

**Town of Rotterdam Planning Commission
Minutes of December 18, 2018 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, December 18, 2018, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

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

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

WAIVERS:

1. **Sarah Sherwin – 207 E. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate an office for Ultimate Roofing, former Carman Hardware, on existing ±9,200 square foot parcel.

Motion was made by Mr. DiLallo to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Fire Inspection and be issued a Certificate of Occupancy from the Town of Rotterdam Building Safety Inspector prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox Box for emergency personnel. Please contact Fire District #3 and Schenectady Fire District for specifics.
5. If no water meter exists, a water meter shall be installed prior to occupancy and read in gallons.

Mr. Bradt seconded the motion and vote resulted in unanimous approval of the motion.

2. **ESCA Tax Services Inc. (d/b/a Jackson Hewitt Tax Service) – 93 W. Campbell Road.** The applicant requests a Waiver of Site Plan review to operate an Income Tax Preparation Business in tenant space G-112, 1,250 square feet, the former Lids, from January 1, 2019 – April 20, 2019 in the ViaPort Rotterdam Mall.

Motion was made by Mrs. Flansburg to approve the Waiver conditioned on the following:

1. Compliance with all NYS Building and Fire Codes.
2. Applicant must obtain a Building Permit and be issued a Certificate of Occupancy from the Town of Rotterdam Building Inspector.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.
4. Owner/applicant shall install Knox box for emergency personnel. Please contact Fire District #6 and/or #7 for specifics.

Mr. Collins seconded the motion and vote resulted in unanimous approval of the motion.

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 December 4, 2018 Planning Commission meeting.

Mr. Bradt: I make a motion that we approve the summary minutes from the December 4, 2018 meeting.

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

Mrs. Flansburg: I second the motion.

Chairman Denny: Motion seconded by Mrs. Flansburg. 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: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

1. **AMG Associates, LLC – 1963 Altamont Avenue. Final Site Plan/Special Use Permit Public Hearing to convert an existing 2,228 square foot former jewelry store into a Saratoga National Bank with associated drive-thru on ±0.49 acre parcel. Engineer: Greenman/Pedersen, Inc.**

Chairman Denny: Please give us an update on the project.

Mr. Tripp: My name is Craig Tripp with GPI and I am here on behalf of the client and the bank. We were here before you guys back in October and in the timeframe since then, quite a bit has taken place. First, which we got a full survey on the site and went through and prepared and which you guys have a full set of site plans for the proposal. What I brought with me tonight is another full size set and a bunch of 11 x 17 sets for you to have up there while you are looking. We just wanted to make sure you had updated versions.

I just want to walk through the comments that we did receive and how we handled them. Starting with the first page here, with the DPW comments, the first request was to show the location of the snow storage site. Basically, we received the comments from you guys and we made the additions to the plans based on those and that is why we gave you an updated version. Essentially the plan itself is the same with the exception of responding to the comments.

So as far as the snow fall areas, what we have done is two (2) things. We have shown the area for snow storage for typical snow events which is off to the side. We have also added, there was one note that was requested to be added regarding removal of snow events of four inches (4") or more within 48 hours. We have added that to the plans. The tenants, their own requirements are more stringent than that, they are going to be more like two (2) or three (3) inches and that will not be a problem. What we have also done is added a note to this that says that basically if there is an excessive snow event it's going to be taken off site. It's not going to all go there and they are going to get rid of that.

There was just a handful of notes that were requested to be added to this sheet in particular which has been done, and it is all on the bottom right hand portion of this sheet and you should be able to see what you have in front of you there. They just have to do, they have to do with the snow fall of four inches (4") within 48 hours being cleared, typical lighting notes, signage, landscaping and then another note regarding lighting for the ATM in the drive-thru. That cluster of notes is all in the bottom right hand portion of Sheet C-102.

Another comment that was on here had to do with parking easements and that did come up at the meeting back in October. Between the attorneys and the surveyors, we have not been able to locate any information with respect to that. But on that note, we have 13 spaces shown on the site plan. By code there are five (5) per 1,000 that are required so that comes up to 12.21 spaces, and we round up and we have 13 on the site. The tenant is also good with that number of spaces from a functional standpoint of their day to day operations. We do have what we need on the site itself. Certainly, if in further coordination we locate some information regarding the agreement with the adjacent owners, we will be sure to get that to the town. At this point, we haven't been able to get our hands that shows that. I just wanted to point out that we do meet the code requirements.

