Town of Rotterdam
Planning Commission
December 17, 2019

Approval of the Summary of Minutes December 3, 2019

1. **Hoy Real Estate (Owner)/Dillon’s Auto Care LLC (Contract Vendee) - 2323 Second Avenue.** Final Site Plan/Special Use Permit Public Hearing review to operate an auto repair and painting facility in existing ±4,960 square foot building on a ±0.65 acre parcel. Drawing by O. J. Meyer & Son.

2. **Golub Corporation (Owner)/O’Reilly Auto Enterprises, LLC (Contract Vendee) – 1502 Curry Road.** Sketch Site Plan review for the proposed construction of a ±7,750 retail auto parts store with associated appurtenances on a ±2.46 acre parcel. Engineer: Bohler Engineering.

**Waiver(s)**

1. **Morgana Cuomo – 2674 Hamburg Street.** The applicant requests a Waiver of Site Plan review to operate a fitness studio in a portion of existing ±6,716 square foot building on a ±0.75 acre parcel.

2. **Force Fitness – 590 Giffords Church Road.** The applicant requests a Waiver of Site Plan review to operate a fitness studio in Tenant Space #4 in the ±14,000 square foot former Pine Grove Elementary School on a ±4.14 acre parcel.

3. **Zen Den – 590 Giffords Church Road.** The applicant requests a Waiver of Site Plan review to operate a massage and meditation studio in Tenant Space #2 in the ±14,000 square foot former Pine Grove Elementary School on a ±4.14 acre parcel.
1. **Hoy Real Estate (Owner)/Dillon’s Auto Care LLC (Contract Vendee) - 2323 Second Avenue.** Final Site Plan/Special Use Permit Public Hearing review to operate an auto repair and painting facility in existing ±4,960 square foot building on a ±0.65 acre parcel. Drawing by O. J. Meyer & Son.

   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. Proposed stockade fence along property boundary shall be installed no later than May 30, 2020 and shall be maintained in good condition in perpetuity. Any damage or missing slats shall be replaced.

   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.
DPW Comments
December 17, 2019
Dillon’s Auto Care LLC

Page 2

DPW Comments from November 7, 2019
1. Fencing, screening, and landscaping should be addressed.
2. Discuss proposed painting booth and operations.
3. Proposed lighting plan?

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission declared lead agency on Thursday, November 7, 2019. A Draft Negative Declaration has been prepared by the Town Planner and is attached for your consideration.

Involved/Interested Agencies
Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
Rotterdam Highway Department
Rotterdam Police Department
Fire District #3
PART III

SPECIAL USE PERMIT/SITE PLAN APPLICATION

General Information

Legal Owner’s Name: Hoy Real Estate
Mailing Address: 2323 2nd Ave
City: Schenectady State: NY Zip: 12303
Daytime Phone: 518-470-0470 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: D, Monsanto Coles Jerry D. Dillon
Mailing Address: 14 Mcdonald Rd
City: Colon State: NY Zip: 12060
Daytime Phone: 518-860-7622 Fax:

Project/Proposal Site Area (Acres or sq. ft.): 65 Acres
Assessor Tax Parcel No(s) of Proposal Site: 59.11-5-3
Adjacent Area Owned or Controlled (Acres or sq. ft.): N/A
Assessor Tax Parcel No(s) of Adjacent Land Owned or Controlled:

N/A

Street Address of Proposed Site (if any):
2323 2nd Ave

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

Street will be for (deal/transportation)

Existing Zoning Classification: Light Industry

School District: Mohonasen Fire District: 3
Water Supply: 5

Page 5 of 9
Rotterdam Site Plan/Special Use Permit Application
LEGAL INFORMATION

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

Name of public road(s) providing access: Second Ave

Width of property fronting on public road: 190'

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):

Prospective Buyer needs verification prior to proceeding

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

Temporary
FILL OUT FOR SPECIAL USE PERMIT APPROVAL ONLY (§ 270-167)

(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, all permit operations are performed in a furred boot.

