Town of Rotterdam
Planning Commission
December 3, 2019

Approval of the Summary of Minutes November 19, 2019

1. Interstate Northeast Inc. – 105 Old Mill Lane. Waiver of Site Plan/Special Use Permit Public Hearing review to operate a towing and repair company in a ±2,400 square foot building on a ±1.33 acre parcel.

2. Michael Ranucci – 1570 Helderberg Avenue. Waiver of Site Plan review to locate an office for Pace Analytical in an existing ±900 square foot building. Site improvements include the installation of two (2) 20’ X 8’ outdoor freezers and a 10’ X 10’ shed on a ±14,864 square foot parcel. Project also involves the boundary line adjustment of ±2,996 square feet from 1570 Helderberg Avenue (Tax Map No. 59.5-4-8) to 1920 Dodge Street (Tax Map No. 59.5-4-9). Surveyor: Ausfeld & Waldruff Land Surveyors, LLP

Waiver(s)

1. Rotterdam Ventures, Inc. – 55 Duanesburg Road (960 Rotterdam Industrial Park). The applicant requests a Waiver of Site Plan for Home Depot to occupy ±62,500 square feet of Building 9 in the Rotterdam Corporate Park.

2. McDonald’s Corporation – 504 (500) Curry Road. The applicant requests a Waiver of Site Plan to install pre-menu boards and remove and adjust placement of existing menu boards in McDonald’s drive-thru on a ±0.8 acre parcel.

3. Dollar Tree (lessee) – 1409 Altamont Avenue. The applicant is requesting a Waiver of Site Plan review to operate a ±11,360 square feet Dollar Tree at the former Rite Aid on a ±4.12 acre parcel.
1. **Interstate Northeast Inc. – 105 Old Mill Lane.** Waiver of Site Plan/Special Use Permit Public Hearing review to operate a towing and repair company in a ±2,400 square foot building on a ±1.33 acre parcel.

1. Applicant shall comply with all NYS Building and Fire Codes and must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector prior to operation.

2. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.

3. A water meter must be installed. Check with DPW for specifications on meter prior to installation.

4. All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.

5. Chain link fence along roadway has been damaged and must be repaired and maintained in good condition.

6. No vehicles shall be parked or stored less than 10 feet from any property line.

7. All repairs shall be performed within the principal building on the premises.

8. Storage of vehicles. Not more than 20 motor vehicles may be stored in an open area at any motor vehicle repair establishment, and such motor vehicles must be so stored for the purpose of repair and reconditioning thereof only. Such vehicles may not be stored more than 60 consecutive days in any three-hundred-sixty-five-day period at the same premises. The Planning Board may require higher standards for such storage as a condition of any special use permit.

9. Storage of materials and refuse. All permanent storage of materials and equipment shall be within the principal building, with the exception of refuse and trash, which shall be stored in closed containers and in an area screened from view at all points on any public or private property or street when viewed from the ground level.

**SEQR Requirement:** 6 NYCRR 617 Unlisted Action. A Draft Negative Declaration has been prepared by the Town Planner for your consideration.
Town of Rotterdam
Waiver of Site Plan Review Application

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
   - All structures on site.
   - All parking areas on site (parking spaces 9' x 18').
   - Handicap parking and accessibility as required by New York State Building Code.
   - Interior floor plan of usable area by applicant
   - Proposed site improvements including parking, structural additions, landscaping and other pertinent information as identified in Section 270-132 of Town Code.
3. On a separate sheet of paper provide a descriptive narrative of use and activity occurring on the site including but not limited to:
   - Number of employees
   - Exact nature of business, hours of operation and expected customers to the site.
4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. $75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: $600 per dwelling unit.

