

**Town of Rotterdam  
Planning Commission  
Summary for the July 20, 2021 Meeting**

**Waiver(s)/Caucus:**

1. **Michael Kruger – 1821 Curry Road.** The applicant requests a Waiver of Site Plan review to operate GV Alternatives; a CBD, Vapor Product, and Alternative Wellness store on the first floor of an existing 2,380 square foot building on a 0.18-acre parcel.
  - a. Motion to approve the waiver was made by Mr. Yuille and Mr. D'Alessandro seconded the motion and the vote resulted in unanimous approval of the motion.
  
2. **LSM Properties (Bill Paro) – 51 Opus Boulevard.** The applicant requests a Waiver of Site Plan review to operate a distribution warehouse in an existing 25,000 square foot building on a 1.39-acre parcel.
  - a. Motion to deny the waiver and request a full site plan was made by Mr. Yuille and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.

Motion to move the August 17, 2020, Planning Commission meeting to August 16, 2020, was made by Mr. Collins and Mr. Signore seconded the motion and the vote resulted in unanimous approval of the motion

**Agenda:**

1. **Stewart's Shops – 647 Mariaville Road.** Sketch/Preliminary Site Plan Review to modify a previously approved Site Plan for a ±10,400 square foot convenience store with 8 motor vehicle fueling islands. Site plan modifications proposed to construct a ±9,020 square foot retail building in the same but smaller footprint area that contains a proposed ±4,020 square foot Stewart's Shop with 4 motor vehicle fueling islands, and two (2) ±2,500 square foot tenant spaces on a ±2.9-acre parcel. Engineer: Stewart's Shops.
  - a. Motion to declare the Rotterdam Planning Commission as lead agency on this project was made by Mr. Collins and Mr. D'Alessandro seconded the motion and the vote resulted in unanimous approval of the motion.
  - b. Motion to authorize the Rotterdam Planning Commission Chairman to enter into a contract with a TDE on this project was made by Mr. Yuille and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.
  
2. **2625 Curry Road Development Partners, LLC (Contract Vendee) – 2625 Curry Road.** Report and Recommendation to the Town Board on a Change of Zone of ±12 acres of property from Single Family Residential (R-1), Retail Business (B-1), and Light Industrial (I-1) to Multi-Family Residential (R-3) for the construction of 208 apartments. Engineer: Environmental Design Partnership, LLP.
  - a. No action taken on this project.

3. **Dean Attansio – 3184 Carman Road.** Report and Recommendation to the Town Board on a Change of Zone of  $\pm 1.6$  acres of a  $\pm 1.93$ -acre parcel from Agricultural (A-1) to Retail Business (B-1) to facilitate the construction of a 50' x 72' ancillary storage building in support of Caribbean Pools. The existing single-family home is proposed to remain and storage building portion of the lot to be boundary line adjusted with 1223 Fort Hunter Road. Engineers: Ingalls & Associates, LLP.
  - a. Motion to table this project to the August 16, 2020 meeting was made by Mr. D'Alessandro and Mr. Calder seconded the motion and the vote resulted in unanimous approval of the motion.
  
4. **YS Catalytic Recycling – 584 Consalus Avenue (500 Sterling Avenue).** Preliminary Site Plan review to construct a 20,000 square foot building on a  $\pm 6.19$ -acre parcel with parking, stormwater infrastructure and septic system. Also, the applicants are requesting a Waiver of Subdivision Review to Boundary Line Adjust 0.25 acres from 582 Consalus Avenue to 584 Consalus Avenue. Engineer: ABD Engineers, LLP.
  - a. No action taken on this project.
  
5. **BT Land Development, LLC – 1222 & 1266 Duanesburg Road.** Conceptual Site Plan/Special Use Permit review to combine the Roman's Pizza Parcel (1222 Duanesburg  $\pm 0.58$  acre) with an existing  $\pm 3.31$ -acre parcel and convert the existing 6,040 square foot commercial building (former Traditional Builders) into a diesel fuel service center with additional tenant space on a combined  $\pm 3.89$ -acre parcel. Engineer: Insite Northeast Engineering & Land Surveying, P.C.
  - a. Motion to declare the Rotterdam Planning Commission as lead agency on this project was made by Mr. Yuille and Mr. D'Alessandro seconded the motion and the vote resulted in unanimous approval of the motion.