

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

The Rotterdam Planning Commission held a meeting on Tuesday, January 8, 2019, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

Present:	Jack Denny – Chairman	Absent:
	Larry DiLallo – Vice Chairman	
	Thomas Yuille	
	Clark Collins	
	Lynn Flansburg	
	Mark D’Alessandro	
	Wayne Calder	
	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. **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.

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 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 Rotterdam Fire District #2 and/or #3 for specifics.
5. If no water exists, a water meter shall be installed prior to occupancy and read in gallons.
6. Applicant shall comply with Town Code Chapter 99 entitled: “CLOTHING BINS, DONATION BINS and RECYCLING BINS” and place donation bin in the rear of the building.
7. Outdoor display of merchandise is prohibited. All activities and storage shall be conducted entirely within the building.

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

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 18’ on existing ±0.42 acre lot operating as Accurate Pest Control.

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 prior to operation.
3. Applicant to comply fully with Town Sign Code and obtain a building permit for any signage.

4. Main building shall have installed Knox box for emergency personnel prior to obtaining building permit. Please contact Rotterdam Fire District #2 for specifics.
5. Main building shall have accessible water meter installed and operable prior to obtaining a building permit. Water meter shall read in gallons.
6. No outdoor storage of equipment with the exception of work trailers and a 24' ladder to be hung outside.

Mr. DiLallo 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 18, 2018 Planning Commission meeting.

Mr. Collins: I make a motion that we approve the summary minutes from the December 18, 2018 meeting.

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

Mr. DiLallo: I second the motion.

Chairman Denny: Motion seconded by Mr. DiLallo. 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. Collins?

Mr. Collins: Yes.

Marlo Carter: Mrs. Flansburg?

Mrs. Flansburg: Yes.

Marlo Carter: Mr. D'Alessandro?

Mr. D'Alessandro: Yes.

Marlo Carter: Mr. Calder?

Mr. Calder: I abstain as I wasn't present at the last meeting.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

- 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.**

Mark Blackstone representing the applicant, Bigsbee Enterprises, Inc. and Tom Owens, attorney for the applicant was present at the hearing. Mr. Blackstone presented the subdivision to the Planning Commission for review. Mr. Owens did acknowledge that St. Peter's did put out a press release for the property, but at this present time, there is no definite deal for the property. It is unknown what, if anything will be presented to the Planning Commission in the future for either of the properties. He acknowledged that Bigsbee Enterprises, Inc. is in discussion and negotiations but nothing has been finalized thus far and therefore has no proposed future use for either property at this time other than what the properties are currently being used as.

The application to be forwarded to Schenectady County Economic Planning and Development for 239m comment.

Next meeting is January 22, 2019.

Meeting adjourned at 7:53 p.m.

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

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 Planning Commission 1-2019
Moved by Mr. Yuille, Seconded by Mr. Collins
Appointment of Vice Chairman for 2019

At the regularly scheduled caucus meeting of the Rotterdam Planning Commission held at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York on Tuesday, January 8, 2019 Chairman Denny called for a motion to appoint a Vice Chairman for the Rotterdam Planning Commission; and,

WHEREAS, Mr. Yuille made a motion to appoint Mr. DiLallo as Vice Chairman for the Rotterdam Planning Commission retroactive to January 1, 2019 for the 2019 calendar year: and,

WHEREAS, Mr. Collins seconded the motion; and,

WHEREAS, the motion passed unanimously with all members present; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Planning Commission has appointed Mr. DiLallo as Vice Chairman of the Rotterdam Planning Commission from January 1, 2019 until December 31, 2019.

Peter J. Comenzo
Senior Planner

John Denny III
Planning Commission Chairman