Town of Rotterdam
Planning Commission
February 4, 2020

Approval of the Summary of Minutes January 21, 2020

1. **Thomas J. Burke – 1708 Altamont Avenue & Amsterdam Avenue.** Sketch Site Plan/Special Use permit review for the construction of a ±3,500 square foot medical office building with freestanding ATM and drive-thru on a ±28,893 square foot combined parcel. Engineer: Advanced Engineering & Surveying, PLLC.

2. **R.M. Lent Properties, LLC – 604 Mariaville Road.** Sketch Site Plan/Special Use Permit review to allow for the storage of 20 unregistered vehicles on existing ±1.97 acre parcel containing an auto repair facility and tree service business. Engineer: ABD Engineers, LLP.

3. **Doug Hewett – 1040 Ft. Hunter Road.** Sketch Two (2) Lot Subdivision: Lot 1 = ±3.39 acres with proposed residence, Lot 2 = ±2.19 acres with proposed residence. Engineer: ABD Engineering, LLP.

**Waivers**

1. **Rashee Cridelle – 1309 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a take-out restaurant, Alotta Empanadas, in existing tenant space located inside Runway Express on a ±0.52 acre parcel.

2. **Primate Leather LLC – 2699 Broadway.** The applicant requests a Waiver of Site Plan review to operate a motorcycle apparel and accessory store in existing ±900 square foot tenant space on a ±0.27 acre parcel.

3. **Treasure Spree – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate a retail store in tenant space J-122, former Payless Shoes, 3,577 square feet, from April 20, 2020 to April 21, 2021 in Via Port Rotterdam.
DPW Comments
February 4, 2020

1. **Thomas J. Burke – 1708 Altamont Avenue & Amsterdam Avenue.** Sketch Site Plan/Special Use permit review for the construction of a ±3,500 square foot medical office building with freestanding ATM and drive-thru on a ±28,893 square foot combined parcel. Engineer: Advanced Engineering & Surveying, PLLC.

1. The dumpster should be moved to the southwest corner of the property.

2. A Town Designated Engineer (TDE) should be retained to assist in the review of this project and layout prior to moving forward with the engineering.

3. Where is the entrance for public and employees?

4. The curbing on Amsterdam Avenue should be extended and landscaped.

5. ATM has no relation to medical offices and creates a potential conflict with traffic flow. Explain use and detail kiosk.

**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 Highway Department
Rotterdam Police Department
Fire District #2
Project Narrative
Proposed Medical Office Building at
1708 Altamont & Amsterdam Avenues
Town of Rotterdam, N.Y.

January 2020

Site Address: 1708 Altamont & Amsterdam Avenues

Applicant: Thomas J. Burke, Contract Vendee
509 State Route 67, Malta, NY 12020

Contact: Jared George
518 858 2637 – PO Box 38171, Albany, NY 12203

Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772

Proposed use: Medical Office Building
Zoning: B-2 General Office District
Area of Property: 28,893 SF or 0.66± acres

Description of Existing Site and Use
The project site lies in an B-2 General Office District zone and is composed of two parcels identified as tax map parcels 59.10-1-13.1 & 15.1. The subject property is currently developed with a one story masonry building that is used as child care center. The parcels encompass an approximate area of 28,893 SF or 0.66 acres. The parcels have frontage along Altamont Avenue (137+/- feet) and along Amsterdam Avenue (229.5+/- feet) and has access drives from both roads. The parcels are bounded by the Altamont Avenue right-of-way on the north; the Amsterdam Avenue right-of-way along the east; a residential structure the south; and the Aspen Dental facility on the westerly side. Municipal water & sanitary sewer service exists for the child care center and those municipal services will be modified to serve the proposed building.

PROPOSED DEVELOPMENT
The applicant proposes to merge the two parcels and develop the project site with a 3,500 square feet (SF), one story Medical Office building. Associated access and circulation roadways are shown on the Site Plan to be developed to support the proposed development. There will parking to support the proposed Medical use and the parking
analysis shows that 21 parking spaces are required and that 32 spaces are provided. Within the access drive at the easterly side a freestanding ATM is proposed for the use of the general public. A separate drive aisle is designated for accessing the ATM. The property is currently owned by Jadah Inc. and the applicant Thomas J. Burke, is the Contract Vendee to purchase the parcel and is requesting approval for the construction of the proposed Medical Office building.