PRESENT OWNER(S): Prime Rotterdam LLC 88 Railroad Place Saratoga Springs, NY 4813-2-30
APPLICANT(S): Danny Rubin / Interstate Northeast Inc. 12866 J-1
MAILING ADDRESS: 109 Old Mill Ln
CITY: Schenectady
STATE: NY ZIP: 12306
DAYTIME TELEPHONE: 518-372-7555 (FAX) 518-372-0107
PROJECT ADDRESS: 109 Old Mill Ln, Schenectady, N.Y. 12306
APPLICANT IDENTIFIED AS: Owner [X] Lessee _ Contract Vendee
REQUEST: Towing and Repair we provide light to heavy towing
Including NYS DOT we employ 18 people

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT ____________________ DATE 11/20/19

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.
09.27.18
We provide light to heavy towing for all local municipalities including NYS DOT. to trucking. We employ 16 people. Our office is open Monday thru Friday 8:00 - 6:00.
GENERAL NOTICE:
1. ANY OCCUPANCY, EXCLUDING THE USE OF THE STRUCTURE FOR STORAGE, SHOULD BE
   PENDING UNTIL FINAL APPROVAL FOR ADDITIONAL USE IS APPROVED BY THE ROTTERDAM
   PLANNING COMMISSION.
2. PRIOR TO FINAL GRAZING THE EXISTING STORM WATER MANAGEMENT AREA WILL BE CLEANED
   AND SCREWED.
3. FENCE TO BE 6' TALL CHAIN LINK TOPPED WITH BARBED WIRE ALONG THE REAR PROPERTY LINES
   ONLY. FENCE WILL BE IN CONFORMANCE WITH SECTION 270-143 OF THE TOWN OF ROTTERDAM
   ZONING CODE.
4. OWNER WILL PROVIDE DUST CONTROL WITH CLEANS WATER AS NECESSARY.
5. MAP REFERENCE: SUBMISSION OF LANDS OF FRANK SAMRO, PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LAST REVISED 2/28/84.
FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(Failure to answer all of these questions completely may result in denial of the special use permit)

(1) Is the establishment, maintenance or operation of the special use detrimental to or endanger the public health, safety, morals, convenience or general welfare? If not, please explain:

No, we provide towing services and repair trucks onsite.

(2) Is the special use injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and does it substantially diminish and impair property values within the neighborhood? If not, please explain:

No, we are at dead end of road next to storage units and blacktop/soil compaction behind us.

(3) Does the establishment of the special use impede the normal and orderly development and improvement of the surrounding property? If not, please explain:

No, we generate light traffic.

(4) Have adequate utilities, access roads, drainage and/or necessary facilities been or are being provided? If yes, please explain:

Yes, all existing on property.

(5) Have adequate measures been or will be taken to provide ingress or egress as to minimize traffic congestion in the public street? If yes, please explain:

Yes, most of the time, our trucks are out towing and not on the property.

If you have any additional comments, please attach them on a separate sheet of paper.
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: Danny L. Rubin
Address: 12 Ferry St
Pattersonville, NY

Date: 11/21/19
Phone: 518-468-1336
Zip: 12137

Signature of Applicant or Representative

Date: 11/21/19

Signature of Applicant or Representative

Notary
(For Part IV Above)

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 21st day of November, 2019.

NOTARY SEAL

Tammy L. Whelan
Notary Public, State of New York
Certified Schenectady County
# 01WH6261330
Commission Expires 5/17/20

My appointment expires: 5/17/20

Part V

(To be completed by the Public Works Department)

Date Submitted: __________________________ Staff: __________________________

Total Fees: __________________________ Receipt #: __________________________

File #: __________________________ Complete Application: __________________________

Page 9 of 9 Rotterdam Site Plan/Special Use Permit Application
6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: December 3, 2019

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 (X)

Conditioned Negative Declaration:
Yes ()
No (X)

Owner: Prime Rotterdam LLC
85 Railroad Place
Saratoga Springs, NY 12866

Lessee: Interstate Northeast, Inc. (c/o Danny Rubin)
105 Old Mill Lane
Schenectady, NY 12306

