

**Town of Rotterdam
Planning Commission
September 19, 2017**

Approval of the Summary of Minutes September 5, 2017

1. **David Bruns (Contract Vendee) - Burdeck Street & N. Thompson Street.**
Sketch/Preliminary Site Plan Review to modify an existing Planned Residential District project (June 21, 2011) to construct a 248-unit apartment complex to be known as Solara on ±21.13 acres located at the former Rotterdam Republican Club property. Engineer: Environmental Design Partnership, LLC.

2. **Town of Rotterdam.** Report and Recommendation to the Town Board amend Chapter 270, Zoning, by Local Law to add the definition of “yard debris” and allow for the storage/transfer of yard debris by Special Use Permit in the Light Industrial (I-1) Zoning District.

DPW Comments
September 19, 2017

1. David Bruns (Contract Vendee) - Burdeck Street & N. Thompson Street.

Sketch/Preliminary Site Plan Review to modify an existing Planned Residential District project (June 21, 2011) to construct a 248-unit apartment complex to be known as Solara on ±21.13 acres located at the former Rotterdam Republican Club property. Engineer: Environmental Design Partnership, LLC.

1. See latest letter dated August 14, 2017 from Gavin Vuillaume dated August 14, 2017 responding to the Town TDE John McDonald Engineering letter dated July 11, 2017.
2. Access onto Burdeck Street was originally approved for right in and right out only. Given existing site distances, elevation change, and geometry of the intersection of North Thompson and Burdeck, a traffic analysis should be completed. Project has been sent to NYSDOT for review and comment.
3. The Town Designated Engineer has been working with the project engineer over the summer months to determine the best route and method for connection to sewers as well as potential future expansion options. This review is ongoing and awaiting decision on the final design.

DPW Comments from March 7, 2017

1. Planning Commission Attorney and Town Attorney to review approvals from 2011 and advise on process for modification of PRD.



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 Route 146 Clifton Park, NY 12065
(P) 518.371.7621 (F) 518.371.9540 edpllp.com

September 14, 2017

Mr. Peter Comenzo

Town Planner
Town of Rotterdam
1100 Sunrise Blvd.
Rotterdam, NY 12306

Regarding: Solara Apartments
Thompson Street

RECEIVED

SEP 15 2017

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Mr. Comenzo:

Enclosed herewith are the following items related to Solara Apartments proposed by David Bruns and Eric Carlson:

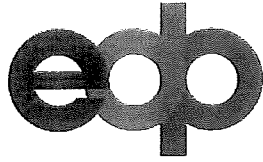
- 1.) Twelve copies of the Detailed Site Plans (sheets 4, 11, 12 and 18)
- 2.) Twelve copies of the EDP Response to McDonald Engineering Review Letter dated July 11, 2017.

The Detailed Site Plans were prepared based on the Conceptual Site Plan that was presented to the Planning Board on March 7, 2017. The site road/parking layout and apartment building locations are essentially the same as was shown on the Concept Plan. The only site layout adjustments included moving the clubhouse to a more central location and extending the most southern entrance drive further to the south to improve sight distance as approved by Schenectady County Department of Engineering and Public Works. The plans have gone through several reviews by the Town Designated Engineer (TDE), McDonald Engineering. The most recent TDE review letter was dated July 11, 2017 and a response letter (also attached) was submitted on August 15, 2017 along with updated site plans. The most recent plan submittal also included all of the off-site sewer connection plans, profiles and construction details including the proposed pump station.

On behalf of David Bruns and Eric Carlson, we respectfully request that you place this application on the next available Planning Board Meeting for Site Plan Review. If additional information is required, please contact our office at your convenience and we await your response regarding the agenda schedule. Thank you.

