

1       STATE OF NEW YORK                   COUNTY OF RENSSELAER  
2       TOWN OF SCHODACK  
3       \*\*\*\*\*  
4                   PLANNING BOARD MEETING  
5       \*\*\*\*\*  
6       THE STENOGRAPHIC MINUTES of a portion of the  
7       above entitled matter on July 12, 2021 at the  
8       Town of Schodack Town Hall, 5 Schuurman Road,  
9       Castleton, New York, as it pertains to Scannell  
10      Properties, by NANCY L. STRANG, a Shorthand  
11      Reporter at 5:14 P.M.  
12  
13      BOARD MEMBERS:  
14      WAYNE JOHNSON, ACTING CHAIRPERSON  
15      JAMES SHAUGHNESSY  
16      LAWRENCE D'ANGELO  
17      ANDREW AUBIN  
18      JOHN LAVOIE  
19      STEPHANIE LEONARD  
20  
21      ALSO PRESENT:  
22      CHRISTOPHER LANGLOIS, ESQ., SPECIAL COUNSEL TO  
23      THE PLANNING BOARD  
24      NADINE FUDA, DIRECTOR, PLANNING & ZONING  
25      MELISSA KNIGHTS, PLANNING & ZONING SECRETARY

1 DAWNE KELLY  
2 STEVEN BOISVERT, PE, MCFARLAND JOHNSON  
3 ADAM FROSINO, PE, MCFARLAND JOHNSON,  
4 DANIEL MADRIGAL, SCANNELL PROPERTIES,  
5 TERRESA BAKNER, ESQ., WHITEMAN OSTERMAN & HANNA  
6 MARCI BRUNNER  
7 BRIDGET SNOVER, LA GROUP

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1 MS. BRUNNER: Thank you I just want to say  
2 a couple things tonight. I did email a couple  
3 of items to the Town Board after the response  
4 to the public comments came in from the May  
5 17th meeting. I want to make sure that everyone  
6 saw those and that you did get some follow-up  
7 responses from the applicant. So, I just wanted  
8 to make sure that you saw those.

9 Also, we have noticed that there are  
10 also dying trees from the original Amazon. I  
11 know we are here for the this new Amazon,  
12 but I just wanted to bring up that is still  
13 an issue.

14 It was mowed finally - the berm on July  
15 6th, but we did wait weeks for that.

16 It was also our understanding that  
17 Seasons East is not performing lawn service  
18 anymore and the contract is now with a  
19 company in Albany and the snow removal  
20 service is with a company based out of  
21 Chicago. So, I want to ask if this company  
22 is aware of the issue with the snow  
23 stockpiling from last year and who ensures  
24 that they are following snow removal plans  
25 submitted by Scannell now that there is a

1 new owner for the Amazon original project.

2 Also, local labor was promised before  
3 and during construction for the original  
4 Amazon. So, I am wondering why the lawncare  
5 is not being performed by a Rensselaer  
6 County or Schodack company. There are local  
7 landscapers that spoke in support of this  
8 project, likely, as I believe they would get  
9 business which is understandable.

10 So, I'm hoping that there are  
11 conditions on any type of approvals that can  
12 be put into place for the next project and  
13 not rely on what we are being told.

14 Also a follow-up - I wanted to find out  
15 exactly where are the workers coming from  
16 that are being bused in by the Prestige vans  
17 and if they are local. How many jobs are  
18 filled? I know the banner has now been  
19 removed. I think it was removed a couple of  
20 days ago. At the last meeting a comment was  
21 made from a resident who observed that the  
22 Prestige van - and we assumed that it was  
23 taking care of the workers and walkers from  
24 the Route 150 busstop to Amazon. This was  
25 not correct - our assumption. As it turns

1 out, the bus is picking walkers up from the  
2 North Pearl Street location in Albany and  
3 bringing them to the warehouse. So, walkers  
4 are still present along Route 9 and 20 and  
5 that poses a safety risk for both  
6 pedestrians and drivers.

7 The new proposal again lays out a  
8 sidewalk plan and bus routes just like the  
9 original Amazon, but the original Amazon has  
10 no sidewalks and no direct bus route, as was  
11 promised.

