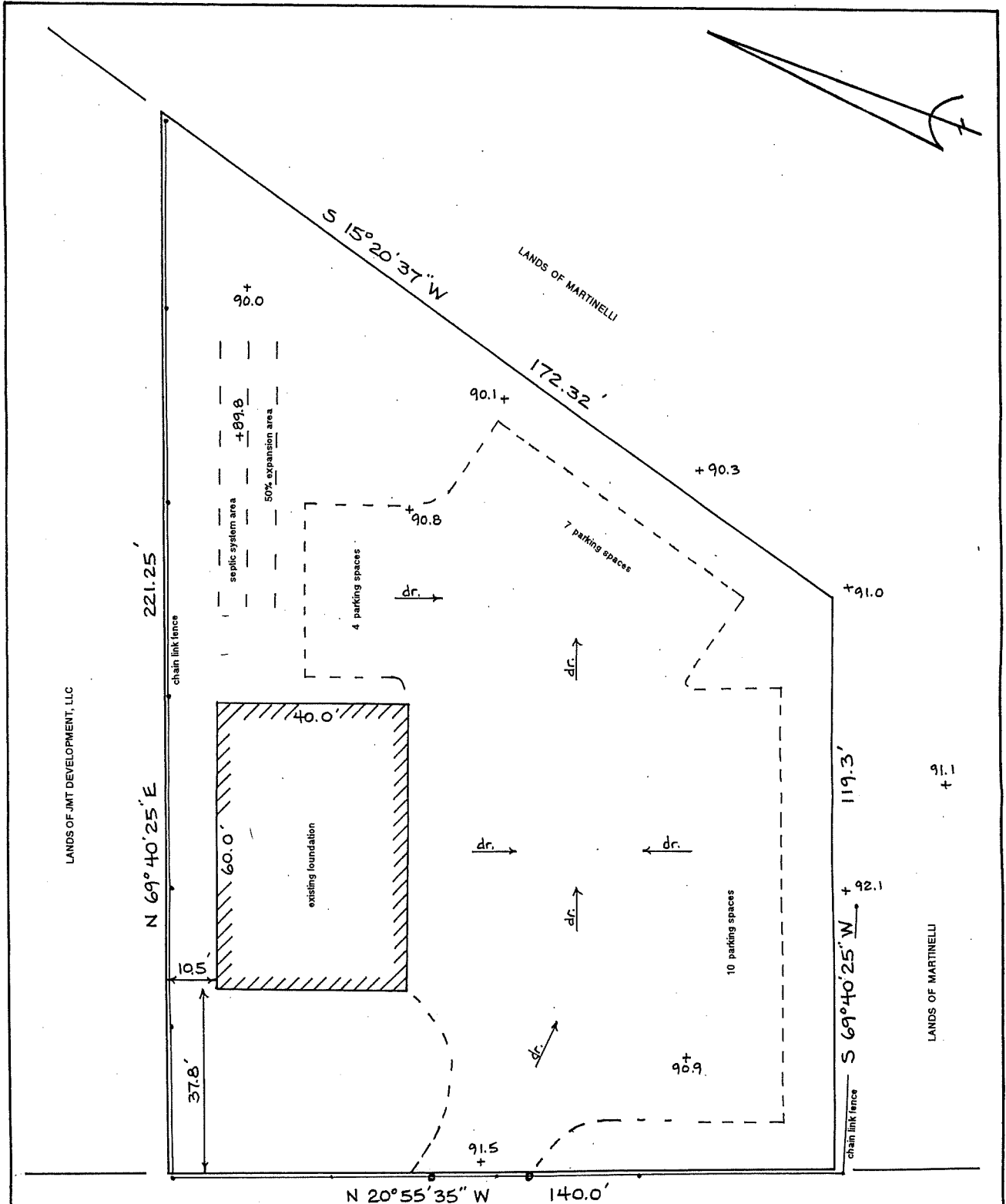
STATE OF NEW YORK)
COUNTY OF SCHENECTADY) SS:

On this 10th day of November, 2016, before me, the undersigned, personally appeared Deborah M. Mancini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

L&R
Larry E. Martielli
3051 Guildford Ave.
Schenectady, NY 12306

Paul Romano
Notary Public

PAUL ROMANO
Notary Public, State of New York
No. 01RO6158151
Qualified in Schenectady County
My Commission Expires Dec. 18, 2018



