

**Town of Rotterdam Planning Commission
Minutes of April 3, 2018 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, April 3, 2018, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

Present:	Jack Denny, Chairman	Absent: Lynn Flansburg - Excused
	Larry DiLallo, Vice Chairman	Peter Comenzo - Excused
	Thomas Yuille	
	Timothy Bradt	
	Clark Collins	
	Mark D'Alessandro	
	Jonathon Tingley, Attorney	
	Marlo Carter, Secretary	

Chairman Denny called the caucus to order at 7:00 p.m. in the Town Board Office.

WAIVERS:

No waivers.

Attendance was taken and it was determined that there was a quorum.

The Pledge of Allegiance to the Flag was recited.

Chairman Denny: We need a motion to approve the summary minutes from the March 20, 2018 Planning Commission meeting.

Mr. Collins: I make a motion that we approve the summary minutes from the March 20, 2018 meeting.

Chairman Denny: Motion made by Mr. Collins. Is there a second?

Mr. Bradt: I second the motion.

Chairman Denny: Motion seconded by Mr. Bradt. Are there any questions on the motion? Please call the vote.

Marlo Carter: Mr. DiLallo?

Mr. DiLallo: Yes.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Bradt?

Mr. Bradt: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

1. **William Deisinger – 1040 Ft. Hunter Road. Final Two (2) Lot Subdivision Public Hearing: Lot 1 = 5.584 acres, Lot 2 = 19,750 square feet with existing single-family residence. Public hearing was conducted on March 20, 2018 and closed. Surveyor: Blackstone Surveyors.**

Chairman Denny: The Planning Commission held a public hearing and adopted a negative declaration pursuant to SEQR on March 20, 2018 and the variance was granted on March 21st for Lot #2. The Planning Commission told Mr. Blackstone that he didn't need to attend this meeting, but is there something that you'd like to tell us?

Mr. Blackstone: I was just here to answer any questions because Mr. Comenzo called and had some confusion relative to the configuration of the wrap around little piece that surrounds the shed. The original agreement between Mr. Deisinger and the adjoiner was as depicted on the map. There was discussion subsequent to that original agreement to eliminate this five-foot (5') piece because there was a purchaser interested in buying all of it but wouldn't finalize the deal with that being included, but that deal fell apart. Mr. Deisinger wishes to proceed with the original agreement that he has with the adjoiner which is to provide that five-foot (5') space around the shed so they do not have to move their shed. The map depicts the manner in which we wish to proceed. My discussion with Mr. Deisinger was as recent as an hour and half ago so he needs to, I believe, submit an additional application that would need to be for a waiver for a lot line amendment as it reflects that little section. That is the way that Mr. Comenzo viewed it. That the subdivision and lot line amendment would be sort of separate entities. I wanted to be here to answer any questions in the event the Planning Commission wishes to proceed forward with any portion or all of the necessary approvals to head this in a positive direction.

Chairman Denny: I'm going to poll the board. Does anyone have any questions on this? We discussed it previously.

Mr. Yuille: None.

Mr. D'Alessandro: No.

Mr. Collins: None.

Mr. Bradt: The only thing is with the shed, the Lorenzo's are my neighbors and they told him they would move it in the spring.

Mr. Blackstone: Well, yeah, that was the initial agreement and then there was a discussion relative to the second one so he said he felt as though he would be honoring the first agreement because they only had an informal discussion over the phone.

Mr. Bradt: They just talked to him yesterday.

Mr. Blackstone: I understand...

Mr. Bradt: They asked him what was going on and they said they will move the shed. That's all I have.

Chairman Denny: Mr. DiLallo, do you have any questions?

Mr. DiLallo: Mr. Tingley, can we include the shed property on our subdivision?

Mr. Tingley: The subdivision that are you seeking does it currently include the line around the shed as depicted on the map I'm looking at?

Mr. Blackstone: Yes.

Mr. Tingley: And is that the proposal that the applicant wants acted upon?

Mr. Blackstone: Yes.

Mr. DiLallo: And Mr. Comenzo said that he didn't agree with that?

Mr. Blackstone: I find that it's best to ask Mr. Comenzo a question three (3) times to get a tie breaker.

Mr. Tingley: I just want to clarify, the application you made shows the lot line for Lot #2 going around the shed that currently encroaches?

Mr. Blackstone: That's correct.