Location: 105 Old Mill Lane
Schenectady, NY 12306

Tax Map Number(s): 48.13-2-30

Zoning: Light Industrial (I-1) Zoning District

Action: Special Use Permit to allow for the location of a towing and motor vehicle service establishment in an existing ±2,400 square foot building on a ±1.08 acre parcel.
Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR uncoordinated review as the property is currently developed and no changes to the site plan are proposed. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The action is to allow for a Special Use Permit for the location of a towing and motor vehicle service establishment in an existing ±2,400 square foot building on a ±1.08 acre parcel. The lessee will conduct towing and major repair operations at the site. The property is zoned Light Industrial and is located in an industrial area located at the terminus of Old Mill Lane which is a Town Road.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Planning Commission of the Town of Rotterdam 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 the Planning Commission Public Meeting held on December 3, 2019 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this negative declaration was moved by XXXXXXXXXX, seconded by XXXXXXXXXX, and approved by the Rotterdam Planning Commission.

John Denny III
Planning Commission Chairman
**Short Environmental Assessment Form**

**Part 1 - Project Information**

**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.

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**Part 1 - Project and Sponsor Information**

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Interstate Northeast Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>104 Old Mill Lane, Schenectady, NY 12306</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Heavy truck repair, Towing, Temporary Storage, Main dispatching Center</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>Danny Rubin</td>
</tr>
<tr>
<td>Telephone:</td>
<td>518-372-7555</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:Interstate.towing12@gmail.com">Interstate.towing12@gmail.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>104 Old Mill Lane</td>
</tr>
</tbody>
</table>

| 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?  
   - Yes [ ]  
   - No [X]  

2. Does the proposed action require a permit, approval or funding from any other government Agency?  
   - Yes [X]  
   - No [ ]  

3. a. Total acreage of the site of the proposed action?  
   - 1.33 acres  
   - Total acreage to be physically disturbed?  
   - 1.33 acres  
   - Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   - 1.33 acres  

4. Check all land uses that occur on, are adjoining or near the proposed action:  
   - [ ] Urban  
   - [ ] Rural (non-agriculture)  
   - [X] Industrial  
   - [X] Commercial  
   - [ ] Residential (suburban)  
   - [ ] Forest  
   - [ ] Agriculture  
   - [ ] Aquatic  
   - [ ] Other(Specify):  
   - [ ] Parkland  

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Page 1 of 3  
SEAF 2019
5. Is the proposed action,
   a. A permitted use under the zoning regulations? | NO | YES | N/A |
   b. Consistent with the adopted comprehensive plan? | | | |

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES |

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? (If Yes, identify: ____________________________________________ | NO | YES |

8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES |
   b. Are public transportation services available at or near the site of the proposed action? | | |
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | |

9. Does the proposed action meet or exceed the state energy code requirements? (If the proposed action will exceed requirements, describe design features and technologies: ____________________________________________ | NO | YES |

10. Will the proposed action connect to an existing public/private water supply? (If No, describe method for providing potable water: ____________________________________________ | NO | YES |

11. Will the proposed action connect to existing wastewater utilities? (If No, describe method for providing wastewater treatment: ____________________________________________ | NO | YES |

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? | NO | YES |
   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? | | |

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? | NO | YES |
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | |

If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: ____________________________________________
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline  [ ]
- Forest  [ ]
- Agricultural/grasslands  [ ]
- Early mid-successional  [ ]
- Wetland  [ ]
- Urban  [ ]
- Suburban  [ ]

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

16. Is the project site located in the 100-year flood plan?

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
   If Yes,
   a. Will storm water discharges flow to adjacent properties?
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
   If Yes, briefly describe:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
   If Yes, explain the purpose and size of the impoundment:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: **Danny Rubin**

Date: **11/20/19**

Signature: **[Signature]**

Title: **President**
Short Environmental Assessment Form  
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.  
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing: a. public / private water supplies?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✅</td>
<td>✗</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✅</td>
<td>✗</td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Rotterdam Planning Commission