LANDS OF JMT DEVELOPMENT, LLC

LANDS OF MARTINELLI

LANDS OF MARTINELLI

N 69°40'25" E 221.25'

S 15°20'37" W 172.32'

S 69°40'25" W 119.3'

N 20°55'35" W 140.0'

chain link fence

chain link fence

+90.0
septic system area +89.8
50% expansion area

4 parking spaces

7 parking spaces

existing foundation

10 parking spaces

+91.6

AGNES AVENUE

+91.9

+92.6

Dead End Sign

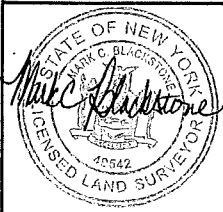
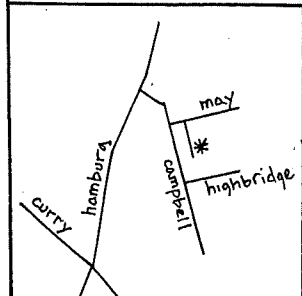
BUILDING DEPT. ENGINEERING DEPT.
ASSESSOR PLANNING
APPLICANT

PROJECT

SITE PLAN OR SUB DIVISION, MINOR
SKETCH HEARING HELD
PRELIMINARY HEARING SCHEDULED
PRELIMINARY HEARING HELD
FINAL PH SCHEDULED
FINAL PH HELD

SITE PLAN SHOWING LANDS OF MARTINELLI

CONTRACTOR SHOP & EQUIPMENT STORAGE YARD



TOWN OF ROTTERDAM
SCHENECTADY COUNTY, N.Y.

SCALE 1" = 20'
OCTOBER 24, 2019

BLACKSTONE LAND SURVEYORS
1152 FORT HUNTER RD. SCH'DY, NY 12303

DPW Comments
March 1, 2022

- 2. Korean Presbyterian Church of Albany – 7 Knox Drive.** Final Site Plan review to construct a ±1,930 square foot addition to an existing church on a ±2.55-acre parcel. Engineer: ABD Engineers, LLP

1. Final Fees Due: Final Site Plan \$150.00
2. Handicap parking looks good, add access isle to final site plans for signature.
3. Dumpster enclosure has been added.
4. DPW still is recommending replacement of galvanized water line. At a minimum, it should be replaced in the area of the addition north of the parking lot.

DPW Comments from February 1, 2022

1. Handicap parking, signage, access isle, drop curb, and crosswalk should be provided in the vicinity of the new entrance and must be ADA compliant.
2. Discuss optional proposed rear entryway option.
3. Detail lighting on final plan.
4. Applicant may want to consider replacement of entire 1½ galvanized water service line rather than just replacing the portion that needs to be rerouted.

SEQR Requirement: 6 NYCRR 617 (c)(9) Type 2 Action. Project is exempt from SEQR.

PARTNERS
JOSEPH J. BIANCHINE, P.E.
LUIGI A. PALLESCHI, P.E.
MARK C. BLACKSTONE, P.L.S.

ABD ENGINEERS, LLP.
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DEDICATED
RESPONSIVE
PROFESSIONAL

February 16, 2022

**Re: KPCA Building Addition
7 Knox Drive
Town of Rotterdam
ABD Project #1198A**

Mr. Tom Yuille, Chairman
Town of Rotterdam Planning Commission
1100 Sunrise Boulevard
Schenectady, NY 12306

Attn: Peter Comenzo, Town Planner

RECEIVED
FEB 16 2022
TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Gentlemen:

Enclosed for the resubmission of the application of Korean Presbyterian Church of Albany to construct a 1,930± SF building addition at 7 Knox Drive are the following items:

- 1.) Twelve (12) copies of the revised Concept Site Plan.

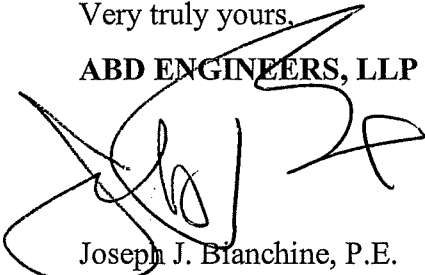
Please note we have added a handicapped parking space close to the addition and have called for a vinyl fence dumpster enclosure.

We would greatly appreciate the Planning Commission taking review of this proposal at the next available meeting.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

ABD ENGINEERS, LLP


Joseph J. Bianchine, P.E.
Partner

JJB:clv
encl.

cc: David Woo w/encl.
1198A-02162022