12 On July 7th there was another accident  
13 that happened directly in front of Richwood  
14 Drive. There have been multiple accidents in  
15 this location since the original Amazon  
16 opened. We pleaded with both Scannell and  
17 the Town to reevaluate this area and to put  
18 in place mitigations for residents if DOT  
19 will not do so. This included placing  
20 warning speed signs, pressure plates or an  
21 alternate exit further down and nothing has  
22 happened. Were wondering what it's going to  
23 take for a change. I know that there are  
24 only limited things that you can do, but if  
25 you could have another meeting with DOT,

1 reopening this up would be really  
2 appreciated.

3 Also, I want to let you know that  
4 Scannell did reach out to myself and my  
5 husband on July 2nd and they gave us some  
6 times to me from July 6th to July 12th. We  
7 did coordinate. Due to the special meeting  
8 this evening, we met today. I did feel a  
9 little rushed and a little bit inadequate  
10 for both sides to prepare, but we do  
11 appreciate them reaching out to us and we  
12 are hoping that if there is anything that  
13 comes out tonight in terms of approvals,  
14 that the Town and the Board will try to add  
15 some type of follow-up with Scannell and  
16 residents to listen to concerns, especially  
17 in the wake of the recent accident and the  
18 fact that we have had five wells in a  
19 residential neighborhood that have had water  
20 quality issues since the original Amazon  
21 opened. Thank you for your time.

22 MS. FUDA: I will make one comment, Marci.  
23 I now have a contact within Amazon. That's how  
24 we got the banner down. I have forwarded her  
25 information on the snow removal and she is

1       assuring me that she is going to get that to  
2       the proper people. So, we do have some contact  
3       with some people that actually are operating  
4       that facility.

5           ACTING CHAIRPERSON JOHNSON: So, we have a  
6       list of contacts now.

7           MS. FUDA: Yes, I have a contact person.

8           ACTING CHAIRPERSON JOHNSON: I gave Rich a  
9       list of some things that I would like to see  
10      addressed that were part of the plans and the  
11      letter. I think maybe he talked to Mr. Boisvert  
12      about those.

13          MR. LABERGE: I did. Also, we have a  
14      review letter dated the 7th and their final  
15      submission that is out there. I did pass on to  
16      them five or six comments to Steve Boisevert. I  
17      guess I would ask the applicant's team to  
18      update us on those issues and hit the  
19      highlights for the things in my review comment  
20      letter and then I think it would make sense for  
21      the Board to see what else they want to know  
22      about tonight.

23          MR. BOISVERT: That sounds good. Good  
24      evening, Steve Boisvert of MacFarland Johnson.  
25      I have here with me Daniel Madrigal with

1 Scannell Properties, Terresa Bakner with  
2 Whiteman Osterman and Hanna, Adam Frosino with  
3 MacFarland Johnson and Bridget Snover with the  
4 LA Group.

5 So, what we submitted since our last  
6 meeting are several things; slightly updated  
7 site plans to reflect the driveway  
8 configuration that was approved by the DOT  
9 and updated landscaping plans as were  
10 commented on by Stephanie, the Planning  
11 Board Member. We have included the  
12 groundwater impact letter from our  
13 geotechnical engineer, final geotechnical  
14 engineer report, final wetlands delineation  
15 report and letter from the Schodack Valley  
16 Fire President and our responses to Mr.  
17 Conlin's public comments.

18 So, with that, I will call up the site  
19 plan real quick and we will just share with  
20 you the final version of our driveway  
21 configuration that was approved by DOT in  
22 concept.

23 In general, the employee entrance is  
24 combined with the truck entrance and then  
25 the truck exit is a right-out only. So, as



1 previously mentioned, the DOT has approved  
2 two driveways. The truck entrance is on the  
3 westernmost and there will be a delineated  
4 divider for employees to enter and exit. The  
5 main change here is the exit truck lane is  
6 right-out only.