Chairman Denny: We understood that there was some kind of an agreement from Price Chopper, I believe, because there was a bank there before and I think they had the permission to use that parking, under the easement, I think way back when and then when the jewelry store took over, I don't know if they continued with it, but you said that you couldn't find any kind of paperwork.

Mr. Tripp: It hasn't been located through the surveyors and the attorneys taking a look, like I said. If something does surface, we will be sure to get it to you guys.

Chairman Denny: I don't think it was a problem, it was available, but I never saw a problem with parking there even when the other bank was there.

Mr. Tripp: Mr. Moore is here from the bank and he can speak to the particular questions about the operations, but we do know from coordinating with them, that the 13 spaces that we are able to have on site satisfy what they are going to need on a functional basis.

The next set of comments on here is on the County's comment referral letter here. This goes back to showing the cross access easements on the site. They are shown on the survey and those are actually located on the back kind of corner of the site and those are actually access easements that are granted from this parcel to the two (2) adjacent parcels to grant that cross access road that is there. None of what we are proposing is going to restrict that or change it, so it will continue to operate as it is. The only thing that we are doing is stripping this area just to define the flow path coming into the reworked parking spaces. The cross flow, cross access easement will still be in place.

The second thing that was on the County's comment letter had to do with a recommendation that the town should consider access restrictions having to do with the existing entrance off of Curry and Altamont. That actually came up at the previous meeting as well. This was another thing and another reason to get you those 11 x 17's because that is one thing that we did change since what was previously submitted. If you will look on there, what you will see is we reworked the stripping on the access there so that we have about a three foot (3') wide stripped divider between the inbound and the exit lane and we also restricted the exit to the right out only. So, we don't have those straight or left turn movements as an allowed exit. In addition to that, we are putting a no left turn arrow sign on the exit side of that. That will clean up that flow over there and prevent people from stacking. We have two (2) do not enter signs, one on each sign of that so people who are trying to go backwards through it and on the opposite side, of the right hand side, we have the stop sign for the outbound direction.

The last thing that was on here from the County's comment standpoint and we actually met on site to talk about a few things and this comment from the County came up. There was a request for replacing a portion of the existing sidewalks which is on the eastern side of the site. If you are looking at the front of the building there is a stretch of asphalt sidewalks that goes between the two (2) normal pieces of concrete. Once we got the survey information, unfortunately that's not on our property or within our control to be able to replace that. Ninety percent (90%) of it is on the adjacent Price Chopper Plaza before it kind of hooks off and heads into the DOT right of way. We wouldn't be able to show that on our plans, it is not within our control to do that.

Mr. DiLallo: Where about on the map is that?

Mr. Tripp: In the very bottom right hand corner of the property, so it starts at that little sliver right there, it starts and heads off to the east immediately onto the adjacent parcel. We could replace about a foot of it and then that's it.

Mr. Mastrianni: "Inaudible..." (Not speaking into the microphone).

Mr. Tripp: That walks through the comments that we received and how we responded to them on the plans and we will certainly answer additional questions.

Chairman Denny: I will see if there are any comments or questions from the Planning Commission. Mr. Yuille, any questions or comments?

Mr. Yuille: I have a question about the saw cuts on the asphalt. It is kind of an unusual shape that you are cutting out there. It seems like your taking out more of the asphalt than you are leaving. In my mind, it would be more cost effective to not saw cut it and just remove the parking lot and redo it.

Mr. Tripp: What was driving the shapes that you're seeing on the removals and the saw cuts were two (2) things, so the pavement that we are removing is being driven by the grades that we have to achieve in the end product. So, the slopes and the parking spaces that are going to end up, nose in towards the new ATM kiosk, are what is driving this edge. We

have to pick that up. The other shapes that you are seeing, probably those circular shapes and things like that, are driven by what we have to remove to get in the new curbing that we are showing.

Mr. Yuille: I was just wondering with your cut cuts and then you have to go back and match, are they going to put a top coat over the whole parking lot or after they are done or just fill in?

Mr. Tripp: Plan wise we are just talking about an infill and we are trying, from an economical standpoint trying to maximize how much we were able to keep.

Mr. Yuille: The underground tube that comes from the kiosk that goes in and comes into the back of the building. Where does it go once it goes inside of the building? Is there a separate teller that has that? I know they usually go overhead and down and this one comes up into the building?