Very truly yours,

Gavin Vuillaume, RLA
Partner



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

900 New York 146 Clifton Park, NY 12065
(P) 518.371.7621 (F) 518.371.9540 edpllp.com

August 14, 2017

Mr. John Denny
Planning Commission Chairman

Town of Rotterdam
John F. Kirvin Government Center
1100 Sunrise Boulevard
Rotterdam, NY 12306

Regarding: Solara Apartments – Thompson Street
Preliminary Site Plan Review Response

RECEIVED

SEP 15 2017

TOWN OF ROTTERDAM
PUBLIC WORKS

Dear Chairman Denny:

The Environmental Design Partnership, LLP (EDP) is providing this letter in response to the Town Designated Engineer (TDE) comments prepared by John M. McDonald Engineering dated July 11, 2017 for the above listed project.

Subdivision Plan

Comment No. 1 – The subdivision plan has been revised to show all parcels within the original PRD.

Comment No. 2 – The three separate phasing parcels are necessary for project financing. In an effort to avoid the creation of a sewage transportation corporation, the applicant would request that the Town of Rotterdam take ownership of the gravity sewer mains within the project.

Comment No. 3 – A note has been added to the Subdivision Plan stating that property pins will be installed at all proposed property corners and changes of direction.

Stormwater Report

Comment No. 1 – Comment noted.

Comment No. 2 – A cover page and table of contents has been added to the Stormwater Report.

Comment No. 3 – The Water Quality volume calculations and HydroCAD calculations have been added to the Stormwater Narrative.

Comment No. 4 – The plans have been revised to include results from all test pits completed at the site. Infiltration tests have not been completed at the site due to the inherent difficulties of completing the tests at a depth of 10+ ft. The soils are consistent with NRCS Soil Survey records which indicate a hydraulic conductivity of 6 – 20 inches per hour. Hydrologic modeling of the site and stormwater design assumed an infiltration rate of 4 inches per hour, which is below the typical hydraulic conductivity rates for this soil and very conservative given test pit data.

Comment No. 5 – Comment noted.

Comment No. 6 – A full SWPPP has been prepared and is submitted for review.

Site Plan & General

Comment No. 1 – A note regarding snow removal off-site during certain snow events has been added to the Planting Plan.

Comment No. 2 – Comment noted.

Comment No. 3 – Several parking rows contain 18 parking spaces due to the location of the entrance sidewalks to each building. The sidewalks are located within large 18 foot wide landscape islands which all include large street trees to help interrupt the parking rows.

Comment No. 4 – A photometric lighting plan is submitted for review.

Comment No. 5 – Approximately 340 lf of concrete sidewalk has been added to the site plan to provide future pedestrian access to existing sidewalks on Princetown Road.

Grading Plan

Comment No. 1 – Comment noted.

Utility Plans and Profiles

Comment No. 1 – The sewer for building #1 has been rerouted to connect to the sewer main to the south of the building and the pipe has been labeled as a 6" PVC sewer lateral.

Comment No. 2 – The buildings will each have individual flow meters and backflow preventers. The proposed irrigation system water supply will tap the interior plumbing of an existing building. A note has been added to plans.

Comment No. 3 – The Utility Plans have been revised to eliminate the dead ends in the water main and provide additional looping.

Pump Station Details & Sewer Narrative

Comment No. 1 – Comment noted.

Comment No. 2 – Comment noted.

Comment No. 3 – The offsite sewer plans have been prepared and are included in this submission. It should be noted that the proposed force main route follows the route that was discussed with McDonald Engineering. The force main is proposed as a 4 inch and the applicant will be working with the Town of Rotterdam and McDonald Engineering to determine the extent of additional capacity that will be built into this pump station and force main as part of this project. The pump station detail sheet has also been revised to include notes for alarm notification.

Planting Plan

Comment No. 1 – Comment noted.

Involved Agencies Update

South Schenectady Fire District #6 – EDP meeting with Fire Chief Justin Lastrup on May 17, 2017 to review site access and hydrant locations. Fire Chief determines both access and hydrants are acceptable.

NYSDEC – Upon final determination of the offsite route and the capacity of the pump station and force main the plans and engineers sewer report will be submitted to NYSDEC for their review and approval.

NYSDOT – A New York State Department of Transportation (NYSDOT) Commercial Access Highway Work Permit Application (PERM 33-COM) was submitted to the NYSDOT on April 27, 2017 by EDP. The NYSDOT responded that the project will be considered a 5a2 Minor Commercial permit. EDP contacted Ms. Lorinda Tennyson, the NYSDOT Region 1 Regional Highway Work Permit Engineer on July 19, 2017 to discuss the status of NYSDOT’s review. Ms Tennyson stated that she anticipates responding the week of July 24, 2017, but doesn’t foresee any major issues.

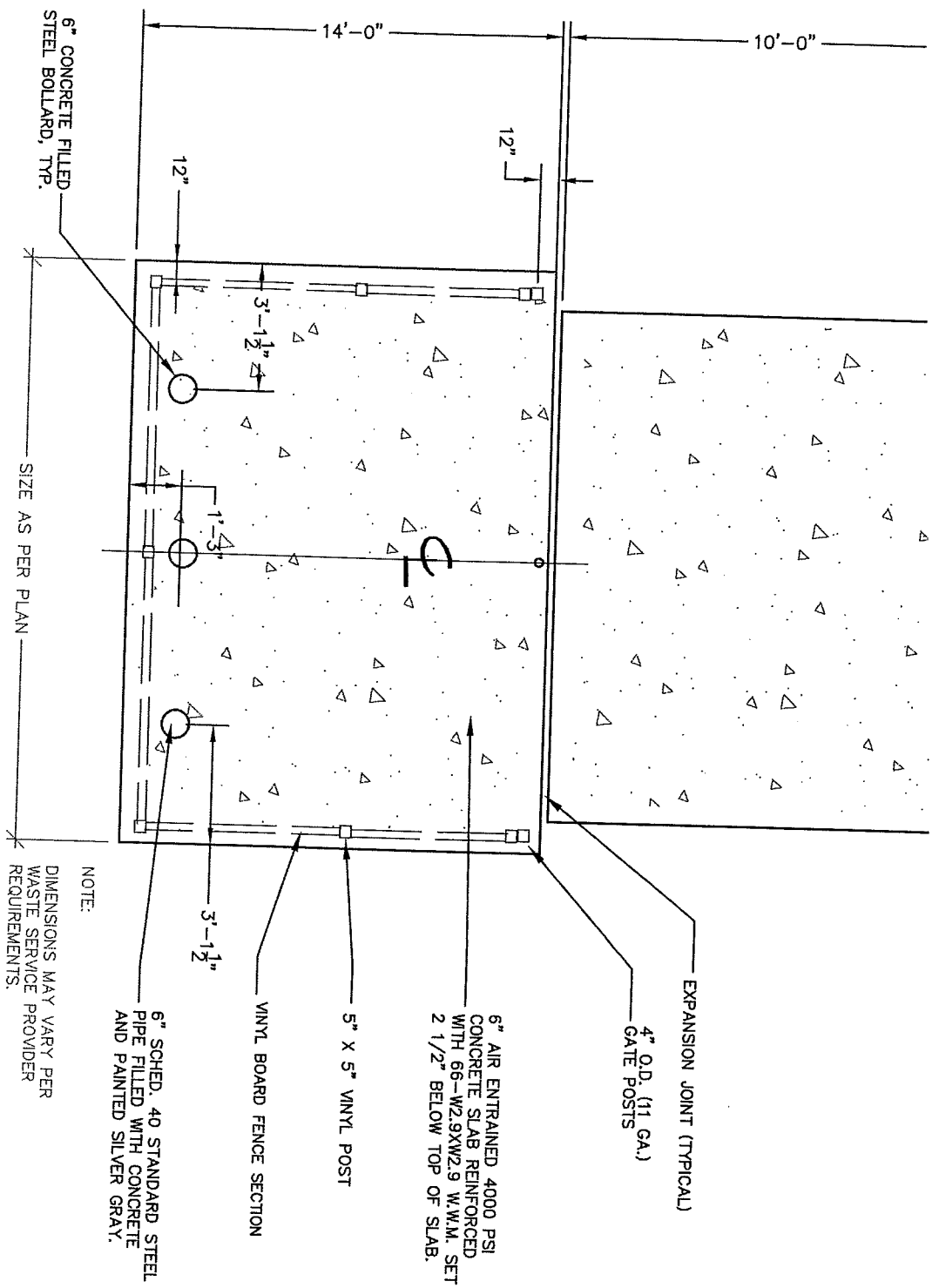
Schenectady County DPW – EDP submitted site plans to Paul Sheldon Director of Engineering for review on June 30, 2017. Email was received from Mr. Sheldon on July 7, 2017 confirming that the proposed entrance drive near Princetown Road has good sight distance and is acceptable.