7 Can we call up the landscaping plans?

8 So, we had our landscape architect work  
9 directly with Stephanie and my understanding  
10 is that today the revised landscaping plans  
11 are satisfactory. Many changes were made and  
12 final plans were submitted to Stephanie. It  
13 is my understanding that we will just  
14 follow-up with those final approved plans to  
15 the Board first thing tomorrow morning.

16 What we also did - is this shows that  
17 we raised 500 feet of noise wall on our  
18 south property line to 20 feet high. We  
19 located it at the 500 foot section at the  
20 closest proximity to the proposed  
21 residential concept plan that was presented  
22 to the Board at the last meeting. It also is  
23 the closest point to the Birchwood  
24 Association. It is right in here  
25 (Indicating) along that south property line.

1       So, the wall is 1,550 feet long which 500  
2       feet properly in the third quadrant is 20  
3       feet high.

4               We will go back to the DOT plan that  
5       shows the Route 150 and 9 and 20  
6       intersection.

7               So, just to clarify what the off-site  
8       highway improvements are: We are adding a  
9       left turn lane along Route 150, 12 foot  
10      through lanes, 12-foot shoulders on either  
11      side and then on the eastern side of Route  
12      150 we are calling for a 5-foot strip of  
13      either gas or gravel and then a 5-foot strip  
14      of asphalt sidewalk that extends to the  
15      intersection of Route 150 and 9 and 20. We  
16      are extending pedestrian crosswalks crossing  
17      Route 9 and 20 and then also crossing Route  
18      150.

19              MR. AUBIN: Is that a raised sidewalk -  
20      the painted sidewalk?

21              MR. BOISVERT: Crossing 150? No.

22              MR. AUBIN: No, along 150.

23              MR. BOISVERT: When you say raised -

24              MR. AUBIN: There will be a curb -

25              MR. BOISVERT: No, we are anticipating to

1 maintain drainage and everything with  
2 sheet-flow off the shoulder, through the 5-foot  
3 grass strip and then over across the sidewalk  
4 into the roadside ditch which is roughly  
5 between the sidewalk in the property line.

6 MR. AUBIN: So, the sidewalk is going to  
7 be an extension of the shoulder, essentially.

8 MR. BOISVERT: Essentially, yes, but there  
9 is a 5-foot strip of either gravel or grass,  
10 depending upon what the DOT will approve  
11 between the shoulder.

12 MR. AUBIN: Okay, I'm sorry, yes.

13 MR. BOISVERT: There are left turn signal  
14 heads to be added on the span wire. We are  
15 currently conducting that analysis to ensure  
16 that the additional signal heads can  
17 structurally stay on the span wire. If they are  
18 not capable of being attached to the span wire,  
19 the DOT said that we would have to convert that  
20 to mast arms. Either way, that left turn signal  
21 heads and traffic light will be added.

22 We have submitted the updated  
23 geotechnical report and one of their  
24 recommendations is where there were some man  
25 made fill roughly in the center of the site.

1 Those fills will be removed and replaced  
2 with structural compacted fill. We have  
3 added a note to the plans and we will also  
4 identify roughly where those man-made fills  
5 occurred on the property.

6 We have also updated the visuals to  
7 reflect the updated noise wall and we also  
8 added a 10 foot high fence along the  
9 retaining wall on the west side of the  
10 property. So, along this retaining wall  
11 there was a chain-link fence for security  
12 purposes. We switched out that chain-link  
13 fence to an 8 foot solid white vinyl fence  
14 to protect the visual view from our  
15 neighbor, Mr. Conlin.

16 These are the updated views. So, this  
17 is the view from the combined truck entrance  
18 and employee entrance and exit. You can see  
19 we added some additional landscaping from  
20 that view. This is Route 150 in the  
21 foreground (Indicating). This is the  
22 easternmost truck exit driveway. You can see  
23 it is a right-out only.

24 We have extensive berming to block the  
25 view from Route 150. This view again is also

1 from Route 150 near the intersection of 9  
2 and 20. We increased the berming from this  
3 vantage point. We have relocated the storm  
4 water ponds that are out front along Route  
5 150 to the rear of the building.