Mr. Tripp: This one is going to come in from the basement level. It will go over to the floor location on the first floor where that teller is going to be and then come up and into their location.

Mr. Yuille: There will be a teller nearby to take it?

Mr. Tripp: Yes.

Mr. Yuille: And they will have a camera operation?

Mr. Moore: My name is Greg Moore and I'm with Saratoga National Bank. There will be a teller pod which is replacing a traditional teller line and the tube will come up right through the floor and next to the teller. There are closed circuit tv's that work both ways, so the customer can see us, and we can see them.

Mr. Yuille: That's going to be on the main level?

Mr. Moore: Yes.

Mr. Yuille: It will come in the basement...

Mr. Moore: Will go right up through the floor into the main floor.

Mr. Yuille: That's all I have, Mr. Chairman. Other than that, thank you for the detailed plans it made it much easier to understand it.

Chairman Denny: Mr. Bradt?

Mr. Bradt: When's your target date of completion and opening?

Mr. Tripp: If all goes as planned the end of March.

Mr. Bradt: It looks good. That is all I have, Mr. Chairman.

Chairman Denny: Mr. Collins?

Mr. Collins: I don't have any questions. I think it is a good project. I do have to comment that these are one of the best set of plans we've seen in quite a while with all the detail and it's self-explanatory. You did great job. It's a great project. It was a bank and I don't see any problems.

Chairman Denny: Mr. DiLallo?

Mr. DiLallo: Since I've been looking at this project, I've had questions about the width of the return lanes past the drive-thru. As I'm looking at this plan here, if there is somebody at the drive-thru stopped, there would be a car that wants to get by would have six foot (6') four inches (4") to get by. What I'm looking at right here is the total width is 12'8".

Mrs. Flansburg: That's two (2) lanes.

Mr. DiLallo: Oh, I'm sorry. It's 20' that is fine.

Mr. Tripp: We use auto turn to overlay a car movement across and through the drive-thru. A couple of things about what you are seeing on here. The auto turn software is extremely conservative so it's assuming a 15 year old that just got their permit is driving their dad's F150 and that is one thing to keep in mind but also, we didn't try to drive an 18 wheeler through here, but we did use a big car. The template that is on here is like a 19' x 7' car so that's literally bigger than an F150. It's bigger than an old school Lincoln Town Car. We are showing that you will definitely be able to get through here. We did add stripping since the last meeting, I don't remember who the comment came from, but that was one of the comments to define the flow of the traffic and show how we have the bypass lane working.

Mr. DiLallo: It would probably be a problem where the section is only 14', but it's not like you have to get by the guy there, they can follow.

Mr. Tripp: Exactly. The intention is not to give two (2) lanes the whole way. It is just to give a chance if somebody is in line and I don't want to wait any more or I changed my mind, or I forgot my wallet or whatever they have a way to skip the line to where it widens out enough.

Mr. DiLallo: You're going to install an island at the entrance or is that just going to be paint?

Mr. Tripp: That's just paint, you're talking about the entrance to Altamont and Curry?

Mr. DiLallo: Yes.

Mr. Tripp: That is just stripping.

Mr. DiLallo: And you're going to put signage up?

Mr. Tripp: We have do not enter signs for the drive thru, we have stop signs for the exit and we have a right turn only for the exit.

Mr. DiLallo: There will be signage where they don't pull in where they are going right out? Where the right out is? Will there be a sign where nobody enters that way, right?

Mr. Tripp: We have two (2) signs here. We have two (2) do not enters for people coming in and trying to make a left and go the wrong way. "Inaudible...(Not talking close enough to microphone to pick up what he's saying).

Mr. DiLallo: Where is the sign for the bank? Where it is now and you're just replacing it, right?

Mr. Moore: As far as the main sign of the bank, we are still looking at that. We are going to be applying for a different permit.

Mr. DiLallo: Do you know where it's going to go?

Mr. Moore: Right now, we are looking at doing something on the side of the building next to the parking lot. Possibly just replacing the pylon out where it is now.

Mr. DiLallo: Just make sure it doesn't interfere with your snow removal areas. That's all I have. It's a good project and a good use for the spot, obviously it was a bank before. Looking forward to it opening. Thank you.

Chairman Denny: Mrs. Flansburg?