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,



Gavin Vuillaume, R.L.A.
Environmental Design Partnership



10
C15

REFUSE ENCLOSURE

NOT TO SCALE

6" CONCRETE FILLED STEEL BOLLARD TO 48" BELOW GRADE

4" OD (11 GA.) GATE POST TO

NOTE:
DIMENSIONS MAY VARY PER WASTE SERVICE PROVIDER REQUIREMENTS.

6" SCHED. 40 STANDARD STEEL PIPE FILLED WITH CONCRETE AND PAINTED SILVER GRAY.

VINYL BOARD FENCE SECTION

5" X 5" VINYL POST

6" AIR ENTRAINED 4000 PSI CONCRETE SLAB REINFORCED WITH 66-W2.9xW2.9 W.W.M. SET 2 1/2" BELOW TOP OF SLAB.

4" O.D. (11 GA.) GATE POSTS

EXPANSION JOINT (TYPICAL)

NOTES:
SLAB THICKNESS MIN. 6" OR PER OWNER

SURROUNDING ASPHALT PAVEMENT TO MEET FLUSH WITH CONCRETE APRON.

CONTRACTOR SHALL RESTORE ALL CONDITIONS AT LEAST AS GOOD /

BOX ALL TREES AND HOUSE ALL THEM. SHRUBS AND HEDGES TH REPLANTED IN AS GOOD A CONDI SHALL BE REPLACED AT THE CON POSTS, MAILBOXES, ETC. SHALL B BEFORE BEING DISTURBED. DAMA

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CONTRACTOR TO COMPLY WITH ALL CONSTRUCTION (PROPER SHORING, SIDE SLOPES GRATER THAN 1:3 WI

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WHERE APPROPRIATE, SITE LAYOUT PROFESSIONAL ENGINEER OR LAND WORK PRIOR TO CONSTRUCTION.

CONTRACTOR TO NOTIFY ENGINEER ADJUSTED IN THE FIELD AFTER INIT TO BE APPROVED BY OWNER AND I

ALL AREA OF SITE WHICH ARE DIST

ALL PHYSICAL FEATURES INCLUDING FEET OF EXTERIOR BUILDING WALLS ARCHITECTURAL PLANS. IT IS NOT WHICH ARE SHOWN ONLY FOR THE ARCHITECTURAL PLANS.

PROVISIONS FOR STORMWATER COLLI FEATURES WITHIN FIVE FEET OF THE RESPONSIBILITY OF THE ARCHITECT.

ALL VERTICAL GRADE CHANGES GRE AS PER NYS BUILDING CODE (FENCE SPECIFICATIONS FOR STREET/SITE LIC ENGINEER RETAINED BY OWNER.