Mr. Tingley: So it's creating a five-foot (5') area around the shed, all the way around the shed, correct?

Mr. Blackstone: That's correct.

Mr. Tingley: That's the application you made and that's the application that was reviewed by this Board and that's the application that was before the ZBA?

Mr. Blackstone: That's correct.

Mr. Tingley: And that is what you are looking for action on tonight?

Mr. Blackstone: That's correct.

Chairman Denny: At this point, I will entertain a motion on the subdivision.

Mr. Collins: Mr. Chairman, I'll make that motion.

Chairman Denny: Mr. Collins made the motion. Do I have a second?

Mr. DiLallo: I'll second to approve the subdivision.

Chairman Denny: Mr. DiLallo seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. DiLallo?

Mr. DiLallo: Yes.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Bradt?

Mr. Bradt: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes,

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.



Town of Rotterdam
Office of the Planning Commission

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

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

Resolution Number PC18-2018

Moved by Mr. Collins seconded by Mr. DiLallo
Applicant: William Deisinger

- Applicant:** William Deisinger
- Project Location:** 1040 Ft. Hunter Road
Rotterdam, New York
- Tax Number or Numbers:** 59.17-2-33.1
- Proposed Project:** Final Two (2) Lot Subdivision Public Hearing: Lot 1 = 5.584 acres, Lot 2 = 19,750 square feet with existing single-family residence.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on January 23, 2018, and a public hearing on March 20, 2018 to consider the above referenced Two (2) Lot 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 TWO (2) LOT SUBDIVISION; NOW**

IT IS HEREBY RESOLVED THAT this Final Two (2) Lot Subdivision is approved with the following conditions as stipulated by the Planning Commission:

- | | | |
|--------------------|--------------------|--------------|
| 1. Final Fees Due: | Lot Fees 2 x 75.00 | \$150.00 |
| | Parkland (1new) | \$750.00 |
| | <u>Advertising</u> | <u>33.06</u> |
| | Total | \$933.06 |
2. Variances were granted by the Rotterdam Zoning Board of Appeals on March 21, 2018. Add note to final subdivision indicating ZBA approvals.
 3. Pin and cap all lot corners prior to Chairman's Signature.
 4. Add note to Lot #1: "Access and utility permits are required by Schenectady County Department of Public Works prior to any future development."

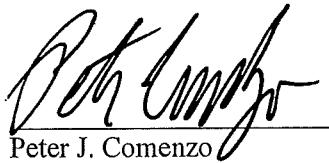
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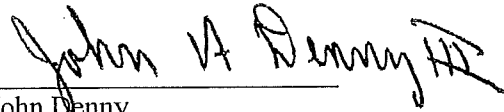
Applicant: William Deisinger

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5. Existing shed owned by adjoining property owner is located on proposed Lot #2. Applicant has presented a potential boundary line adjustment to address this encroachment. Prior to Chairman's Signature on the Final Subdivision map, the encroachment must be addressed. This remediation shall be accomplished either by boundary line adjustment or relocation/removal of the shed. Boundary line adjustment shall require approval by the Planning Commission or relocation/removal shall require a building permit.



Peter J. Comenzo
Senior Planner



John Denny
Planning Commission Chairman



Town of Rotterdam
Office of the Planning Commission

6NYCRR PART 617
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

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

Date: **March 20, 2018**

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law by the Town of Rotterdam Department of Public Works Department (Reference: 6 NYCRR 617.5 Unlisted Action)

SEQRA Status: Type I
Type II
Unlisted

Conditioned Negative Declaration: Yes
No

Owner: William Deisinger
3472 Carman Road
Schenectady, NY 12303

Location: 1040 Fort Hunter Road
Schenectady, NY 12303

Tax Map Number(s): 59.17-2-33.1

Zoning: Agriculture (A-1)

Action: Two (2) Lot Minor Subdivision: Lot 1 = ±5.584 acres that is vacant, Lot 2 = ±19,750 square feet with existing single-family residence.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

This project was conducted as a SEQR coordinated review. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The action is for subdivision approval to allow for a Two (2) Lot Minor Subdivision: Lot 1 = ±5.584 acres that is vacant, Lot 2 = ±19,750 square feet with existing single-family residence. The owner is seeking approval to sell the improved property containing the existing single family residence located at 1040 Fort Hunter Road and sell the remaining 5.584 acres as vacant land with no development proposed at this time. The properties are located within Water District #5 and are and can be connected to municipal water supply. There are no public sanitary sewers in the area.