Mrs. Flansburg: Can't possibly have a question because everyone else has addressed it. I've never had a situation where the entire site plan was redone with all of the comments that people would have brought up for today. That was actually pretty impressive. The only question that I did have, you had asked. You had mentioned it was a three foot (3') wide but I didn't know if it was raised or curbed in any way, but it's just going to be stripped?

Mr. Tripp: Yes.

Mrs. Flansburg: Which is fine. I agree with everyone else. It's a great project, great set of plans, very well thought out. Obviously very responsive to the comments before even really had them and going, this is more than going from a bank to a bank, you guys are doing the drive thru under the road with the tubing and all that and I think it's an excellent project.

Mr. DiLallo: I know the sidewalk isn't your property and I saw a picture of it and it looks awful. I know it's not on your property and it sure leads to your property for people walking that sidewalk and it doesn't look good. I know you would have to get Price Chopper's permission to do it, but I got to believe that once you are there for a little while you're going to be looking at that and say it looks awful and it does. I would like to see you fix it and I don't think Price Chopper is going to fix it. It does look associated with your property. Obviously, I know it isn't, but I don't know how many other people would know that. I'm asking, it would be nice but can't force.

Mr. Moore: We will probably approach them in the spring when the weather gets nice and try to tidy up some of the things and we can talk with them about it.

Mr. DiLallo: Thank you very much.

Chairman Denny: At this time, I will open it up for a public hearing. Is there anyone in the audience that has any questions or comments? No questions or comments? Hearing none, I will close the public hearing I would entertain a motion for SEQR, a motion to approve the draft negative declaration as prepared by the Town Planner for this project.

Mr. DiLallo: Mr. Chairman, I will make that motion.

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

Mr. Yuille: I'll second.

Chairman Denny: Mr. Yuille 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: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

At this time, I would entertain a motion for the special use permit with conditions.

Mr. Yuille: Mr. Chairman, I will make the motion for the special use permit with conditions.

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: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

At this time, I would entertain a motion to approve the site plan with conditions.

Mrs. Flansburg: Mr. Chairman, I will make that motion.

Chairman Denny: Mrs. Flansburg made the motion. Do I have a second?

Mr. Bradt: I'll second.

Chairman Denny: Mr. Bradt 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: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

You did an excellent job with those plans and everyone comment about them.

Mr. Tripp: Thank you.



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 Planning Commission 48-2018

Moved by Mr. Yuille seconded by Mr. Collins

Applicant: AMG Associates, LLC

Applicant: AMG Associates, LLC

Project Location: 1963 Altamont Avenue
Rotterdam, New York

Tax Number or Numbers: 59.9-2-12.1

Proposed Project: Special Use Permit to convert an existing 2,228 square foot former jewelry store into a Saratoga National Bank with associated drive-thru on ±0.49 acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on October 16, 2018 and a public hearing on December 18, 2018 to consider the above referenced Special Use Permit; and,

WHEREAS, this matter was discussed and approved, as meeting the standards for a Special Use Permit 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 SPECIAL USE PERMIT; NOW,**

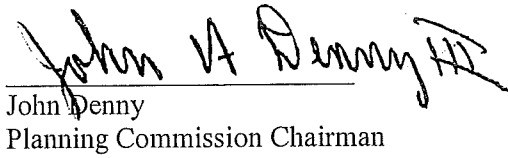
IT IS HEREBY RESOLVED THAT this Special Use Permit is approved with the following conditions as stipulated by the Planning Commission:

- | | | | |
|----|-----------------|-----------------|--------------|
| 1. | Final Fees Due: | Final Site Plan | 150.00 |
| | | Advertising | <u>37.62</u> |
| | | | \$187.62 |
2. **Show location of snow storage area or indicate if it will be removed off site.**
 3. **Add note to plan sheet C-102 entitled "Site Plan Layout and Landscaping Plan:"** *"Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."*
 4. **Add note to plan sheet C-102 entitled "Site Plan Layout and Landscaping Plan:"** *"All lighting shall be shielded and/or placed in such a manner as to prevent off-site illumination."*
 5. **Add note to plan sheet C-102 entitled "Site Plan Layout and Landscaping Plan:"** *"All signage must comply with Rotterdam Town Sign Code."*

6. **Add note to plan sheet C-102 entitled “Site Plan Layout and Landscaping Plan:”** *“All landscaping must be maintained in perpetuity on-site and in NYSDOT right-of-ways. Dead and/or dying landscaping shall be replaced.”*
7. **Add note to plan sheet C-102 entitled “Site Plan Layout and Landscaping Plan and on architectural drawings:”** *“Lighting in bank drive-thru canopy and in ATM areas shall be recessed and shielded in such a manner as to prevent glare for drivers on Altamont Avenue and Curry Road.”*
8. Full and final approval is contingent upon review and approval of the final site plan maps by the Town DPW on this project.



