

**Town of Rotterdam Planning Commission
Minutes of March 5, 2019 Meeting**

The Rotterdam Planning Commission held a meeting on Tuesday, March 5, 2019, at 7:30 p.m. at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, New York 12306

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

WAIVERS:

1. **Shirley & Anthony Guidarelli & Leah Guidarelli – 2801 Maida Lane & 2913 Ford Avenue.** The applicants request a Wavier of Subdivision review to Boundary Line Adjust $\pm 2,235$ square feet from 2801 Maida Lane (Tax Map No. 48.14-5-27) and incorporate into 2913 Ford Avenue (Tax Map No. 48.14-5-31). Surveyor: Ausfeld & Waldruff Land Surveyors LLP.

Motion was made by Mr. Collins to approve the Wavier conditioned on the following:

1. The final maps (with all necessary changes discussed at the Planning Commission) need to be submitted for signature and filing with Schenectady County.
2. The Planning Commission Chairman will sign up to two (2) Mylar’s (One for Schenectady County and one for the applicant).
3. The signed Mylar’s need to be filed with Schenectady County Clerk’s office within ten (10) days.
4. After signature and filing with Schenectady County six paper copies shall be returned to the Planning Commission office.

Mr. Calder seconded the motion and the 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 February 19, 2019 Planning Commission meeting.

Mr. Collins: I make a motion that we approve the summary minutes from the February 19, 2019 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: Yes.

Marlo Carter: Chairman Denny?

Chairman Denny: Yes.

Motion carried.

1. **National Grid – 6 Old Mariaville Road. Final Site Plan review to modify and upgrade a natural gas regulator station and utilize ±32,705 square feet of leased lands N/F of Fire District #6 property and ±2,500 square feet in existing National Grid right-of-way. Engineer TRC Engineers Inc.**

Chairman Denny: At this time, I have to recuse myself from this project because I am a commissioner in District #6 and our Vice Chairman is going to take over control of the meeting tonight.

Mr. DiLallo: Please state your name for the record.

Mr. Wyzell: My name is Ben Wyzell and I'm an attorney for National Grid. We were here last time and we made a full presentation. It appeared that we answered all the Board's questions and I'm available to answer any questions currently. Since the last hearing, the county recommended approval. The DEC issued a letter of no objection. I believe Mr. Comenzo has given you copies of one (1) additional sheet that more clearly shows the plan. I would be happy to talk about that or if the Board has any other questions.

Mr. DiLallo: Has anything changed since the last time you were here?

Mr. Wyzell: No.

Mr. DiLallo: Any questions Mrs. Flansburg?

Mrs. Flansburg: No, sir.

Mr. DiLallo: Mr. Yuille?

Mr. Yuille: No questions.

Mr. DiLallo: Mr. Calder?

Mr. Calder: No, thank you.

Mr. DiLallo: Mr. D'Alessandro?

Mr. D'Alessandro: No questions.

Mr. DiLallo: Mr. Collins?

Mr. Collins: No.

Mr. DiLallo: I have nothing. Peter, do you have anything?

Mr. Comenzo: No.

Mr. DiLallo: Mr. Tingley?

Mr. Tingley: No questions or comments.

Mr. DiLallo: This is not a public hearing, but is there anyone in the audience that has any questions? Hearing none, I will entertain a motion to approve the draft negative declaration as prepared by the town planner for this project.

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

Mr. DiLallo: Is there a second?

Mr. Collins: I will seconded it.

Mr. DiLallo: Motion made by Mr. Yuille, seconded by Mr. Collins. 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: Yes.

Mr. DiLallo: Motion carried.

I need a motion to approve the site plan with conditions.

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

Mrs. Flansburg: I will second.

Mr. DiLallo: Motion made by Mr. Collins and seconded by Mrs. Flansburg. 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: Yes.

Mr. DiLallo: Motion carried and good luck.

Next meeting is March 19, 2019.

Meeting adjourned at 7:37 p.m.

Motion to adjourn made by Mr. Collins and seconded by Mr. D'Alessandro.

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

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

Resolution Number PC8-2019

Moved by Mr. Collins seconded by Mrs. Flansburg
Applicant: National Grid

Applicant: National Grid

Project Location: 6 Old Mariaville Road
Rotterdam, New York

Tax Number or Numbers: 48.00-3-3.1

Proposed Project: Site Plan review to modify and upgrade a natural gas regulator station and utilize $\pm 32,705$ square feet of leased lands N/F of Fire District #6 property and $\pm 2,500$ square feet in existing National Grid right-of-way.

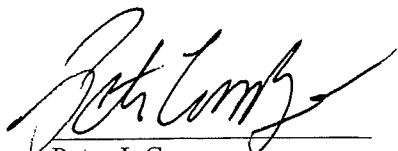
WHEREAS, public meetings were conducted by the Town of Rotterdam Planning Commission on January 22, 2019 and on March 5, 2019, to consider the above referenced Site Plan; and,

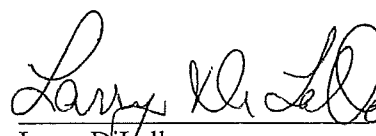
WHEREAS, this matter was discussed and approved, as meeting the standards for a Site Plan Review as set forth in Chapter 270 of the Code of the Town of Rotterdam entitled ZONING; and,

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

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

1. Approval is conditioned upon applicant addressing all Planning Commission and Rotterdam Department of Public Works comments and full and final approval of DPW.
2. Prior to the issuance of Site Development and/or Building Permit(s) by the Town of Rotterdam, the applicant shall attend a pre-construction meeting with the Building Inspector and DPW staff to discuss timelines, public notification, and other aspects of the project.


Peter J. Comenzo
Senior Planner


Larry DiLallo
Planning Commission Vice 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 5, 2019

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(s): National Grid (attn.: Vincent Acuri)
1125 Broadway - 3rd Floor
Menands, NY 12204

South Schenectady Fire District #6
6 Old Mariaville Road
Schenectady, NY 12306

Location: 6 Old Mariaville Road
Schenectady, NY 12306

Tax Map Number(s): 48.00-3-3.1

Zoning: Multi-Family Residential (R-3) and Heavy Industrial (I-2) Zoning Districts

Action: Site Plan to modify and upgrade a natural gas regulator station and utilize ±32,705 square feet of leased lands N/F of Fire District #6 property and ±2,500 square feet in existing National Grid right-of-way.

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 Site Plan to modify and upgrade a natural gas regulator station and utilize $\pm 32,705$ square feet of leased lands N/F of Fire District #6 property and $\pm 2,500$ square feet in existing National Grid right-of-way.

This upgrade is natural gas regulator number 434. The station was built in 1962 and it takes natural gas at a transmission level pressure and it converts it into distribution level pressure. Recently National Grid team members determined that due to station conditions including mild corrosion on piping at the site as well as equipment age require that the existing station and associated pipes would need to be retired and replaced in order to continue to provide safe and reliable natural gas. Upgrades include replacing the existing equipment and putting new equipment along the right-of-way further back from Mariaville Road which will include property owned by Fire District #6.

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:

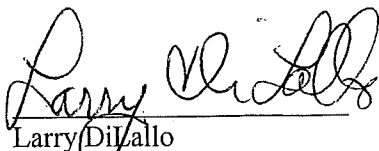
- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) the removal or destruction 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 5, 2019 at the Rotterdam Town Hall, 1100 Sunrise Boulevard, Rotterdam, NY 12306. Adoption of this negative declaration was moved by Mr. Yuille, seconded by Mr. Collins, and approved by the Rotterdam Planning Commission.



Larry DiLallo
Planning Commission Vice Chairman