6 MR. AUBIN: Steve, the light poles  
7 depicted in those renderings - are those at the  
8 lower heights?

9 MR. BOISVERT: That's correct. The light  
10 poles in this rendering in the employee lot is  
11 25 feet. We are aware that the Town Engineer  
12 made some comments to lower all of the light  
13 poles. I thought we did lower those.

14 MR. FROSINO: We did lower those I'm just  
15 not sure if the visuals are reflecting that.

16 MR. AUBIN: It appears as if they similar  
17 to the others.

18 MR. BOISVERT: Okay, so the light poles  
19 have been lowered in the employee lot 225 feet.  
20 They are 30 feet in the truck parking lot and  
21 in the rear and all the lights on the building  
22 will be lowered to 25 feet and that is a recent  
23 comment that these renderings do not reflect.

24 MR. AUBIN: I just wanted to make that  
25 clear because looking at that rendering, it

1        didn't appear that they were lowered and I knew  
2        you guys did that. I just wanted to make it  
3        clear that what we are seeing and for the  
4        record - those are shown higher than what you  
5        are actually going to do.

6            MR. BOISVERT: We will correct that.

7            ACTING CHAIRPERSON JOHNSON: Steve, can  
8        you repeat what he is saying? For the record  
9        because that's not getting to where anybody can  
10       really hear what he's saying.

11           MR. BOISVERT: So, the light poles in  
12       these visuals have not been lowered to the  
13       correct height of 25 feet in the employee  
14       parking lot, 30 feet in the truck parking lot  
15       and then the building lighting also will be  
16       lowered to 25 feet. So, these visuals do not  
17       reflect that has been corrected with regard to  
18       initial landscaping and berming that the  
19       grading plan reflects.

20           ACTING CHAIRPERSON JOHNSON: Okay, thank  
21       you.

22           MR. BOISVERT: We will provide updated  
23       visuals this week.

24           So, this is view number 10. Where the  
25       cursor is the top of the wall, you can see

1       roughly where the cursor is - is where the  
2       20 foot high extension has been added and  
3       then show that it goes right to there  
4       (Indicating). So, that's the top of the  
5       wall.

6               Through the vegetation, that's the top  
7       of the building, correct?

8               MR. FROSINO: Correct.

9               MR. BOISVERT: The top of the wall at 20  
10       feet is right there (Indicating).

11              MR. LABERGE: Just to be clear, is there  
12       any of the building visible above the top of  
13       the wall in that shot?

14              MR. BOISVERT: In this view?

15              MR. LABERGE: Yes.

16              MR. BOISVERT: To the vegetation - it's  
17       hard to see because of the vegetation but yes,  
18       the top of the building does extend above the  
19       wall.

20              MR. LABERGE: Okay, thank you.

21              MR. BOISVERT: So, as Mrs. Bruner  
22       mentioned, we did meet with them today and  
23       talked about their concerns. I shared with them  
24       the information that I shared with you - that  
25       we would be talking about this tonight.

1           One other item that was brought up is  
2           hours of operation. We are currently  
3           proposing 6:00 AM to 8:00 PM. This is for  
4           several reasons. There is a labor shortage  
5           throughout the construction industry and in  
6           order to maintain the workforce, the longer  
7           hours actually help when you can guarantee  
8           over-time and additional pay in that regard.  
9           Typically on the first hour of work somebody  
10          shows up which is prep time and they show up  
11          a few minutes before they are supposed to  
12          start and then the first hour is prepping  
13          and getting the equipment ready and  
14          preparing for what they need to do for the  
15          day. The same thing at the end of the day -  
16          they usually shut down about an hour before  
17          they quit and leave and they also unpack  
18          their equipment and pack up and what have  
19          you. Even though there are the hours of 6:00  
20          AM to 8:00 PM, production really starts from  
21          7:00 AM to 7:00 PM, in reality.

22          In regard to working on Saturdays,  
23          that's a makeup day for any delays due to  
24          weather. Also, any delays due to slow  
25          production. So, they really would like to



1 work on Saturdays, as well.

2 The one commitment that we can make -  
3 which is going to be a note on the drawings  
4 - is that no work on any federal holiday.