Peter J. Comenzo
Senior Planner



John Denny
Planning Commission Chairman



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 Planning Commission 49-2018
Moved by Mrs. Flansburg seconded by Mr. Bradt
Applicant: AMG Associates, LLC

- Applicant:** AMG Associates, LLC
- Project Location:** 1963 Altamont Avenue
Rotterdam, New York
- Tax Number or Numbers:** 59.9-2-12.1
- Proposed Project:** Final Site Plan to convert an existing 2,228 square foot former jewelry store into a Saratoga National Bank with associated drive-thru on ±0.49 acre parcel.

WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on October 16, 2018 and a public hearing on December 18, 2018 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. Final Fees Due:

Final Site Plan	150.00
Advertising	<u>37.62</u>
	\$187.62
2. **Show location of snow storage area or indicate if it will be removed off site.**
3. **Add note to plan sheet C-102 entitled "Site Plan Layout and Landscaping Plan:"** "Snowfall accumulations in excess of four (4) inches shall be removed from all parking areas/walkways within 48 hours."
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Resolution Number PC49-2018

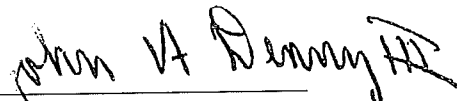
AMG Associates, LLC – 14963 Altamont Avenue

December 18, 2018

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6. **Add note to plan sheet C-102 entitled “Site Plan Layout and Landscaping Plan:”** *“All landscaping must be maintained in perpetuity on-site and in NYSDOT right-of-ways. Dead and/or dying landscaping shall be replaced.”*
7. **Add note to plan sheet C-102 entitled “Site Plan Layout and Landscaping Plan and on architectural drawings:”** *“Lighting in bank drive-thru canopy and in ATM areas shall be recessed and shielded in such a manner as to prevent glare for drivers on Altamont Avenue and Curry Road.”*
8. Full and final approval is contingent upon review and approval of the final site plan maps by the Town DPW on this project.


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Planning Commission Chairman



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Office of the Planning Commission

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

Date: December 18, 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: AMG Associates, LLC
6 Normandy Square
Altamont, NY 12009

Location: 1963 Altamont Avenue
Schenectady, NY 12303

Tax Map Number(s): 59.9-2-12.1

Zoning: General Business (B-2) Zoning District.

Action: Site Plan/Special Use Permit approval to convert an existing 2,228 square foot former jewelry store into a Saratoga National Bank branch with associated drive-thru window.

Reasons Supporting This Determination:

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

This project was conducted as a SEQR coordinated review. The site plan was sent to all interested/involved agencies on October 17, 2018. The applicant has supplied an Environmental Assessment Form and the Planning Commission has or has caused to complete Part 2 of this checklist.

The applicants have requested approvals to convert an existing 2,228 square foot former jewelry store into a Saratoga National Bank branch with associated drive-thru window. The property was previously utilized as an HSBC bank and the lessee (Saratoga National) is proposing the installation of a drive thru kiosk with a pneumatic tube and ATM machine. The existing parking area of the Price Chopper Plaza is connected to the existing parking lot and will be utilized by employees as overflow for parking if necessary. Signage and pedestrian access isles have been added to the plans to aid in navigation and reduce pedestrian/vehicular conflicts. This proposed use of this property will not create an adverse environmental impact and all potential impacts have been mitigated to the greatest extent practicable.

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

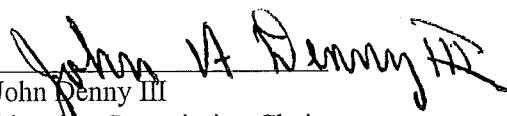
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction 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 regularly scheduled Planning Commission Public Hearing held on February 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 Mr. Yuille, and approved by the Rotterdam Planning Commission.


John Denny III
Planning Commission Chairman

Next meeting is January 8, 2019

Meeting adjourned at 7:50 p.m.

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

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary