

**Town of Rotterdam
Planning Commission
January 8, 2019**

Approval of the Summary of Minutes December 18, 2018

1. **Bigsbee Enterprises, Inc. – 1930 Curry Road.** Conceptual/Sketch Minor Two (2) Lot Subdivision: Lot 1 = ±2.55 acres with existing Mallozzi's Restaurant and Banquet Hall, Lot 2 = ±1.52 acres with existing Belvedere Inn. Engineer: ABD Engineers, LLP.

Waiver(s)

1. **David Cafarelli – 1520 Altamont Avenue.** The applicant requests a Waiver of Site Plan review to operate a thrift shop; selling clothes, furniture and decorations in former Fitness Factory (±7,147 square feet) in Save a Lot Plaza on a ±2.99 acre parcel.
2. **Darren Riccio – 1161 Curry Road.** The applicant requests a Waiver of Site Plan review to construct a 30' X 30' accessory structure and remove two (2) sheds, a 12' X 24' and an 8' X 8' on existing ±0.42 acre lot operating as Accurate Pest Control.

DPW Comments
January 8, 2019

1. **Bigsbee Enterprises, Inc. – 1930 Curry Road.** Conceptual/Sketch Minor Two (2) Lot Subdivision: Lot 1 = ±2.55 acres with existing Mallozzi’s Restaurant and Banquet Hall, Lot 2 = ±1.52 acres with existing Belvedere Inn. Engineer: ABD Engineers, LLP.

1. Applicant to provide verifications from owner(s) prior to application being deemed complete and ready for processing.
2. Access to Lot #2 (Belvedere Inn) necessitates the granting of the access easements for State Route 7. These should be made a condition of approval and non-revocable.

SEQR Requirement: 6 NYCRR 617 Unlisted Action. Rotterdam Planning Commission should declare lead agency.

Involved/Interested Agencies

Schenectady County Economic Development and Planning
Schenectady County Department of Health
Schenectady County Department of Public Works
Schenectady County Intermunicipal Watershed Board
New York State Department of Environmental Conservation – Region #4
New York State Department of Transportation
Rotterdam Highway Department
Rotterdam Police Department
Metroplex Development Authority
Fire District #2



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TOWN OF ROTTERDAM
PUBLIC WORKS

Town of Rotterdam

Office of the Planning Commission

*All requested information shall be provided and must be
Filled out in black ink or typed for photocopying purposes.*

**TOWN OF ROTTERDAM
SUBDIVISION APPLICATION**

Initial Sketch Plan \$75
Final Major Subdivision \$75 per lot
Final Minor Subdivision \$80 per lot
Parkland Fees \$750 per additional lot created or \$600 per unit
Advertising Fee = Actual cost of legal notices

Application is hereby made for:

Minor subdivision:

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

Sketch _____ Sec. 249-23

Sketch _____ Sec. 249-23

Prelim. _____ Sec. 249-25

Prelim. _____ Sec. 249-25

Final X Sec. 249-24

Final _____ Sec. 249-26

**PART II
GENERAL INFORMATION**

Legal Owner's Name: Biggsbee Enterprises, Inc.
Mailing Address: 1930 Curry Road
City: Schenectady State: NY Zip: 12306
Phone: (518)-355-0340 (Work) NA (Fax) NA

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

Owner's Designated Contact: Luigi A. Paleschi, P.E., ABD Engineers, LLP
Mailing Address: 411 Union Street
City: Schenectady State: NY Zip: 12305
Phone: (518)-377-0315 (Work) NA (Fax) (518)-377-0379
If you do not hold title to property, what is your interest in it? Engineer

Project/Proposal Site Area: (Acres or sq. ft.) 4.07± Acres

Assessor Tax Parcel No.(s) of Proposal Site: 59.9-6-18.111

Adjacent Parcels Owned or Controlled by owner: (Acres or sq. ft.) NA

Adjacent Names and Parcel Numbers of abutting property owners:

Curry Brook Associates, LLC - 59.9-6-19.11

Jason Sloghan - 59.9-6-8

John Mallozzi - 59.9-6-9, 10

Joseph Mallozzi - 59.9-6-11

Brett Cox - 59.9-6-12

Michael Buccì - 59.9-6-13

Brian MulQueen - 59.9-6-14

Jeffrude Managment Corp - 59.9-6-17

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

NA

Street Address of Proposed Site (if any): 1930 Curry Road

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

Restauarnt, Banquet and Hotel

Existing Zoning Classification: B-2 General Business

School District: Mohonasen

Fire District: District #2

Water Purveyor: Rotterdam

Sewer Purveyor: Rotterdam

Proposed Use of Property:

- | | |
|---|---|
| <input type="checkbox"/> A1 One-family dwelling | <input checked="" type="checkbox"/> C1 Business |
| <input type="checkbox"/> A2 Two-family dwelling | <input type="checkbox"/> C2 Mercantile |
| <input type="checkbox"/> B1 Multiple Dwelling (permanent occupancy) | <input type="checkbox"/> C3 Industrial |
| <input type="checkbox"/> B2 Multiple Dwelling (transient occupancy) | <input type="checkbox"/> C4 Storage |
| <input type="checkbox"/> B3 Multiple Dwelling (senior citizen housing) | <input type="checkbox"/> C5 Assembly |
| <input type="checkbox"/> B4 Multiple Dwelling (adult residential care facility) | <input type="checkbox"/> C6 Institutional |
| <input type="checkbox"/> C7 Miscellaneous | |

LEGAL INFORMATION

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

Curry Road near intersection of Altamont Avenue

Name of Public Road(s) Providing Access: Curry Road

Width of Property Fronting on Public Road in Linear Feet: 460±

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

Name(s) of improved road(s) providing access: Curry Road

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

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

I have attached a vicinity map of the proposed site: Yes No
(All applications must contain a vicinity map indicating at a minimum the location and distances to the nearest cross streets)

What impact will the proposed subdivision have on the adjacent properties? See Attached Narrative

What factors support this subdivision? See Attached Narrative

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

See Attached Narrative

SUBDIVISION INFORMATION

Number of Lots: 2
Typical Lot Size: NA
Smallest Lot Size: 65,994± SF

Gross Area: 4.07± Acres
Proposed Net Density: NA
Minimum Frontage: 178± feet

Proposed Source of Water: Individual Wells
 Public System Private Community System
 Other, please describe _____

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

Utility Companies & Districts to Provide Service to Proposal:

Electricity: National Grid
Water: Rotterdam
Phone: NA
Gas: National Grid
Sewer: Rotterdam
Cable: Spectrum
School: Mohonasen
Other: _____

Do You Have Any Plans for Future Additions, Expansions or Further Activity Related to this Proposal?

No. Yes. If yes, please explain: See Attached Narrative

PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION

Level of Street Improvements Proposed:

Public Roads
Arterial Roads

Describe Any Combination of Above: NA

Estimated Time Period Expected for Complete Development of Subdivision: NA

Is phasing of the finalization of the subdivision proposed?

Yes. If yes, show phasing on subdivision map.
No.

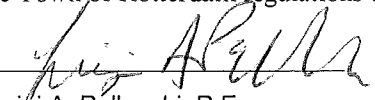
Is dedication of land for public use proposed? (Roads, parks, schools, open space, others)

No.
Yes. If yes, please explain:

INCLUDE WITH PART II

SURVEYOR/ENGINEER VERIFICATION

I, the undersigned, a licensed land surveyor, and/or engineer, have completed the information requested. The legal description has been prepared by me or under my supervision in accordance with the requirements of the Town of Rotterdam regulations and the laws of the State of New York.

Signed:  Date: December 28, 2018
Address: Luigi A. Palleschi, P.E. Phone: (518)-377-0315
ABD Engineers, LLP FAX: (518)-377-0379
411 Union Street
Schenectady, NY 12305

License Number: 094676

PLEASE AFFIX SURVEYOR/ARCHITECT/ENGINEER SEAL HERE

INCLUDE WITH PART II

LEGAL OWNER SIGNATURE

(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

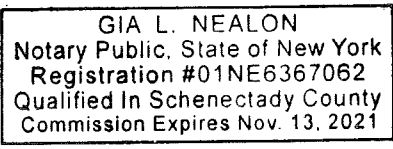
I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

#1 Name: Luigi Pappaschi Date: _____
 Address: 411 Union St Phone: _____
Schady NY 12305 Zip: _____
Luigi Pappaschi _____
 Signature of Applicant or Representative Date

#2 Name: _____ Date: _____
 Address: _____ Phone: _____
 _____ Zip: _____

 Signature of Applicant or Representative Date

Notary (For Above)



STATE OF NEW YORK) ss:
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 28th day of December, 2018.