Total site coverage statistics for this new development are as follows and are shown on the Concept Plan:

<table>
<thead>
<tr>
<th>Site Coverage:</th>
<th>Existing Coverage:</th>
<th>Proposed Coverage:</th>
<th>Difference:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Coverage</td>
<td>3,373 ± S.F. or 11.7%</td>
<td>3,500 ± S.F. or 12.1%</td>
<td>+127 ± S.F. or +0.4%</td>
</tr>
<tr>
<td>Pavement, Sidewalk</td>
<td>9,738 ± S.F. or 33.7%</td>
<td>17,308 ± S.F. or 59.9%</td>
<td>+7,570 ± S.F. or +26.2%</td>
</tr>
<tr>
<td>Green Space:</td>
<td>15,782 ± S.F. or 54.6%</td>
<td>8,085 ± S.F. or 28.0%</td>
<td>-7,697 ± S.F. or -26.6%</td>
</tr>
</tbody>
</table>

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands.

**Impact on Adjoining Property**

*Noise*

The proposed project will not have noise impacts since it will be a Medical Office facility that has its operations internally and any noises are mitigated by the enclosed walls.

*Visual*

The proposed building will have exterior features that will blend into the existing environment. The proposed building will be commercial in appearance and be consistent with the surrounding commercial properties and land use.

*Drainage*

The drainage from the site currently is managed on-site by the very pervious soils that exist. The proposed development will utilize on-site stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Rotterdam Stormwater Regulations and the NYSDEN Stormwater Management Design Manual. Since the project will not be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) will not be prepared.

**Impact on Services**

*Traffic*

The proposed Medical Office building, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be 3.57 trips per 1000 SF,
therefore the estimated PM peak trips generated will be approximately 13 trips. This amount of additional trips is minor and can be managed by the existing Altamont & Amsterdam Avenues roadway corridors.

**Sanitary Sewer**
The proposed Medical Office building will be occupied by five (5) doctors and the loading is 250 Gallons per Day per doctor therefore the total daily loading is 1,250 Gallons per Day for the proposed development.

**Water**
The proposed development will require a similar volume to the wastewater loading so the water demand is estimated to average 1,250 Gallons per Day.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the B-2 General Office District zone as shown on the Town of Rotterdam Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Rotterdam Zoning Code.
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: Thomas J. Burke, Contract Vendee – c/o Jared George

Mailing Address: PO Box 38171

City: Albany State: NY Zip: 12203

Daytime Phone: 518 858 2637 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: Nicholas Costa, Advance Engineering & Surveying, PLLC

Mailing Address: 11 Herbert Drive

City: Latham State: NY Zip: 12110

Daytime Phone: 518 698 3772 Fax: _______________________

Project/Proposal Site Area (Acres or sq. ft.): 0.66 +/- Acres
Assessor Tax Parcel No.(s) of Proposal Site: 59.10-1-13.1 & 15.1

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

__________________________________________________________________________

Street Address of Proposed Site (if any): 1708 Altamont Avenue

__________________________________________________________________________

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

__________________________________________________________________________

Existing Zoning Classification: B-2- General Business

School District: Mohonasen Central School District Fire District: Fire District #3

Water Supply District CW500
LEGAL INFORMATION

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features): site is located at 1708 Altamont Avenue & Amsterdam Avenue

Name of public road(s) providing access: Altamont Avenue & Amsterdam Avenue

Width of property fronting on public road: 137 feet along Altamont Avenue & 229.5 feet along Amsterdam

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

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

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

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

Proposed development of 3,500 square feet (SF) of one-story Medical Office building and associated circulation and access drives. A stand alone ATM is also proposed and shown on the Concept Plan. The ATM is being proposed as a convenience for customers that may be traveling through the area.

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

The proposed development will be permanent.
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, the drive-up teller machine will provide convenience to customers and will not cause traffic congestion. The proposed drive up teller machine will not be detrimental to the general welfare of the public.

(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, this type of drive-up use is similar and consistent with surrounding properties along Altamont Avenue. The drive up teller machine will not diminish or impair the property. The drive up teller machine is located adjacent to Altamont Avenue frontage and will not distract from the aesthetics of 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, the drive-up teller construction will be similar to surrounding properties. The location of the drive up teller machine is adjacent to the public right-of-way and near a corner. The surrounding properties are mostly developed as service business.

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

Yes, all utilities will be available along the public right-of-way but the drive up teller machine does not require municipal services.

(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, the existing curb cuts will be utilized and sufficient queueing has been planned for the proposed atm.

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

RECEIVED
JAN 28 2020
TOWN OF ROTTERDAM
PUBLIC WORKS

Page 7 of 9
Rotterdam Site Plan/Special Use Permit Application
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: Nicholas Costa

Date: January 8, 2019

Address: 11 Herbert Drive

Phone: 518 698 3772

Latham, NY 12110

FAX: ______________________

License Number: 074627

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: Thomas J. Burke, Contract Vendee Date: January 16, 2020

Address: PO Box 38171 Phone: 518 858 2637

Albany, NY Zip: 12203

Signature of Applicant or Representative

Date: 01-16-2020

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 16th day of January, 2020.

NOTARY SEAL

AUSTIN TAYLOR
Notary Public, State of New York
No. 01186713199
Qualified in Albany County
Commission Expires January 11, 2022

Notary Signature

Notary Public in and for the State of New York
My appointment expires: January 11, 2022

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. X 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. X The name and address of the applicant, vendee, contract vendee or owner and title of drawing.
3. X The North symbol, date and scale.
4. X The name, address, title and license number of the person or firm responsible for the preparation of the map.
5. X 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. X 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. X Signs: location, design and size of all signs.
15. ______ Site improvements: location of all existing and proposed drains, culverts, retaining walls and fences.
16. X Outdoor storage: location of any outdoor storage and other accessory uses.
17. X 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. X 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.

Nicholas Costa
Print Name

January 9, 2020
Date

Signature
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>Re-development of 1708 Altamont &amp; Amsterdam Avenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>1708 Altamont Avenue</td>
</tr>
</tbody>
</table>

**Brief Description of Proposed Action:**
Applicant is proposing the re-development of the existing parcels located at 1708 Altamont & Amsterdam Avenues with a 3,500 Square Feet, one-story medical office building with associated access and circulation drives and parking areas. A stand alone ATM is also being proposed for the project site. The ATM is being provided for the convenience of customers that may be traveling near the area.

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Thomas J. Burke, Contract Vendee - Contact: Jared George</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>518 858 2637</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:jgeorge@tricapitalrealty.com">jgeorge@tricapitalrealty.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>PO Box 38171</th>
</tr>
</thead>
</table>

| City/PO:                     | Albany | State: | NY | Zip Code: | 12203 |

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.

   - [ ] Yes
   - [x] No

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 Board-Site Plan Approval Town of Rotterdam Building Department-Building Permit

   - [ ] Yes
   - [ ] No

3. a. Total acreage of the site of the proposed action? 0.66 +/- acres 0.60 +/- acres
   b. Total acreage to be physically disturbed? 0.66 +/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

4. Check all land uses that occur on, are adjoining or near the proposed action:

   - [ ] Urban
   - [x] Rural (non-agriculture)
   - [ ] Industrial
   - [ ] Commercial
   - [x] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other(Specify):
   - [ ] Parkland

Page 1 of 3
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?  
      | NO | YES |
      | ✔   |     |
   b. Are public transportation services available at or near the site of the proposed action?  
      | NO | YES |
      | ✔   |     |
   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?  
      | NO | YES |
      | ✔   |     |
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      | NO | YES |
      |     |     |
   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  
- [x] YES

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

- [x] YES  
- [ ] NO

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?

- [x] YES  
- [ ] NO

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

Stormwater Management will be accomplished on-site by utilizing stormwater practices that recharge the stormwater runoff into the local pervious soils.

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:  **Thomas J. Burke**  
Date:  **01-16-2020**

Signature:  **Thomas J. Burke**  
Title:  **Contract Vendor**
Part 1 / Question 7 [Critical Environmental Area]  No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]  No
Part 1 / Question 12b [Archeological Sites]  No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]  No
Part 1 / Question 15 [Threatened or Endangered Animal]  No
Part 1 / Question 16 [100 Year Flood Plain]  No
Part 1 / Question 20 [Remediation Site]  Yes
DPW Comments
February 4, 2020

2. **R.M. Lent Properties, LLC – 604 Mariaville Road.** Sketch Site Plan/Special Use Permit review to allow for the storage of 20 unregistered vehicles on existing ±1.97 acre parcel containing an auto repair facility and tree service business. Engineer: ABD Engineers, LLP.

1. Tree service and auto storage appear to already be utilizing the property.

2. Explain the auto storage/auto repair operations. It appears that vehicles may be inoperable and unregistered. How long are these vehicles being stored?

3. Fencing?

**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 Highway Department
- Rotterdam Police Department
- Fire District #6
Mr. Peter Comenzo, Town Planner
Town of Rotterdam Planning Department
1100 Sunrise Boulevard
Schenectady, NY 12306

Dear Peter,

The Applicant Buzzy Lent of R.M. Lent Properties, LLC, is the owner of 604 Mariaville Road and is requesting a site plan and special use permit to allow storage of unregistered vehicles onsite. The location of these vehicles will be located towards the rear of the site where a natural buffer exists along the National Grid easement and they will not be seen from Mariaville road.

Enclosed for Planning Board review and approval are the following:

1.) Twelve (12) copies of the Site Plan/Special Use Application with Part II Checklist
2.) Twelve (12) copies of the Site Plan/Special Use Permit Plan
3.) Twelve (12) copies of the Short EAF
4.) A check in the amount of $500 for application fee.

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

Very truly yours,

Luigi A. Palleschi, P.E.
Partner

LAP:sas
encl.
cc: Buzzy Lent w/encl.
4510A-111519
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: R.M. Lent Properties, LLC

Mailing Address: 604 Mariaville Road

City: Schenectady State: NY Zip: 12306

Daytime Phone: 518-892-2396 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: Luigi A. Palleschi, P.E., ABD Engineers, LLP

Mailing Address: 411 Union Street

City: Schenectady State: NY Zip: 12305

Daytime Phone: 518-377-0315 Fax: 518-377-0379

Project/Proposal Site Area (Acres or sq. ft.): 1.97 acres

Assessor Tax Parcel No.(s) of Proposal Site: 48.00-3-4.21

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

Street Address of Proposed Site (if any):
604 Mariaville Road

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):
Auto repair and tree service businesses

Existing Zoning Classification: I-2 Industrial

School District: Schalmont Fire District: #6

Water Supply Public
LEGAL INFORMATION

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

604 Mariaville Road, 725 feet east of Burdeck Street

Name of public road(s) providing access: Mariaville Road

Width of property fronting on public road: 149± feet

I have attached a legal description of the proposed site: ☐ yes ☐ no
I have attached a deed of the proposed site: X 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):

Addition of a storage area for 20 unregistered cars.

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

Permanent
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:

Proposed use will not affect surrounding properties and is consistent with existing use and zoning.

(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:

Proposed use will not affect surrounding properties and is consistent with existing use and zoning.

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

Existing uses will be the same with the only change being storage area for 20 cars. None of these affect surrounding properties.

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

Existing utilities, access, drainage, etc. are adequate and will continue to be used.

(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:

Existing means of ingress/egress will be maintained and no increase in traffic is expected.

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: [Signature]  Date: 10/28/13

Address: ABD Engineers, LLP, 411 Union St. Schenectady, NY 12304

Phone: 518-377-0315

FAX: 518-377-0379

License Number: 94676

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: R.M. Lent

Address: 604 Mariaville Rd, Schenectady, NY

Zip: 12306

Phone: 518-892-2396

Signature of Applicant or Representative

Date: 1/14/20

Signature of Applicant or Representative

DATE

STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 14th day of JANUARY, 2020.

NOTARY SEAL

GIA L. NEALON
Notary Public, State of New York
Registration #01NE5367062
Qualified in Schenectady County
Commission Expires Nov 13, 2021

Notary Public in and for the State of New York

My appointment expires: 11/13/2021

PART V

(To be completed by the Public Works Department)

Date Submitted: _____________________________ Staff: _____________________________

Total Fees: _____________________________ Receipt #: _____________________________

File #: _____________________________ Complete 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 name, address, title and license number of the person or firm responsible for the preparation of the map.

4.  ✔️ 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.

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

6.  ✔️ 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.

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

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

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

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

11. ✔️ Location of existing wetlands and floodplains.