After a review of the application materials, Environmental Assessment Form, and comments received on this proposal, the Planning Commission of the Town of Rotterdam has determined that this proposal will not have a significant adverse impact on the environment.

The Planning Commission has considered the following criteria to determine if this proposal has significant adverse impacts on the environment:

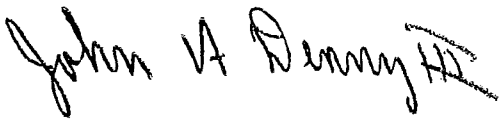
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) the impairment of the environmental characteristics of a Critical Environmental Area.
- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) a major change in the use of either the quantity or type of energy;
- (vii) the creation of a hazard to human health;
- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) the creation of a material demand for other actions that would result in one of the above consequences;

- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The Planning Commission has also considered the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions, which are:

- (i) included in any long-range plan of which the action under consideration is a part;
- (ii) likely to be undertaken as a result thereof; or
- (iii) dependent thereon.
- (3) The significance of a likely consequence (i.e., whether it is material, substantial, large or important) has been assessed in connection with:
- (i) its setting (e.g., urban or rural);
- (ii) its probability of occurrence;
- (iii) its duration;
- (iv) its irreversibility;
- (v) its geographic scope;
- (vi) its magnitude; and
- (vii) the number of people affected

The environmental effects of the above described action were discussed at the Planning Commission Public Meeting held on March 20, 2018 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this negative declaration was moved by Mr. Dilallo, seconded by Ms. Flansburg, and approved by the Rotterdam Planning Commission.



John Denny III
Planning Commission Chairman

- 2. Joseph Santucciono – 1669 Main Street. Conceptual/Sketch Site Plan review for expansion of an existing automobile and truck repair facility on a 0.33-acre parcel. Improvement proposed include expansion of an existing 2,000 square foot block building with the alteration/expansion of an existing addition from 1,400 square feet to 2,100 square feet to the rear (south) and the construction of a 1,156-square foot addition to the side (east) of the existing building. Architect: Melco Design Associates.**

Chairman Denny: Can you give us some insight as to what you are doing?

Mr. Melco: Are you all familiar with the parcel?

Chairman Denny: We all have a sketch of the drawing of what you are talking about.

Mr. Melco: This is the location. This is what the building currently looks like.

Mr. DiLallo: Can you give that to us so we can look at it and we'll pass it down?

Mr. Melco: Sure.

Chairman Denny: The barn in the picture here is gone, am I right?

Mr. Melco: Yes, that's gone. This is a photograph that was taken back in 2014. It was demolished in 2016 and Joe has been there since June of 2013 with his business.

Chairman Denny: I have a few things that were brought up about the project with our public works, building inspector and our planning board members and I will read them to you.

The project is located in the Aquifer Overlay (AO) Zoning District and will require Town Board review and approval.

Sketch plan lacks a depiction or narrative as to the existing or proposed site plan improvements other than the additions.

Planning Commission should discuss access and parking. Is paving proposed? Handicap parking?

Location of existing septic system.

Prior to the resubmittal, the applicant's representative will need to update plans with standard site plan requirements and notes as outlined in the application checklist.

We will need you to explain some of these things for us. Mr. Yuille, do you have any questions?

Mr. Yuille: We have an overhead picture of what the site looks like from, I assume, from the SIMS. I don't know when the picture was taken maybe a year or two (2) ago because it's not current. The site looks very congested now. I see a lot of cars that are parked all over the place. Apparently, they are not parked on your property. I assume that is the State's property, that point and the piece in the back of where the red barn used to be? There are cars parked in several different areas. That is beside the point. One of the things that I noticed you don't have any snow storage area. I don't know where you are going to plow your snow especially in that back lot, I don't know how you are going to get to that back lot where you have three (3) parking spaces where the propane tank is located. I'm not sure how you're going to get a snow plow through the building to get it back there. It doesn't seem to be very convenient.

I don't see any dumpster enclosure or indication of where you would have trash cans.

Mr. Melco: Right, we would have to address that issue.

Mr. Yuille: The first thing I want to know is, how many employees do you have total?

Mr. Santucciono: With me, there is six (6).

Mr. Yuille: You have nine (9) parking spaces. Where do the employees park?