Name of Lead Agency

John Denny III

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

December 3, 2019

Date

Planning Commission Chairman

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)
DPW Comments
December 3, 2019

2. **Michael Ranucci – 1570 Helderberg Avenue.** Waiver of Site Plan review to locate an office for Pace Analytical in an existing ±900 square foot building. Site improvements include the installation of two (2) 20' X 8' outdoor freezers and a 10' X 10' shed on a ±14,864 square foot parcel. Project also involves the boundary line adjustment of ±2,996 square feet from 1570 Helderberg Avenue (Tax Map No. 59.5-4-8) to 1920 Dodge Street (Tax Map No. 59.5-4-9). Surveyor: Ausfeld & Waldruff Land Surveyors, LLP

1. Compliance with all NYS Building and Fire Codes.

2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector.

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 #2 for specifics.

5. If a water meter does not exist, one shall be installed prior to occupancy. Check with DPW for specifications on meter uses.

6. Pin and cap all new lot corners prior to signature.

7. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.

8. The Planning Commission Chairman will sign up to two (2) Mylar’s (One for Schenectady County and one for the applicant).

9. The signed Mylar’s need to be filed with Schenectady County Clerk’s office within ten (10) days.

10. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.

**SEQR Requirement:** 6 NYCRR 617 Type 2 Action.
Town of Rotterdam
Waiver of Site Plan Review Application

The following applicant requests a Waiver of Site Plan Review. The following documentation is required for Planning Commission review:

1. Copy of Deed and/or executed lease agreement or contract to purchase.
2. Copy of Site Plan that identifies:
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4. A completed Commercial or Residential Building Permit Application and/or Fire Inspection Application.
5. $75.00 application fee (cash or check – payable to the Town of Rotterdam). Fee in lieu of parkland for residential developments: $600 per dwelling unit.

PRESENT OWNER(S): __________________________

APPLICANT(S): ______________________________

MAILING ADDRESS: 1970 POOLE ST

CITY: SCHENECTADY NY 11 STATE: NY ZIP: 12306

DAYTIME TELEPHONE: 518 470-5419 (FAX) —

PROJECT ADDRESS: 1570 HOLDENBURG AVE ROTTERDAM NY 12306

APPLICANT IDENTIFIED AS: ✔ Owner ___ Lessee ___ Contract Vendee

REQUEST: SEE ATTACHED

By signing the application, it is understood by the applicant that he/she must fully comply with the Town Code and obtain any required permits.

SIGNATURE OF APPLICANT __________________________ DATE 11-25-19

* The Planning Commission meets on the first and third Tuesday of each month. All pertinent information and fee(s) must be submitted to the Planning Commission Office at least ten (10) days prior to the meeting.

** All businesses located in the Town of Rotterdam must receive Planning Commission approval and a Certificate of Compliance issued by Building Inspector prior to occupancy.

09.27.18
Pace Analytical delivers the highest standard of environmental testing and scientific services in the market offering the most advanced solutions in the industry, backed by transparent data and the service and support that comes from four decades of experience.

The Schenectady Service Center location is part of Pace’s national network with its headquarters in Minneapolis, Minnesota. Locally, we employ three staff members who routinely work Monday through Friday 8am till 4:30pm. This location is responsible for the collection of samples from client locations utilizing three company vehicles that will be parked in the lot after business hours. Customer/client traffic at this location is expected to be minimal. There will be no scientific testing done at this location, as the main focus of this location is the collection and shipping of the samples to other Pace laboratories.

This location has contracted with clients to provide long-term on-site sample storage that will be safely and securely stored in two 8’ X 20’ freezer units to be located behind the building.
$75.00 Application Fee.
If the waiver is approved, the applicant(s) will be permitted to file a Boundary Line Adjustment
Subdivision with the Schenectady County Clerk’s Office. A Boundary Line Adjustment Subdivision must
be prepared by a licensed NYS Land Surveyor for filing with the Schenectady County Clerk’s Office prior
to the Planning Board Chairman’s Signature.