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

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

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

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

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

17. ✔️ 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.

18. ✔️ 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.

Luigi A. Palleschi, P.E.  

Print Name

Signature

Date  10/28/19

Page 4 of 9  Rotterdam Site Plan/Special Use Permit 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>Special Use Permit for unregistered vehicle parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>804 Mariaville Road</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Storage of unregistered vehicles onsite</td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone: 518-892-2396</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.M. Lent Properties, LLC</td>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>804 Mariaville Road</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City/PO:</th>
<th>State:</th>
<th>Zip Code:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schenectady</td>
<td>NY</td>
<td>12306</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 Planning Board Approval for Special Use Permit

   - NO □ YES □

3. Total acreage of the site of the proposed action? 1.97 acres
   - Total acreage to be physically disturbed? 0.2 acres
   - Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.97 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

---

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

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

    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
- [x] 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? 

<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?

- [ ] Yes

  a. Will storm water discharges flow to adjacent properties?

  - [ ] Yes
  - [ ] No

  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

  - [ ] Yes
  - [ ] No

  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)?

- [ ] Yes

  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?

- [ ] Yes

  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?

- [ ] Yes

  If Yes, describe:

  ______________________________________________________

---

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

Applicant/sponsor name: Luigi A. Pallisch, P.E., AEC Engineers, LLP  
Date: 11/15/19

Signature: [Signature]  
Title: Engineer
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7  [Critical Environmental Area] No
Part 1 / Question 12a  [National or State Register of Historic Places or State Eligible Sites] No
Part 1 / Question 12b  [Archaeological Sites] Yes
Part 1 / Question 13a  [Wetlands or Other Regulated Waterbodies] No
Part 1 / Question 15  [Threatened or Endangered Animal] No
Part 1 / Question 16  [100 Year Flood Plain] No
Part 1 / Question 20  [Remediation Site] No

Short Environmental Assessment Form - EAF Mapper Summary Report
DPW Comments
February 4, 2020

3. **Doug Hewett – 1040 Ft. Hunter Road.** Sketch Two (2) Lot Subdivision: Lot 1 = ±3.39 acres with proposed residence, Lot 2 = ±2.19 acres with proposed residence. Engineer: ABD Engineering, LLP.

1. Applicant will need to obtain road frontage variances from the Town of Rotterdam Zoning Board of Appeals. Public Hearing is scheduled for February 11, 2020.

2. Pin and cap all lot corners prior to signature.

3. Add note to plan: “Approval is conditioned upon receiving access and utility permits from the Schenectady County Public Works Department for Fort Hunter Road.”

4. Add note to plan: “Water lines shall not be installed underneath driveways.”

5. Add note to plan: “Driveways on all lots shall contain a “t-type” or similar turnaround area for vehicles to preclude backing out of the driveways onto Fort Hunter Road.”

6. Provide Grading Plan and Show limits of disturbance. Planning Commission should restrict land clearance and house locations on proposed development if proposed total disturbance is to be under 1 acre in size. Alternatively the applicant should prepare a SWPPP which will need review and approval of a Town Designate Engineer.

7. Add note to plan: “Perc and deep hole tests should be performed in the exact septic locations and witnessed by the Building Inspector and County Health prior to the issuance of building permits.”

**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
Schenectady County Department of Public Works
New York State Department of Environmental Conservation – Region #4
Rotterdam Police Department
Fire District #3
Mohonasen School District
Town of Rotterdam
Office of the Planning Commission
All requested information shall be provided and must be
Filled out in black ink or typed for photocopying purposes.

TOWN OF ROTTERDAM
SUBDIVISION APPLICATION

Initial Sketch Plan $75
Final Major Subdivision $75 per lot
Final Minor Subdivision $80 per lot

Parkland Fees $750 per additional lot created or $600 per unit
Advertising Fee = Actual cost of legal notices

Application is hereby made for:
Minorsubdivision:

Sketch____ Sec. 249-23
Prelim.____ Sec. 249-25
Final____ Sec. 249-24

Major Subdivision (if any utilities are to be dedicated to the Town or over 4 lots)

Sketch____ Sec. 249-23
Prelim.____ Sec. 249-25
Final____ Sec. 249-26

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

PART II
GENERAL INFORMATION

Legal Owner's Name: Douglas Hewitt
Mailing Address: 2186 Ghents Road
City: Schenectady State: NY Zip: 12306
Phone: 518-810-1403 (Work) (Fax)

If applicant is not the owner, include written owner authorization for the below-designated contact to serve as representative.