PRELIMINARY PAVEMENT AND SIDEWAL OF CLEAN, GRANULAR MATERIAL (SAN PRIOR TO CONSTRUCTION, THE PROJ EVALUATED BY A GEOTECHNICAL ENGI DESIGN SPECIFICATIONS. THE OWNER CONSTRUCTED WITHOUT A FINAL DESI

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"A Nice Place to Do Business"



Town of Rotterdam
Office of the Planning Commission

TOWN CLERKS OFFICE

27 JUN '11AM11:01

Telephone (518) 355-7575
Facsimile (518) 355-2725

Thomas P. Yuille, Chairman
Peter J. Comenzo, Senior Planner

Resolution Number PC 24-2011.

Moved by Mrs. Flansburg seconded by Mr. Denny
Applicant: Tim Larned & Maria Esposito

Applicant: Tim Larned & Maria Esposito

Project Location: Burdeck Street & N. Thompson
Rotterdam, New York

Tax Number or Numbers: 48.00-2-9, 48.00-2-10, and 48.00-2-11

Proposed Project: Three (3) Lot Major Subdivision for the construction of 248 apartments, the relocation of existing baseball fields, and the creation of a permanent recreation/conservation area on a ±71.8 acre parcel. Engineer: Ingalls & Associates LLP.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on February 1, 2011, April 26, 2011, May 17, 2011, June 21, 2011 and a public hearing on June 7, 2011 and to consider the above referenced Three (3) Lot Minor Subdivision; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for Subdivision as set forth in Chapter 249 of the Code of the Town of Rotterdam entitled SUBDIVISION OF LAND; and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE THREE (3) LOT SUBDIVISION; NOW**

IT IS HEREBY RESOLVED THAT this Three (3) Lot Major Subdivision is approved with the following conditions as stipulated by the Planning Commission:

1. Approval is conditioned upon applicant addressing all TDE and Rotterdam DPW comments and full and final approval of the TDE and DPW.

Tim Larned & Maria Esposito
Burdeck Street & N. Thompson
Resolution Number PC 24-2011
Page 2

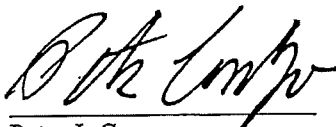
TOWN CLERKS OFFICE

27 JUN '11AM11:01

27 JUN '11AM11:01

2. Final approval is contingent upon the granting of easements by the Town of Rotterdam to the applicant through the sewage treatment plant for the installation of a private sanitary sewer line.
3. All lot corners for the commercial and residential areas of the PRD shall be pinned and capped prior to Chairman's signature on the Subdivision Plat maps.
4. Add note to Subdivision: "Parcel #1 is located in close proximity to the Fire Training Center and Rotterdam Sewage Treatment Plant. The Schenectady County Legislature conducted environmental reviews and approved the use of this property for baseball fields pursuant to Schenectady County Legislature Resolution #72-11 adopted on April 12, 2011.
5. Add the following wetland notes to the final subdivision:
 1. The Town of Rotterdam has no control over and accepts no responsibility for future drainage problems that could occur in wetland areas. This pertains whether such problems are a result of leaving the areas as they presently exist or a result of future lot owners filling in or around the areas without regard for the local drainage patterns.
 2. For all lots having state and/or federally regulated wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a building permit.
 3. The deeds conveying these lots shall contain a statement that such wetlands exist within the bounds of the deeded lot. Any disturbance, filling, excavating, grading, or re-grading of the wetlands will require authorization from state and/or federal regulatory authorities. No construction or building activities whatsoever is permitted in these areas.
 4. All wetlands that are not shown as disturbed areas on this map shall remain undisturbed during project construction. Prior to commencement of any construction activity in the vicinity of such areas, the undisturbed wetlands shall be filed located and delineated with protective fencing erected at their boundary.

6. Final Fees Due:	Major Three (3) Lot	\$150.00
	Advertising	43.22
	Sketch	50.00
	Parkland Fee \$500/Unit @248 Units	124,000.00
	<u>Less Already Paid</u>	<u>250.00</u>
	Total Due	\$123,993.22


Peter J. Comenzo
Senior Planner


Thomas Yuille
Planning Commission Chairman

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Town of Rotterdam
Office of the Planning Commission

Thomas P. Yuille, Chairman
Peter J. Comenzo, Senior Planner

TOWN CLERKS OFFICE

27 JUN '11AM11:01

Telephone (518) 355-7575
Facsimile (518) 355-2725

Resolution Number PC25-2011

Moved by Mr. DiLallo seconded by Mrs. Flansburg
Applicant: Tim Larned & Maria Esposito

Applicant: Tim Larned & Maria Esposito

Project Location: Burdeck Street & N. Thompson
Rotterdam, New York 12306

Tax Number or Numbers: 48.00-2-9, 48.00-2-10, and 48.00-2-11

Proposed Project: Site Plan for the construction of 248 apartments, the relocation of existing baseball fields, and the creation of a permanent recreation/conservation area on a ±71.8 acre parcel. Engineer: Ingalls & Associates LLP

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on February 1, 2011, April 26, 2011, May 17, 2011, June 7, 2011 and June 21, 2011 to consider the above referenced Site Plan; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING and,

WHEREAS, the Town of Rotterdam Planning Commission after careful consideration of the application, testimony of the applicant and/or representative and members of the public in attendance at the hearing, and all other materials of record **HEREBY APPROVES THE SITE PLAN; NOW,**

IT IS HEREBY RESOLVED THAT this Site Plan is approved with the following conditions as stipulated by the Planning Commission:

1. Approval is conditioned upon applicant addressing all TDE and Rotterdam DPW comments and full and final approval of the TDE and DPW.


27 JUN '11AM11:01

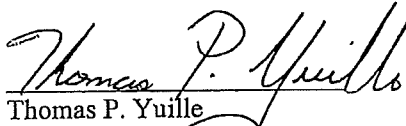
2. Prior to the issuance of building permits for the apartment or commercial building the applicant shall have the following:
 - a) Permits from NYSDOT for access and utility installation on Burdeck Street.
 - b) Permits from the Schenectady County DPW for access onto Thompson Street and the use of the right of way for the installation of utilities.
 - c) Sewer District Extension or out of district sewer contract with the Town of Rotterdam.
3. Prior to the Chairman's signature on the site plan the applicant shall receive written confirmation from the NYSDOT that they conceptually approve the access onto Burdeck Street and use of the right of way for the installation of utilities.
4. Prior to the Chairman's signature on the site plan the applicant shall receive written confirmation from Schenectady County DPW for conceptual approvals access onto Thompson Street and the use of the right of way for the installation of utilities.
5. Final approval is contingent upon the granting of easements by the Town of Rotterdam to the applicant through the sewage treatment plant for the installation of a private sanitary sewer line.
6. Final approval is contingent upon receiving NYSDEC approval of the sanitary sewer facilities, if required.
7. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall receive NYSDEC and DPW approval of the Stormwater Plan and associated SPDES permit.
8. Final approval is contingent upon receiving Schenectady County Health approval of the proposed water facilities.
9. Add note to plan: "The sewage pump station proposed is not site specific. The Town may require modifications/additions to the sanitary sewer pump station and infrastructure which may include, but is not limited to odor control. Final pump station and system design shall be reviewed and approved by Rotterdam DPW and TDE."
10. Add note to site plan: "All sanitary sewer, and pump station(s) shall be constructed to town standards and permanent easements granted to the Town of Rotterdam in case the town desires to take over these improvements in future." Easements must be filed prior to the issuance of a building permit for any building. Final form of easement shall be reviewed and approved by the Town Attorney, TDE, and DPW.
11. Add note to site plan: "The developer shall own and maintain the roadways, stormwater facilities, and parking areas in the development."
12. Add note to site plan: "All fill material to be utilized on site shall meet the requirements of Chapter 17 and Chapter 18 of the New York State Building Code and verified by the Rotterdam Building Inspector."

13. Add note to site plan: "Prior to the issuance of a certificate of occupancy the applicant shall provide the Town of Rotterdam DPW paper and electronic file copies of the utility "As-Built Record Drawings" upon the completion and testing of the utilities."
14. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector, DPW staff, and the TDE to confirm the completion of the above stated conditions.
15. Add note #6 to phasing plan (sheet 15): "Developer shall coordinate phasing schedule with the Rotterdam Building Inspector who shall determine that adequate infrastructure is in place to ensure the health, safety, and welfare of the public prior to building occupancy permits being issued."
16. All lot corners for the commercial and residential areas of the PRD shall be pinned and capped prior to Chairman's signature on the Subdivision Plat maps.
17. Add note to Subdivision: "Parcel #1 is located in close proximity to the Fire Training Center and Rotterdam Sewage Treatment Plant. The Schenectady County Legislature conducted environmental reviews and approved the use of this property for baseball fields pursuant to Schenectady County Legislature Resolution #72-11 adopted on April 12, 2011.
18. Add the following wetland notes to the final subdivision:
 1. The Town of Rotterdam has no control over and accepts no responsibility for future drainage problems that could occur in wetland areas. This pertains whether such problems are a result of leaving the areas as they presently exist or a result of future lot owners filling in or around the areas without regard for the local drainage patterns.
 2. For all lots having state and/or federally regulated wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a building permit.
 3. The deeds conveying these lots shall contain a statement that such wetlands exist within the bounds of the deeded lot. Any disturbance, filling, excavating, grading, or re-grading of the wetlands will require authorization from state and/or federal regulatory authorities. No construction or building activities whatsoever is permitted in these areas.
 4. All wetlands that are not shown as disturbed areas on this map shall remain undisturbed during project construction. Prior to commencement of any construction activity in the vicinity of such areas, the undisturbed wetlands shall be filed located and delineated with protective fencing erected at their boundary.

19. (Sheet 5) Add additional landscaping along the commercial entrance east side of Building B4 and B5.
20. (Sheet 5) Identify tree symbols in legend for planting schedule.
21. (Sheet 5) Ground cover is not identified on map (grass, mulch, stone etc...)
22. (Sheet 5) Note #9 remove words "if it is determined that." Sandy soil needs water for landscaping.
23. (Sheet 5) Add note #10 to landscaping sheet notes "After the contractor warranty period, all landscaping shall be maintained in perpetuity and all dead/dying landscaping shall be replaced with the same species and specifications as outlined in the planting schedule."
24. (Sheet 5) Remove white pines proposed at northerly entrance on N. Thompson Street and replace with low shrubbery and deciduous trees.
25. (Sheet 6) All access isles for handicap parking must be 8' wide per ADA code. Fix conflicting language.
26. (Sheet 6) Detail concrete mix for 5' wide sidewalks.
27. (Sheet 6) Reference 2009 Energy Code for light fixtures.
28. (Sheet 6) Identify type of material for fencing on the recreational area fence detail.
29. Final Fees Due:

Application Fee:	\$100.00
Final Fee:	150.00
Commercial Use Fee	1,000.00
<u>Less Already Paid</u>	<u>-100.00</u>
Total Due	\$1,150.00


Peter J. Comenzo
Senior Planner


Thomas P. Yuille
Planning Commission Chairman

**DPW Comments
September 19, 2017**

2. **Town of Rotterdam.** Report and Recommendation to the Town Board amend Chapter 270, Zoning, by Local Law to add the definition of “yard debris” and allow for the storage/transfer of yard debris by Special Use Permit in the Light Industrial (I-1) Zoning District.

DPW Comments from September 5, 2017

1. Planning Commission reviewed on August 15, 2017. Planning Commission should discuss the creation of a draft report and recommendation for consideration.

DPW Comments from August 15, 2017

1. Town Board referred to the Planning Commission on August 9, 2017 for a report and recommendation.
2. Planning Commission may wish to consider suggesting performance standards in the Report and Recommendation.