Mr. Santucciono: Right now, we're parking where the two (2) trucks are next to the building, they line them up there, the employees. See where the two (2) trucks are next to the building there, in that jog?

Mr. Yuille: Yeah.

Mr. Santucciono: That is where they have been parking.

Mr. Yuille: You are proposing to remove that jog and extend that out. That was one of my questions. It's not like you are in Rotterdam where you can park on the street and walk over. You are in tough situation out there. The parking for the customer is very limited when you only have nine (9) parking spaces. How do you access those three (3) parking spots in the back? Do you drive through the building?

Mr. Melco: You have to be determined. Right now, it's currently...

Mr. Santucciono: That's what we are trying to do, but we just drive around behind that, where the...

Mr. Melco: Where the State property is to the rear which was before that it was owned by NY Central Railroad.

Mr. Yuille: That is the proposed site of the new bike path that they are going to put millions of dollars into. Once that comes in, you're not going to be driving through there or pushing any snow onto their property or anything else, I would imagine they would be all over you.

Mr. Melco: With a site this small, at .33 acres, snow is going to have to be removed from the site. There is no doubt about that.

Mr. Yuille: To me, it just seems like you are trying to pack too much into it. I also notice there is not any handicap parking space here.

Mr. Melco: I would have to note one. We have the handicap ramp in.

Mr. Yuille: I've been out to the store when it was the pellet store originally and when you came in front of us before. And when you came in front of us the first time, I think there was some concern about how the site was so crowded and now you are expanding it even more. I'm not trying to put you out of business, you almost need to be looking for another spot down there in Rotterdam Junction.

Mr. Santucciono: Actually I believe across the street is Monterero or something and I've used that to park my employees in when we got busier, I can't think of his first name, that lot right across the street.

Mr. Yuille: Does he let you park in the lot?

Mr. Santucciono: Yes.

Mr. Yuille: If you could get an easement from him that would be ideal. If you've got six (6) or seven (7) people then all of the parking spots on the site are available, but there is some work that you need to do on this because the site is so congested. Is there any way you can make that truck bay that you're putting on the end, it's got the 14' doors on it, is

there any way you can make that a little narrower or put 12' doors in it and shrink it up a little bit to get a driveway alongside of the building so you can get in the back way?

Mr. Santucciono: Actually we still have enough room to go...

Mr. Melco: We still have 10.5' between the property line and the corner of that building.

Mr. Yuille: These are big trucks, like dump trucks, I'm assuming?

Mr. Santucciono: Yes, but I'm not going full size tractors. I think it's the next stage up in my inspector's license to go up to 24,000.

Mr. Yuille: I was thinking you could adjust that. That is what I originally thought it was and then I saw green space out in front and I realize that you didn't have a driveway there. I assume you can run the driveway right up along the property line, but that would solve your plow problem and to get back there.

That is all I have right now, Mr. Chairman. Those are just a few of the points that I saw but you can address those and get back to us on it.

Chairman Denny: Mr. D'Alessandro any questions or comments?

Mr. D'Alessandro: Just one and I can see from the picture you gave us, one of my concerns was the length of the driveway from where the 34 x 34 is going to be and you have the two (2) 14' doors and it was hard to tell from this diagram actually how far set back it was. I was just worried about pulling in and out with oncoming traffic coming down Route 5, but from the looks of this it looks like you have plenty of room to pull out and see what is coming. That was really only one of the only ones I was concerned about. Just caution pulling in and out of that garage.

Chairman Denny: Mr. Bradt?

Mr. Bradt: The only question that I had was the access to that back parking lot and you've answered that you're going to put driveway and get rid of the green space there. That is sufficient. That is all I have, Mr. Chairman.

Chairman Denny: Mr. Collins?

Mr. Collins: I have the same concerns as Tom, but where is the septic system here?

Mr. Melco: The septic system is...

Mr. Santucciono: From what I'm told, looking at that map you see the jog in the building, if you are looking down at that it's just to the left of that.

Mr. Collins: Is this going to be all paved? You can't pave over septic.

Mr. Santucciono: Yes.

Mr. Collins: You can pave over septic?

Mr. Santucciono: Yeah. I plan on paving but I can't do it all in one shot.

Mr. Collins: You have some issues you have to clarify and none of us here want to deter you from your business but there are certain things that we have to go by. That is all I have, Mr. Chairman.

Chairman Denny: Mr. DiLallo?

Mr. DiLallo: Obviously what you have given us here is not a complete site plan of existing or what you want to do, so it's very difficult to imagine what you are trying to do here. Also you can't pave over a septic tank. It can't be done.

We are going to need existing lights and signage which you have on the lot.

Mr. Melco: There is a note there on the green space there is a current signage there at the location.

Mr. DiLallo: You have to put that on the next site plan that you will be giving us.

Mr. Melco: It's on that site plan right there.

Mr. DiLallo: I see green space.

Mr. Santuccione: The pole in the middle parking lot, I had Nimo come in and put a big spot light from dusk to dawn and it turns on when it gets dark and it goes off when it gets light.

Mr. DiLallo: Is it downlight or is it a big spot light that lights up...

Mr. Santuccione: It shines that whole parking lot.

Mr. DiLallo: Do you think it spills over into the residential area?

Mr. Santuccione: No, I've asked Shultz's behind me, "Inaudible" next to me and neither has said it has bother them. I only did it when we put the security system in.

Mr. DiLallo: What are you going to do about the line going through the corner of building by Route 5?

Mr. Melco: What would you like us to do about it? The site widened the road and took part of the...

Mr. DiLallo: Did they give you an easement?

Mr. Melco: I don't know if he has documentation of that.

Mr. DiLallo: That is something you'll have to look into. Also when you park on the State property, do you have an easement to do that from the State when you park cars up above there or on the side? In the picture that we have here, your parking on State property towards the V and then in the back of it, on the side there where the proposed bike path is going to go. Of course, you realize that once they do that bike path you will not be able to use that land at all which means you will not be able to access back two (2) parking spots behind the building because you will not be able to drive, he said you drive around the State property, right?

Chairman Denny: I believe he said there is 10' between you and the State property.

Mr. Melco: Yes.

Mr. DiLallo: That is ten feet (10') there? I didn't notice that.

Mr. Melco: Yes.

Mr. DiLallo: Also the building is one foot (1') nine inches (9") off of the existing building is one foot (1') nine inches (9") off the property line. Do you have a variance for that and can prove that was legally put up?

Mr. Melco: Prove that it was legally put up?

Mr. DiLallo: Do you have a variance for it? Normally it's 10'...

Mr. Melco: That I don't know.

Mr. DiLallo: That is another thing you have to do research on. I have talked to the building department, if it's okay for us to approve a non-conforming use?

Mr. Melco: What's the non-conforming use?

Mr. DiLallo: Approving your addition which is only one foot (1') nine inches (9") off the property line. Isn't that what you are proposing to do?

Mr. Melco: We're proposing on going no closer than the existing the building...

Mr. DiLallo: That is what I'm saying, the existing building is one foot (1') nine inches (9") off the property line.

Mr. Melco: Yes.

Mr. DiLallo: Which is non-conforming.

Mr. Melco: Okay.

Mr. DiLallo: So how do we approve something an addition to it which is also non-conforming? I'm sure our attorney may have comments. That is all I have for now.

Chairman Denny: Mr. Tingley, do you have some comments on this project.

Mr. Tingley: I don't know the interaction that you've had with the building department on this to date.

Mr. Melco: I've met with them several times.

Mr. Tingley: I'm just going to raise a couple of things and a lot of these things are going to be matters of interpretation for the building department. The first one is the encroachment onto the State property. I understand that you've indicated that the State widened the road and that was done after the building was already in existence. My suggestion would be to establish that to the satisfaction of the building department so that this board can approve the site plan. There may be an issue associated with approving a site plan that shows an encroachment unless there is some way to identify why that exists and then it can be addressed.

The other thing that Mr. DiLallo indicated that the existing addition in the rear is one foot (1') nine inches (9") off of the property line. You will want to confirm that there is a variance allowing for that and if there is not, that will need to be addressed.

The expansion of that rear addition that is a matter of interpretation for the building department also as to whether or not you need a variance to come that close to the property line one foot (1') nine inches (9") from the property line for that new addition also.

Those are issues that you will need to work out with the building department. I reviewed this over the weekend and early this week. I have not spoken with Peter Comenzo about this project yet. Usually I have a chance to do that but he's on vacation now, so I haven't had that conversation with him.

There is a provision in the zoning code and it may or may not apply but this is a matter of interpretation for the building department that requires that parking and storage of vehicles for motor vehicle repair establishment be no closer than 10' from the property line. Now if this is either; a non-conforming use and legally permissible non-conforming use, that may not apply or you may need to get a variance if it does apply to allow parking where you've indicated it on here. Again, that will be something you want to deal with the building department on.