Owner's Designated Contact: ABD Engineers, LLP
Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Phone: 518-377-0315 (Work) (Fax) 518-377-0379

If you do not hold title to property, what is your interest in it?

Engineer/Surveyor
Project Proposal Site Area: (Acres or sq. ft.) 5.5± acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.17-2-33.11

Adjacent Parcels Owned or Controlled by owner: (Acres or sq. ft.) N/A

Adjacent Names and Parcel Numbers of abutting property owners:
- Mohonasen Central School District 59.13-1-32
- Jason S. Petrucci 59.17-2-36.1
- Pierre-Louis Living Trust, Jahiya 59.15-2-34.111
- Gurinder S. Madan 59.18-1-2.3
- Gurinder S. Madan 59.17-2-34.21
- Gary J. Lorenz 59.17-2-34.22
- National Grid 38.1-2.31
- Arthur W. Debraccio 59.17-2-32

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: N/A

Street Address of Proposed Site (if any): 1040 Fort Hunter Road

Describe Existing Use(s) on Proposed Site: (buildings, well, sewer drainfield, etc.)
Vacant Land

Existing Zoning Classification: A-1 Agricultural

School District: Mohonasen Fire District: Fire District #3

Water Purveyor: Rotterdam Sewer Purveyor: Private

Proposed Use of Property:
( x ) A1 One-family dwelling ( ) C1 Business
( ) A2 Two-family dwelling ( ) C2 Mercantile
( ) B1 Multiple Dwelling (permanent occupancy) ( ) C3 Industrial
( ) B2 Multiple Dwelling (transient occupancy) ( ) C4 Storage
( ) B3 Multiple Dwelling (senior citizen housing) ( ) C5 Assembly
( ) B4 Multiple Dwelling (adult residential care facility) ( ) C6 Institutional
( ) C7 Miscellaneous

Page 2 of 8 Rotterdam Subdivision Application
LEGAL INFORMATION

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

1040 Fort Hunter Road on left side 1,800± feet south of Curry Road

Name of Public Road(s) Providing Access: Fort Hunter Road

Width of Property Fronting on Public Road in Linear Feet: 113.66

Does the Proposal Have Direct Access onto an improved State, County, or Town road(s)? Yes No

Name(s) of improved road(s) providing access: Fort Hunter Road

I have attached a legal description of the proposed site: Yes No
(All applications must contain an attached legal description stamped by the Land Surveyor. Include the legal description for the entire area to be subdivided on a preliminary subdivision map.)

I have included a copy of the deed(s) of the proposed site: Yes No
(All applications must contain a current deed of the proposed site)

I have attached a vicinity map of the proposed site: Yes No
(All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)
What impact will the proposed subdivision have on the adjacent properties?

2 additional houses

What factors support this subdivision?

Existing vacant land with minimal impact to adjoiners on 5.5± acres

What measures do you propose to mitigate your proposal's impact upon or otherwise to make appropriate provision for open spaces, drainage waste, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools, and school grounds, and impacts which relate to the public health, safety and general welfare?

Two Keyhole Lots
SUBDIVISION INFORMATION

Number of Lots: 2
Gross Area: 5.5± acres
Typical Lot Size: N/A
Proposed Net Density: 2.8± ac/Unit
Smallest Lot Size: 2.19± acres
Minimum Frontage: 50.83'
Proposed Source of Water:
(x) Public System
( ) Individual Wells
( ) Private Community System
( ) Other, please describe

Proposed Means of Sewage Disposal:
( ) Public Sewer
(x) Dry Sewer
( ) Community System
( ) Other, please describe
(x) Septic Tank & Drainfield

Utility Companies & Districts to Provide Service to Proposal:

Electricity: National Grid
Water: Rotterdam
Phone: Verizon or Spectrum
Gas: National Grid
Sewer: Septic
Cable: Spectrum
School: Mohonasen
Other: ____________________________

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?
☐ No ☑ Yes. If yes, please explain: ____________________________________________________________

________________________________________________________
__________________________________________________________________
__________________________________________________________________
__________________________________________________________________
__________________________________________________________________
Page 5 of 8 Rotterdam Subdivision Application
PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:

- [ ] Public Roads
- [x] Arterial Roads

Describe Any Combination of Above: N/A

Estimated Time Period Expected for Complete Development of Subdivision: 1½ years

Is phasing of the finalization of the subdivision proposed?

- [ ] Yes. If yes, show phasing on subdivision map.
- [x] No.

Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)

- [x] No.
- [ ] Yes. If yes, please explain:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
INClude WITH Part II

Surveyor/Engineer Verification

I, the undersigned, a licensed land surveyor, 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: [Signature]

Address: ABD Engineers, LLP
        411 Union Street
        Schenectady, NY 12305

Date: 9/18/19

Phone: 518-377-0315

FAX: 518-377-0379

License Number: NY 50226

Joseph J. Bianchine, P.E.

Please Affix Surveyor/Architect/Engineer Seal Here.
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.

#1 Name: Douglas Hewett
Address: 2186 Ghents Road
Schenectady, NY

Douglas A. Hewett
Signature of Applicant or Representative

Date: 9-19-19
Phone: 518-810-1403
Zip: 12306

#2 Name: 
Address: 

Signature of Applicant or Representative

Date

Notary (For Above)

STATE OF NEW YORK) as:
COUNTY OF SCHENECTADY

SUBSCRIBED AND SWORN to me this 19th day of September, 2019
NOTARY SEAL

Notary Public in and for the State of New York My appointment expires: 11/13/21

Gia L. Nealon
Notary Public, State of New York
Registration #01NE6367052
Qualified in Schenectady County
Commission Expires Nov. 13, 2021

Page 8 of 8 Rotterdam Subdivision 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.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Action or Project:</td>
</tr>
<tr>
<td>Subdivision of Lands N/F Hewett</td>
</tr>
<tr>
<td>Project Location (describe, and attach a location map):</td>
</tr>
<tr>
<td>1040 Fort Hunter Road</td>
</tr>
<tr>
<td>Brief/Description of Proposed Action:</td>
</tr>
<tr>
<td>Subdivision of 5.6± acres into two residential building lots.</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
</tr>
<tr>
<td>Douglas Hewett</td>
</tr>
<tr>
<td>Telephone: 518-810-1403</td>
</tr>
<tr>
<td>E-Mail:</td>
</tr>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>2186 Ghents Road</td>
</tr>
<tr>
<td>City/PO:</td>
</tr>
<tr>
<td>Schenectady</td>
</tr>
<tr>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 12306</td>
</tr>
<tr>
<td>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>NO  YES</td>
</tr>
<tr>
<td>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</td>
</tr>
<tr>
<td>If Yes, list agency(s) name and permit or approval:</td>
</tr>
<tr>
<td>NO  YES</td>
</tr>
<tr>
<td>3.a. Total acreage of the site of the proposed action?</td>
</tr>
<tr>
<td>5.6± acres</td>
</tr>
<tr>
<td>b. Total acreage to be physically disturbed?</td>
</tr>
<tr>
<td>0.9± acres</td>
</tr>
<tr>
<td>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</td>
</tr>
<tr>
<td>5.6± acres</td>
</tr>
<tr>
<td>4. Check all land uses that occur on, adjoining and near the proposed action.</td>
</tr>
<tr>
<td>□ Urban  □ Rural (non-agriculture)  □ Industrial  □ Commercial  □ Residential (suburban)</td>
</tr>
<tr>
<td>□ Forest □ Agriculture  □ Aquatic  □ Other (specify): Power lines</td>
</tr>
<tr>
<td>□ Parkland</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>5. Is the proposed action.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</td>
</tr>
<tr>
<td>If Yes, identify:</td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code requirements?</td>
</tr>
<tr>
<td>If the proposed action will exceed requirements, describe design features and technologies:</td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private water supply?</td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
</tr>
<tr>
<td>private septic systems</td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
</tr>
<tr>
<td>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?</td>
</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</td>
</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:</td>
</tr>
<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</td>
</tr>
<tr>
<td>□ Shoreline</td>
</tr>
<tr>
<td>□ Wetland</td>
</tr>
<tr>
<td>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?</td>
</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
</tr>
<tr>
<td>17. Will the proposed action create storm water discharge, either from point or non-point sources?</td>
</tr>
<tr>
<td>If Yes,</td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</td>
</tr>
<tr>
<td>If Yes, briefly describe:</td>
</tr>
<tr>
<td>Question</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</td>
</tr>
<tr>
<td>If Yes, explain purpose and size:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</td>
</tr>
<tr>
<td>If Yes, describe:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</td>
</tr>
<tr>
<td>If Yes, describe:</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

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

Applicant/sponsor name: Joseph J. Bianchina, P.E., ABD Engineers, LLP  
Date: 7/18/19

Signature: [Signature]
Part 1 / Question 7 [Critical Environmental Area]  No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]  No
Part 1 / Question 12b [Archeological Sites] No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal] Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name] Karner Blue
Part 1 / Question 16 [100 Year Flood Plain] No
Part 1 / Question 20 [Remediation Site] No
SCHENECTADY COUNTY ENDORSEMENT PAGE

JOHN J. WOODWARD  
Schenectady County Clerk  
620 State Street  
Schenectady, NY 12305

DOCUMENT TYPE: Executors Deed

FROM PARTY: William E. Deisinger, Executor of the Estate of James J. Deisinger

TO PARTY: William E. Deisinger

RETURN TO: Lawrence A. DeAngelus, Esq.  
Higgins, Roberts, Beyerl & Coan, PC  
1430 Balltown Road  
Schenectady, NY 12309

RECEIVED  
$ 0.00  
REAL ESTATE  
DEC 30, 2008  
SCHENECTADY COUNTY  
1121

RECEIVED  
10/30/2008 3:12:54 PM  
RECEIVED  
SCHE Công COUNTY, NY  
Book/Page: DEED/1792/392  
Total Pages: 3  
Receipt No: 515089  
Doc No: 2008-4583  
Inst Num: 200845268

NY LAND SUR $4.75  
NY E & A FEES $66.00  
NY LAND COMP SUR $14.25  
CD GENERAL REVENUE $26.50  
CD LAND SUR $0.25  
CD E & A FEES $9.00  
CD LAND COMP SUR $0.75  
TOTAL PAID $121.50

IMPORTANT

This sheet constitutes the Clerk's endorsement in accordance with Local Law #7 of 1996 (Effective 9/1/96). DO NOT DETACH. Upon recording, this page becomes part of the document.
THIS INDENTURE, made the 14th day of October, Two Thousand Eight

BETWEEN

WILLIAM E. DEISINGER, as Executor of the Last Will and Testament of JAMES J. DEISINGER, late of 1040 Fort Hunter Road, Schenectady, NY 12303 who died on the 9th day of February, 2008, party of the first part,

and

WILLIAM E. DEISINGER, residing at 3472 Carmen Road, Schenectady, NY 12303, party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary were issued by the Surrogate’s Court, Schenectady County, New York on March 21, 2008 and by virtue of the power and authority given in and by said Last Will and Testament, and/or by Article 11 of the Estates, Powers and Trusts Law, in satisfaction of the specific devise to the Party of the Second Part pursuant to Article III of said Last Will and Testament, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL THAT TRACT OF LAND situate in the Town of Rotterdam, County of Schenectady, New York, known and designated on a “Map of Blue Slate Place in the Town of Rotterdam, County of Schenectady, belonging to Frank Davis” made by Lewis B. Sebring Surveyor, December 1899 and filed January 29, 1900, as Lots Nos. 3, and 4 together bounded and described as follows: Northerly by Lot No. 2, 1514.6 feet along the same; Southerly by Lot No. 5, 1518.2 feet along the same; Easterly by Fort Hunter Avenue 283.9 feet along the same, and Westerly by Lands of James Fisher 283.9 feet along the same.


TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually or by virtue of said will or otherwise;

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. Subject to the trust fund provisions of section thirteen of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF: 

Estate of James J. Deisinger

By: ____________________________

William E. Deisinger, Executor

DEED Book 1792 Page 394
Doc No 2008-4583

STATE OF NEW YORK
COUNTY OF Schenectady, ss:

On the 14th day of October in the year 2008, before me, the undersigned, personally appeared William E. Deisinger personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

__________________________
Notary Public

AMANDA STAUB
Notary Public, State of New York
No. 01ST6180384
Qualified in Schenectady County
Commission Expires February 05, 20___