*****************************************************************************

Legal Owner’s Name (Parcel #1)   Michael A. Romeo
Mailing Address:                 1920 Dodge St.
City: Schenectady               State: NY             Zip: 12304
Daytime Phone: 518-470-5619     (Work) __________ (Fax) __________

Legal Owner’s Name (Parcel #2)   Michael A. Romeo and Amy Romeo
Mailing Address:                 1570 Heideburg Ave
City: Schenectady               State: NY             Zip: 12304
Daytime Phone: 518-470-5619     (Work) __________ (Fax) __________

Project/Proposal Site Area:
Current Parcel #1(Acres or s.f.) 13.947  Proposed Parcel #1(Acres or s.f.) 16.943
Street Address of Parcel #1: 1920 Dodge St.
Assessor Tax Parcel No. Parcel #1: 59.05-4-8

Current Parcel #2(Acres or s.f.) 17.994  Proposed Parcel #2(Acres or s.f.) 15.000
Street Address of Parcel #2: 1570 Heideburg Ave
Assessor Tax Parcel No. Parcel #2: 59.05-4-8

Describe Existing Use(s) on Parcel #1 and Parcel #2: (buildings, well, sewer drainfield, etc.)
Parcel 1 - Residential, Public Water, Private Septic
Parcel 2 - 1 Story Business, Public Water & Sewer

Zoning Classification:  R-1 (Parcel-1)
                       B-1 (Parcel-2)

By signing the application, it is understood by the applicant that he/she must fully comply with the Town
Code and obtain any required permits.

SIGNATURE OF APPLICANT PARCEL #1 __________________________ DATE 11/22/19

SIGNATURE OF APPLICANT PARCEL #2 __________________________ DATE 11/22/19

Amy Romeo  11/22/19
LEGAL DESCRIPTION

1920 Dodge Street
Containing 16,943 sq. ft.

All that piece or parcel of land situate in the Town of Rotterdam, County of Schenectady and the State of New York, bounded and described as follows:

Beginning at a point located at the intersection formed by the southerly line of Dodge Street with the westerly line of Fordham Avenue; thence from said point of beginning and along said Fordham Avenue, South 02°23'00" East, 90.00 feet to a point; thence along the lands of James & Christine Petrucco (Book 1525, Page 391) and continuing along the lands of Michelle Pugliese (Book 1386, Page 203), South 86°29'00" West, 188.30 feet to a point; thence through the lands of Michael A. & Amy L. Ranucci (Book 2017, Page 421, North 02°23'00" West, 90.00 feet to a point; thence along the aforesaid south line of Dodge Street, North 86°29'00" West, 188.30 feet to the point or place of beginning.

Containing in all 16,943 square feet of land being more or less

November 17, 2019

Vincent P. Ausfeld P.L.S.
LEGAL DESCRIPTION

1570 Helderberg Ave
Containing 15,000 sq. ft.

All that piece or parcel of land situate in the Town of Rotterdam, County of Schenectady and the State of New York, bounded and described as follows:

Beginning at a point located at the intersection formed by the southerly line of Dodge Street with the easterly line of Helderberg Avenue; thence from said point of beginning and along said Dodge Street, North 86°29’00” East, 166.70 feet to a point; thence through the lands now or formerly of Michael A. and Amy L. Ranucci (Book 2017, Page 421), South 02°23’00” East, 90.00 feet to a point; thence along the lands now or formerly of Michelle Pugliese (Book 1386, Page 203), South 86°29’00” West, 166.70 feet to a point; thence along the aforesaid easterly line of Helderberg Avenue, North 02°23’00” West, 90.00 feet to the point or place of beginning.

Containing in all 15,000 square feet of land being more or less

November 17, 2019

Vincent P. Ausfeld P.L.S.