I think Mr. D'Alessandro raised the point, the distance between the proposed two (2) truck bay garage addition and the front lot line, you will want to make sure you indicate that on the plan. I don't know how close that is to the front lot line and I don't know what the required setback is there, but you will want to have that addressed and if it's closer than what is allowed you will want to deal with that either the building department and they indicate that it's allowable or with a variance.

My recommendation to the Planning Commission in terms of the parking on State land as part of the site plan review, you have to assess whether the site is a self-contained unit is sufficient for what is being proposed. There has been indication that there could be a bike path in the rear, even if there wasn't, when reviewing this plan take into consideration whether or not the site and any easements he has around the site to allow for additional parking would make this plan sufficient as a self-contained site plan.

Just to confirm that there was a barn on the property or near the property, I don't know if it was on or near, but that has been taken down, correct?

Mr. Melco: Correct.

Mr. Tingley: That is all I have at this time.

Chairman Denny: At this time, we can entertain a motion to declare lead agency for SEQR.

Mr. Yuille: Mr. Chairman, I make a motion that we declare lead agency on this project.

Chairman Denny: Mr. Yuille made the motion. Do I have a second?

Mr. Collins: I'll second.

Chairman Denny: Mr. Collins seconds the motion. Are there any questions? Please call the vote.

Marlo Carter: Mr. DiLallo?

Mr. DiLallo: Yes.

Marlo Carter: Mr. Yuille?

Mr. Yuille: Yes.

Marlo Carter: Mr. Bradt?

Mr. Bradt: Yes.

Marlo Carter: Mr. Collins?

Mr. Collins: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

Mr. DiLallo: Mr. Melco, I wish you had taken notes of everything we said because you have some work ahead of you.

Mr. Melco: A lot of these items in sitting down with DPW, with Peter...

Mr. DiLallo: But you are before the Planning Commission now and you're not prepared. You said you met with the building department, but they must have raised questions to you. You have encroachments and a lot of homework you have to do and draw us a proper site plan.

Mr. Tingley: Just to clarify when Mr. Comenzo returns I will speak to him about this site and there may be answers to all the issues I raised and maybe some that the Planning Commission members raised, I just haven't had a chance to confer with him on this particular site yet.

Mr. Yuille: The one thing that I noticed is you didn't indicate a bathroom or bathrooms on this plan, on the floor plan. You've got a utility room and an office. I'm sure there is a bathroom and it was neglected to put it in and you need to add that to the plan.

Mr. Melco: Has the Town Board met to consider the Aquifer? We've submitted a building permit to them and documentation that is required for them. I was just curious if you have heard if they had...

Mr. Tingley: I highly doubt it because the entire project is subject to State Environmental Quality Review Act and they just now declared lead agency here at the Planning Commission, so the Town Board, I don't think would have been in a position to act on it.

Mr. Melco: Thank you very much.

Next meeting is April 17, 2018.

Meeting adjourned at 7:58 p.m.

Motion to adjourn made by Mr. Bradt and seconded by Mr. Collins.

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary



Town of Rotterdam
Office of the Planning Commission

John Denny III, Chairman
Peter J. Comenzo, Senior Planner

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Resolution Number PC19-2016
Moved by Mr. Yuille seconded by Mr. Collins
Applicant: Joseph Santuoccione

Applicant: Joseph Santuoccione

Project Location: 1669 Main Street
Rotterdam, NY

Tax Number or Numbers: 12.10-1-1

Proposed Project: Sketch Site Plan review for expansion of an existing automobile and truck repair facility on a 0.33-acre parcel. Improvement proposed include expansion of an existing 2,000 square foot block building with the alteration/expansion of an existing addition from 1,400 square feet to 2,100 square feet to the rear (south) and the construction of a 1,156-square foot addition to the side (east) of the existing building.

WHEREAS, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action; and,

WHEREAS, the Rotterdam Planning Commission desires to establish itself as lead agency on this project; **NOW:**

IT IS HEREBY RESOLVED THAT, on this day, Tuesday, April 3, 2018, the Rotterdam Planning Commission hereby declares itself lead agency and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environmental Quality Review).

Peter J. Comenzo
Senior Planner

John Denny
Planning Commission Chairman