NOTARY SEAL Gia L. Nealon
Notary Signature

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

Short Environmental Assessment Form
Part 1 - Project Information

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PUBLIC WORKS

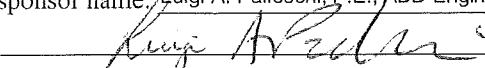
Instructions for Completing

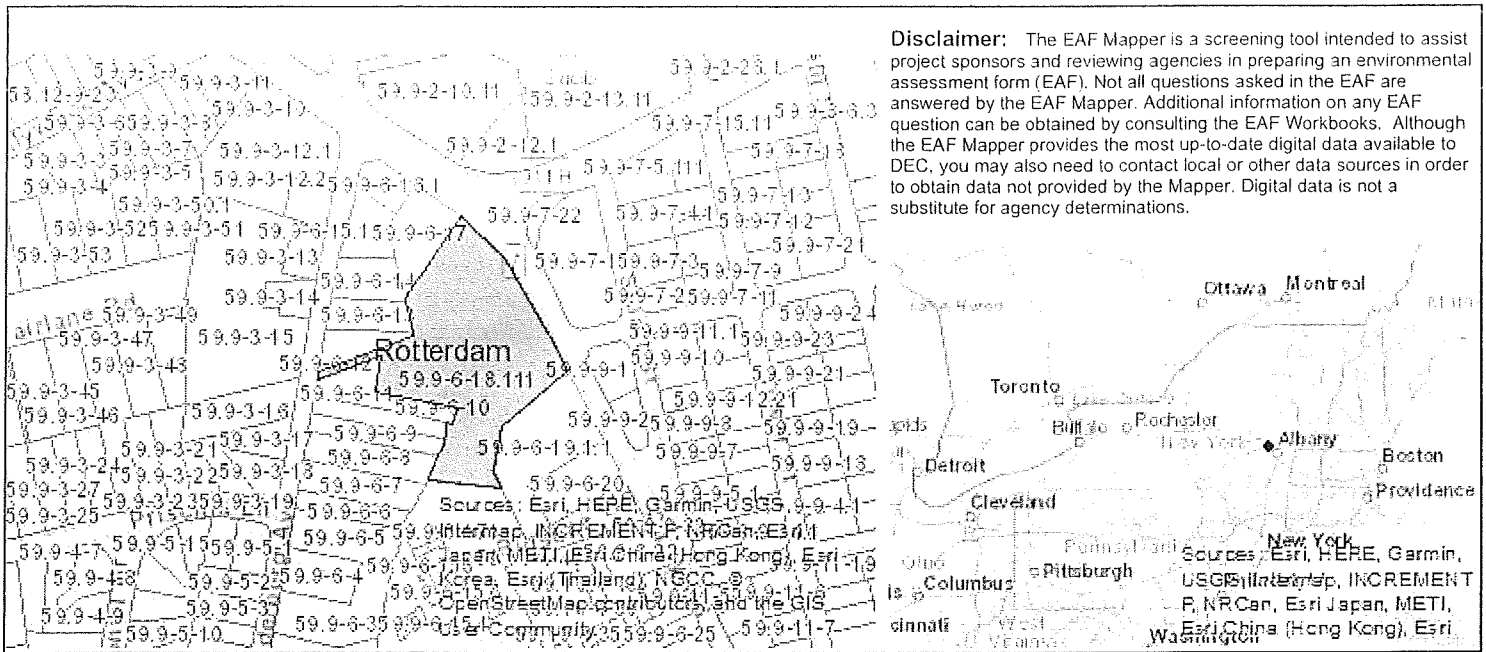
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Bigsbee Enterprises, Inc. Subdivision			
Project Location (describe, and attach a location map): 1930 Curry Road			
Brief Description of Proposed Action: Subdivide existing lot into 2 new lots, one building will change use from a restaurant/banquet hall to an elderly care facility, as allowed per the zoning code. No construction proposed.			
Name of Applicant or Sponsor: Bigsbee Enterprises, Inc.		Telephone:	
		E-Mail:	
Address: 1930 Curry Road			
City/PO: Schenectady		State: NY	Zip Code: 12306
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.07 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.07 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Luigi A. Palleschi, P.E., ABD Engineers, LLP Date: 12/28/18</p> <p>Signature: </p>		



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

Project Narrative

1930 Curry Road

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PUBLIC WORKS

1. What impact will the proposed subdivision have on the adjacent properties?

No adjacent properties will be impacted by this subdivision as the proposed uses now or in the future will not generate noise, light or other types of pollution as it currently does onsite.

2. What factors support this subdivision?

The applicant respectfully requests subdivision approval to separate two (2) separate/distinct businesses already operating on the property to support separate and distinct financing transactions associated with each of the two businesses. The applicant respectfully submits that this proposed subdivision has been designed to comply with all requirements of the Town Code, Chapter 249 ("Subdivision of Land"). The uses for the near term shall remain the operation of the existing hotel and banquet facility businesses. However, the applicant is considering a potential new use for the parcel on which the banquet facility now operates. The potential new use would be the operation of a PACE program ("Program of All-Inclusive Care for the Elderly Program"), which would offer some/all of the following services to the elderly: an adult daycare center, licensed home care service agency services, general office purposes, medical offices, extension clinic, diagnostic and treatment center, physical and occupational therapies and uses incidental and ancillary thereto. The applicant anticipates, if certain conditions are met, that the new use would begin during 2020 (with some modifications to the banquet facility occurring during the fall/winter of 2019). Obviously, the applicant would seek any and all required municipal approvals for any new use.

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

The proposed subdivision will be mitigated by providing reciprocal access and parking easements between both lots. Landscaping, open spaces, drainage, curb cut and utilities will remain the same.