(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, all vehicles will be stored within the building and the property.

(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, surrounding properties are existing businesses and the other side is a parking area.

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

Yes, town roads offer access, electricity, and sewerage, and there are adequate bathrooms.

(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, all parking will be on the property, and there will be no town operators.

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: Hoy Real Estate
Address: 2323 3rd Ave Schenectady NY
Zip: 12303
Phone: (518) 470-0470

Signature of Applicant or Representative

G.Michael Hoy
10/29/2019
Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

STATE OF NEW YORK)
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 29th day of October, 2019.

NOTARY SEAL

Notary Public in and for the State of New York
My appointment expires: 4/11/2023

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

### 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

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Dillon Auto Care LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>2323 Secor Rd, Rotterdam, NY</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Auto repair facility including minor &amp; major repairs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Jerrod Dillon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>518-586-7622</td>
</tr>
<tr>
<td>E-Mail:</td>
<td>dillon.auto.com</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>428 County Route 42</th>
</tr>
</thead>
<tbody>
<tr>
<td>City/PO:</td>
<td>Fort Edward</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>12828</td>
</tr>
</tbody>
</table>

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 ☐ YES ☑

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 special use permit needed  
   NO ☐ YES ☑

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?  
   .65 acres  
   .65 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   - □ Urban  
   - □ Rural (non-agriculture)  
   - □ Industrial  
   - □ Commercial  
   - □ Residential (suburban)  
   - □ Forest  
   - □ Agriculture  
   - □ Aquatic  
   - □ Other (Specify):  
   - □ Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      | NO | YES | N/A |
      |    | ❌  |    |
   b. Consistent with the adopted comprehensive plan?  
      | NO | YES | N/A |
      |    |    |    |

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?  
   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?  
      | NO | YES |    |
      |    |    |    |

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?  
      | NO | YES |    |
      |    |    |    |

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?  
    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:  
      | NO | YES |    |
      |    |    |    |
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

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?

   NO | YES

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

   NO | YES

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:

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:

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:

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:

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

Applicant/sponsor/name: [Signature]
Date: 10/25/11
Title: [Signature]
# 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:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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
John Denny III
Print or Type Name of Responsible Officer in Lead Agency

November 17, 2019
Date
Planning Commission Chairman

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: December 17, 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:
Hoy Real Estate
2323 Second Avenue
Schenectady, NY 12303

Contract Vendee:
Dillon’s Auto Care (c/o Jerrod Dillon)
14 MacArthur Road
Latham, NY 12110

Location:
2323 Second Avenue
Schenectady, NY 12303

Tax Map Number(s):
59.11-5-3

Zoning:
Light Industrial (I-1) Zoning District

Action:
Special Use Permit to allow for the location of a major and minor motor vehicle repair establishment in an existing ±6,400 square foot building on a ±0.65 acre parcel.
Reasons Supporting This Determination:
(See 617.7(a)-(c) for requirements of this determination)

This project was 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 action is to allow for a Special Use Permit to allow for the location of a major and minor motor vehicle repair establishment in an existing ±6,400 square foot building on a ±0.65 acre parcel. The applicant will mainly conduct auto body repair at this locations and auto repair associated with this activity. The property is located in a Light Industrial (I-1) Zoning District and has previously been utilized for commercial/industrial operations.

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.

2. 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 17, 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
2. Golub Corporation (Owner)/O’Reilly Auto Enterprises, LLC (Contract Vendee) – 1502 Curry Road. Sketch Site Plan review for the proposed construction of a ±7,750 retail auto parts store with associated appurtenances on a ±2.46 acre parcel. Engineer: Bohler Engineering.

   1. Planning Commission should authorize the Chairman to enter into a TDE agreement to assist in the review of this site plan.

   2. Proposed stormwater area is located in the front yard at the proposed entrance. Applicant should consider moving stormwater to the rear of the building as there is adequate space available. Alternatively, the proposed six foot fence surrounding the stormwater area should be reduced to four feet and ornamental fencing with spaced columns provided.

   3. Site is elevated from the roadway. Proposed lighting plan should be reviewed/evaluated for impacts to motorists as well as the residences on north side of Curry Road. Proposed 27.5 foot tall light posts that are on an elevated site may be problematic.

   4. Applicant to work with DPW on access to existing sanitary sewer line and pump station located adjacent to this site.

   5. Vertical architectural treatments should be considered for front and right side exterior elevations to enhance the aesthetics of the building.

   6. Applicant is proposing a full movement access point onto Curry Road. Site distances and access to this site need to be evaluated. Plans need to show driveways and streets located adjacent to and on northern side of Curry Road as well as elevations as the roadway underpass is located in close proximity.

   7. Sidewalks along Curry Road should be provided and connected to existing walkway under railroad underpass.

   8. Pedestrian sidewalk/access should be provided to the building with appropriate crosswalks.

   9. Planning Commission may wish to consider additional ornamental fencing with spaced columns along parking area located along Curry Road in front of the proposed holly, laurel and Andromeda.

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

Involved/Interested Agencies
Schenectady County Economic Development and Planning
Schenectady County Department of Health
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Police Department
Fire District #2
**Via Overnight Delivery**

December 5, 2019

Town of Rotterdam  
1100 Sunrise Boulevard  
Rotterdam, NY 12306

Attn: Peter Comenzo, Senior Planner

Re: Proposed O'Reilly Auto Parts Site Plan Review Application  
1502 Curry Road  
Rotterdam, NY

Dear Mr. Comenzo,

On behalf of our client, O'Reilly Auto Enterprises, LLC, we are pleased to submit this application to the Town of Rotterdam Planning Commission for Site Plan Review for a proposed ±7,750 O'Reilly Auto Parts retail store. Enclosed please find the following materials collated into individual sets in support of this application:

A. Twelve (12) copies of the signed “Town of Rotterdam Office of the Planning Commission Site Plan/Special Use Permit Application and Procedures” application, dated December 5, 2019.

B. Twelve (12) copies of the signed Short Environmental Assessment Form, dated December 5, 2019.

C. Twelve (12) copies of the signed “Warranty Deed”, dated December 5, 2019.

D. Twelve (12) copies of the Project Narrative, prepared by Bohler Engineering, dated December 5, 2019.

E. Twelve (12) 11” x 17” colored copies of the architectural elevations, consisting of one (1) sheet, dated November 14, 2019, no revisions listed, prepared by Phase Zero Design.

F. Twelve (12) 11” x 17” black and white copies of the architectural floor plan, consisting of one (1) sheet, dated November 15, 2019, no revisions listed, prepared by Phase Zero Design.

G. Twelve (12) 11” x 17” copies of “Site Lighting Details” consisting of two (2) sheets, dated November 15, 2019, no revisions listed, prepared by Smith-Goth Engineers, Inc.

H. Twelve (12) 11” x 17” copies of Site Signage Plans consisting of three (3) sheets, dated November 15, 2019, no revisions listed, prepared by Phase Zero Design.

I. Twelve (12) 24” x 36” copies of the “Site Development Plans”, consisting of thirteen (13) sheets, dated November 15, 2019, last revised November 25, 2019, prepared by Bohler Engineering.

J. Twelve (12) 24” x 36” copies of “Site Lighting Photometrics” consisting of one (1) sheet, dated November 15, 2019, no revisions listed, prepared by Smith-Goth Engineers, Inc. (included within the Site Development plan set).

K. Twelve (12) 24” x 36” copies of a map entitled “ALTA/NSPS Land Title Survey for O'Reilly Auto Parts”, consisting of one (1) sheet, dated July 2, 2019, last revised October 2, 2019, prepared by U.S. Surveyors (included within the Site Development plan set).

L. Twelve (12) 24” x 36” copies of Site Signage Plan consisting of one (1) sheet, dated November 15, 2019, no revisions listed, prepared by Phase Zero Design.

M. One (1) Bohler Engineering Check #3231 in the amount of $150.00 for the application fee.

N. A CD containing all the above items.
We look forward to appearing before the Planning Board on Tuesday December 17, 2019 to introduce this project to the Planning Commission for site plan review. Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC

[Signature]

Robert W. Osterhoudt, P.E.
## PART III

**SPECIAL USE PERMIT/SITE PLAN APPLICATION**

**General Information**

<table>
<thead>
<tr>
<th>Legal Owner's Name:</th>
<th>Golub Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>461 Nott Street</td>
</tr>
<tr>
<td>City:</td>
<td>Schenectady</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip:</td>
<td>12308</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>518-379-1970</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Owner's Designated Contact:</th>
<th>O'Reilly Auto Enterprises, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>233 South Patterson</td>
</tr>
<tr>
<td>City:</td>
<td>Springfield</td>
</tr>
<tr>
<td>State:</td>
<td>MO</td>
</tr>
<tr>
<td>Zip:</td>
<td>65802</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>417-862-2674</td>
</tr>
<tr>
<td>Fax:</td>
<td>417-874-7261</td>
</tr>
</tbody>
</table>

| Project/Proposal Site Area (Acres or sq. ft.): | ±107,415 SF / ±2.45 Acres |
| Assessor Tax Parcel No(s) of Proposal Site:   | 58.8-11-31                 |

| Adjacent Area Owned or Controlled (Acres or sq. ft.): | N/A |
| Assessor Tax Parcel No(s) of Adjacent Land Owned or Controlled: | N/A |

**Street Address of Proposed Site (if any):**

1502 Curry Road, Rotterdam, NY 12306

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

The applicant proposes to redevelop a formerly developed site located at 1502 Curry Road in the Town of Rotterdam. The applicant proposes to construct a new ±7,750 SF. Retail Auto Parts store on the ±2.46 acre site along with associated on-site parking, utilities, lighting, landscaping, stormwater management facilities and other appurtenances. Access to the site will be provided via a new access drive located on Curry Road (N.Y.S. Route 7). Refer to attached project narrative for additional details.

**Existing Zoning Classification:** "B-2" - General Business

<table>
<thead>
<tr>
<th>Mohonasen &amp; Draper School Districts (422803)</th>
<th>Fire District: FD200</th>
</tr>
</thead>
</table>

**Water Supply:** CW500
LEGAL INFORMATION

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

1502 Curry Road, Rotterdam, NY 12306; See attached narrative for additional details.

Name of public road(s) providing access: Curry Road (AKA Route 7)

Width of property fronting on public road: +/-60'

I have attached a legal description of the proposed site: ☑ yes ☐ no Refer to survey

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 N/A

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

The applicant proposes to redevelop a formerly developed site located at 1502 Curry Road in the Town of Rotterdam. The applicant proposes to construct a new ±7,750 SF. Retail Auto Parts store on the ±2.46 acre site along with associated on-site parking, utilities, lighting, landscaping, stormwater management facilities and other appurtenances. Access to the site will be provided via a new access drive located on Curry Road (N.Y.S. Route 7). Refer to attached project narrative for additional details.

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

Permanent - See attached narrative
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:

N/A

(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:

N/A

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

N/A

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

N/A

(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:

N/A

If you have any additional comments, please attach them on a separate sheet of paper.
PART IV

SURVEYOR/ARCHITECT/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, architect, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed: ___________________________ Date: ___________________________
Address: ___________________________
Phone: ___________________________
FAX: ___________________________
License Number: ___________________________

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE
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: O'Reilly Auto Enterprises, LLC  Date: ____________________________
Address: 233 South Patterson Avenue
Zip: 65802  Phone: (417) 862-2674

Signature of Applicant or Representative

Date

Signature of Applicant or Representative

Date

Notary
(For Part IV Above)

MISSOURI
STATE OF NEW YORK)  ss:
COUNTY OF SCHENECTADY)

GREENE

SUBSCRIBED AND SWORN to me this __________ day of ________________ 2019.

NOTARY SEAL

CHRISTINA CHEEK
Notary Public, Notary Seal
State of Missouri
Hawall County
Commission # 13476695
My Commission Expires 04-29-2021

Notary Public in and for the State of New York
My appointment expires: __________ 29 ______

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
Part II
TOWN OF ROTTERDAM
PLANNING COMMISSION SITE PLAN CHECKLIST

The following is a list of Site Plan Requirements as outlined in § 270-132 of the Town of Rotterdam Zoning Code. All required information should be contained in the application unless specifically waived by the Planning Commission. Failure to submit will cause the application to be deemed incomplete and returned to the applicant for revision.

Section A Preliminary plans. Application for preliminary site plan approval shall be accompanied by the following information located on the site plan. Failure to complete this information will result in a determination of “incomplete” and the application will be held in abeyance pending receipt of all required information.

1. ✔ A map of the applicant's entire lot, plot or parcel of land at the scale of one inch equals 40 feet, unless the Planning Board determines a different scale more appropriate, showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to abut the applicant's property.

2. ✔ The name and address of the applicant, vendee, contract vendee or owner and title of drawing.

3. ✔ The North symbol, date and scale.

4. ✔ The name, address, title and license number of the person or firm responsible for the preparation of the map.

5. ✔ Structures and circulation: ten (12) sets of preliminary plans, elevations and sections of proposed structures and roads, showing the proposed location, use and design of all buildings and structures dimensions, square footage, including any proposed division of buildings into units of separate occupancy and location of drives thereto, and showing the proposed location of all roads, pedestrian walkways and fire lanes.

6. ✔ Landscaping: Show location, dimension, type, and condition of existing landscaping, and location, dimension and type of proposed landscaping.

7. ✔ Cut and fill: extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads.

8. ✔ Stormwater retention: provisions for on-site stormwater retention basins during and after construction, designed to handle any increased rate of runoff.

9. ✔ Wells: location and test yields in gallons per minute of all proposed on-site wells.

10. ✔ Drainage fields or dry wells: location and percolation test results of all proposed drainage fields or dry wells.

11. ✔ Water supply and sewage disposal: description of method of water supply and sewage disposal and location of such facilities.

12. ✔ Location of existing wetlands and floodplains.

13. ✔ Lighting, power and communication facilities: location and design of lighting, power, fiber optic, and communication facilities.

14. ✔ Signs: location, design and size of all signs.

15. ✔ Site improvements: location of all existing and proposed drains, culverts, retaining walls and fences.

16. ✔ Outdoor storage: location of any outdoor storage and other accessory uses.

17. ✔ Uses: detailed breakdowns of all proposed floor space by type of use.

18. ✔ Other industrial uses: In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process and the proposed method of disposal of such wastes or by-products shall also be shown.

19. ✔ State Environmental Quality Review: No application shall be deemed complete without compliance with State Environmental Quality Review (Please include with submittal).
Section B  The Planning Commission often requests these additional information items during the preliminary meeting. The applicant is typically requested to modify the site plan or explain this information in more detail at the meeting. This usually involves the expenditure of additional time and expense to the applicant.

If these additional information items are included with the initial submittal, it may be possible to skip over the initial sketch plan review meeting and proceed directly to preliminary plan review. Answering these information items now may reduce the review time by a minimum of two (2) to four (4) weeks. The decision to allow the applicant to waive the sketch meeting shall reside with the Planning Commission Chairman after consultation with the Town of Rotterdam Department of Public Works.

1. ✓ Show location of snow storage area or indicate if it will be removed off site. In addition, provide a note on the site plan that reads “snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours.”

2. ✓ Provide a signature space for the Planning Commission Chairman with the following wording below the signature line “Chairman, Rotterdam Planning Commission:
   Date: ____________.”

3. ✓ Show location and dimension of all entrances and exits to all building(s), specify which are handicap accessible, and indicate the primary exit(s) and emergency exits.

4. ✓ Show location and dimension of all entrances and exits to the site, and indicate the primary entrance/exit.

5. ✓ Show handicap parking space(s) and striping from the space(s) to the handicap entrance(s).

6. ✓ Show location, dimension, type, and condition of all existing and proposed paved areas, parking areas with striping, and sidewalks. Indicate which exist and which are proposed.

7. ✓ Show location, dimension, type, and condition of refuse/dumpster area and any existing/proposed screening.

8. ✓ Show location of all external vents, propane tanks, HVAC units, and other accessory external structural features.

9. ✓ Show location of drive-thru window and corresponding traffic circulation pattern(s) if applicable.

10. ✓ Provide documentation from the Town of Rotterdam Water Department that a consultation has occurred and provide water meter with current reading.

11. ✓ Show location of all outdoor lighting fixtures and provide a note on the face of the plan that states: “All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination.”

12. ✓ Show location, type, and size of existing and proposed fencing and buffer screening.

13. ✓ Add note on the face of the site plan that reads “Development must meet all NYS Building and Fire Codes.”

14. ✓ Add note on the face of the site plan that identifies the zoning of the subject property.

I have completed all of the above requested items which apply to this site plan under Section A and request that this application be placed on the next available Planning Commission meeting for sketch plan review.

✓ I have completed all of the above requested items which apply to this site plan under Section A and Section B and request that this application be placed on the next available Planning Commission meeting for preliminary review.

O'Reilly Auto Enterprises, LLC

Print Name

Signature

Date 12-3-2013
**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.

### Part 1 – Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Proposed O'Reilly Autoparts Store</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>1502 Curry Road, Town of Rotterdam, NY - 12308</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>The applicant proposes to redevelop a formerly developed site located at 1502 Curry Road in the Town of Rotterdam. The applicant proposes to construct a new ±7,750 SF Retail Auto Parts store on the ±2.46 acre site along with associated on-site parking, utilities, lighting, landscaping, stormwater management facilities and other appurtenances. Access to the site will be provided via a new access drive located on Curry Road (N.Y S. Route 7). Refer to attached project narrative for additional details.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone: (417) 862-2874</th>
</tr>
</thead>
<tbody>
<tr>
<td>O'Reilly Auto Enterprises, LLC (Contact: Scott Kraus)</td>
<td>E-Mail: <a href="mailto:skraus@oreillyauto.com">skraus@oreillyauto.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>223 South Patterson Avenue</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Springfield</td>
</tr>
<tr>
<td>State:</td>
<td>MO</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>65602</td>
</tr>
</tbody>
</table>

1. **Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?**
   - NO
   - YES
   - 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.

2. **Does the proposed action require a permit, approval or funding from any other government agency?**
   - NO
   - YES
   - Yes, list agency(s) name and permit or approval: NYSDEC- Sediment Control Permit; Town of Rotterdam- Planning Commission & Building Department

3. a. **Total acreage of the site of the proposed action?** ±2.46 acres
   b. **Total acreage to be physically disturbed?** ±1.56 acres
   c. **Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?** ±2.46 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [X] Commercial
   - [X] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (Specify): RailRoad
   - [ ] Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  NO YES N/A  
      □  □  □ 
   b. Consistent with the adopted comprehensive plan?  NO YES N/A  
      □  □  □ 

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?  NO YES  
If Yes, identify:  □  □  

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?  NO YES  
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?  NO YES  
    If No, describe method for providing potable water:  □  □  

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

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:  

Page 2 of 3
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

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>✓</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>✓</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?
      
      | NO | YES |
      |----|-----|
      | □  | ✓   |

   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
      
      | NO | YES |
      |----|-----|
      | □  | ✓   |

   Existing drainage patterns are anticipated to remain. The project proposes to reduce the peak flows in the proposed condition.

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>✓</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>✓</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>□</td>
<td>✓</td>
</tr>
</tbody>
</table>

447024 & V00063 - (1410 Curry Road) - For the NYS site remediation database, remedial actions are complete and measures are in place to control the potential for coming in contact with residual contamination remaining at the site.

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

Applicant/sponsor/name: O'Reilly Auto Enterprises, LLC

Signature: ____________________________  Title: SVP Real Estate and Expansion

Date: 12-5-2019
Project Narrative
Proposed Redevelopment Project
1502 Curry Road
Town of Rotterdam, Schenectady County, NY
December 5, 2019

Introduction
The applicant, O’Reilly Auto Enterprises, LLC. is proposing to redevelop an existing ±2.46-acre parcel at 1502 Curry Road (A.K.A N.Y.S. Route 7) in the Town of Rotterdam, Schenectady County, New York (tax map parcel #58.8-11-31). The existing ±2.46-acre parcel was previously developed with a building that has since been demolished, with remains of prior development currently existing on site. The site is currently served by a very wide (±160') access drive to Curry Road.

The applicant is proposing to redevelop the site and construct a new ±7,750 sf Auto Parts Retail Store. The site lies within the “B-2 – General Business” zoning district where an auto parts retail store is allowed, subject to a Site Plan Review by the Planning Commission. The subject site is surrounded by a mix of other commercial uses, a railroad and residential uses. The proposed use is in harmony with the character of the neighborhood. In addition to the auto parts store, new parking, lighting, curbing, stormwater management facilities, utilities, and other appurtenances are proposed as depicted on the accompanying Site Development Plans, consisting of thirteen (13) prepared by Bohler Engineering dated November 15, 2019, last revised November 25, 2019.

Existing Conditions
The existing ±2.46-acre parcel was previously developed with a building that has since been demolished, with remains of prior development remaining on site. A wooded treeline is located at the rear of the site and is proposed to remain. The project site is located adjacent to an existing CSX Transportation railroad track, billboard and railroad bridge. Based on a recent survey of the site, project site has existing public utilities that are on the project site side of Curry Road. It is anticipated that the existing utility services will be available for use for the proposed project. The Town of Rotterdam Pump Station #1 Curry Road and associated access drive from Curry Road is located at the easterly side of the site. The asphalt access drive from Curry Road to the pump station is proposed to remain with minor modifications as depicted on the Site Development Plans. Access to the project site is currently provided by a very wide (±160') curb cut to Curry Road. Drainage from the site generally flows overland to the Curry Road Right of Way and the stormwater is collected within a network of catch basins within the NYSDOT Right of Way.

Proposed Project
The redevelopment project proposes to construct a new ±7,750 SF Auto Parts Retail Store with ±47 parking spaces and an improved curb cut to Curry Road. Two-way circulation through the subject site is proposed for optimum parking, circulation efficiencies and truck delivery. A delivery truck loading and unloading area is proposed on the west side of the new building. Access to the proposed store will be provided by a curb cut that is designed to NYSDOT standards. Stormwater is proposed to be collected and treated onsite within the designated stormwater management areas as depicted on the attached Site Development Plans. The stormwater facilities have been designed in accordance with the NYSDEC Stormwater Design Manual. It is anticipated that the discharge of the proposed stormwater facilities will be at or below the existing discharge rates. The applicant is proposing a new turnaround area, as well as minor modifications to the existing pump station access drive as requested by the Town of Rotterdam during the pre-application meeting for the proposed project. New energy efficient onsite lighting, trash enclosure, sidewalks, landscaping and other appurtenances are also proposed onsite as depicted on the accompanying Site Development Plans. New building signage, site signage and directional signage are also proposed.

The project site has access to sewer, water, gas and electric that run along the project frontage of Curry Road. Coordination with utility providers and the municipalities for connections to these utilities is ongoing for services to the proposed building. It is anticipated that the auto parts store will connect to the public water and sewer that are located along the frontage of the project site. Electric and Gas service connections will be coordinated with National Grid, the utility provider.