5 We also need to have the ability to  
6 continue to work beyond those hours during a  
7 continuous concrete pour. That is critical  
8 just for the structural integrity of  
9 concrete. We can't just cut that off at any  
10 time during the day. So, during continuous  
11 concrete pouring we would request that we  
12 would be able to work until that pour is  
13 completed.

14 ACTING CHAIRPERSON JOHNSON: The  
15 continuous concrete pour - you are talking  
16 inside for floors, or are there other pours  
17 that you are anticipating?

18 MR. BOISVERT: There are a couple of  
19 concrete pads outside near the guard houses.  
20 The main concrete pour is the floor slab, yes.

21 ACTING CHAIRPERSON JOHNSON: So, the walls  
22 and roof will be on at that time. You're  
23 talking about working from the I90 side and not  
24 from the Richarwood Drive side basically to  
25 access the building to make those pours or

1 would you have to be on both sides -- depending  
2 on the floor.

3 MR. BOISVERT: That is correct. It  
4 probably would not be both sides. They wouldn't  
5 do that all on one access point here. They  
6 would need to do it from both sides.

7 ACTING CHAIRPERSON JOHNSON: And we  
8 haven't really come up with a schedule for the  
9 noise wall. Will the noise while be going early  
10 so that we're not doing all of this  
11 construction without the noise wall?

12 MR. BOISVERT: Yes, correct. We can commit  
13 that the noise wall will be constructed as  
14 early as possible. Mass grading has to occur  
15 first to bring the site between the cuts and  
16 the cells and also the foundation wall has to  
17 be installed and then from there we can erect  
18 the noise wall. That is a note on the drawings  
19 that we will commit to that it will be as early  
20 on in the process as possible.

21 ACTING CHAIRPERSON JOHNSON: Did we come  
22 up with an agreement on the color and the  
23 texture?

24 MR. BOISVERT: Right now we are proposing  
25 the exact same color and texture as the first

1 Amazon project. We are open to discussing the  
2 color, but right now we are proposing the exact  
3 same wall as the first Amazon project.

4 ACTING CHAIRPERSON JOHNSON: That's not  
5 the first wall.

6 MR. MADRIGAL: It is lighter than that.

7 ACTING CHAIRPERSON JOHNSON: Yes, it is  
8 like bright white.

9 MS. FUDA: It is the same as the other  
10 one.

11 ACTING CHAIRPERSON JOHNSON: Is this an  
12 actual picture of it?

13 MR. MADRIGAL: This is an example but it  
14 is the exact same thing but that is not the  
15 correct color represented there.

16 MS. LEONARD: My two cents is the I like  
17 it better there than what is currently up - if  
18 you wanted my two cents.

19 MR. MADRIGAL: Yes, we do.

20 MS. FUDA: The one we have up is white.

21 ACTING CHAIRPERSON JOHNSON: When I was  
22 originally asked about the noise wall on the  
23 first project, I suggested a pebble sandstone  
24 tan and we ended up with bright white.

25 MS. FUDA: It's creamy.

1           ACTING CHAIRPERSON JOHNSON: Well, if you  
2 look at it with the sun shining on it, it's  
3 pretty bright. Let's shoot for something that  
4 is tan or earth tone. I don't know if the  
5 Ridgewood people have a point they would like  
6 to make.

7           Marcy, is that something - is that  
8 color more agreeable?

9           MS. BRUNNER: Yes, something more earthy  
10 tone.

11          ACTING CHAIRPERSON JOHNSON: Okay, so the  
12 Ridgewood Drive people will be looking for an  
13 earth tone color.

14          MR. BOISVERT: Same texture, just earth  
15 tone.

16          MS. FUDA: It definitely is white.

17          MR. FROSINO: On the computer it looks  
18 white. I think it is partially due to the  
19 screen. We can round some things out.

20          MS. FUDA: This one shows a creamy white.

21          ACTING CHAIRPERSON JOHNSON: We need to go  
22 for something darker.

23          MR. BOISVERT: Yes, we will go earth tone  
24 or tannish - Brown.

25          MS. LEONARD: I've a question. I am unsure

1       when the construction would start coming, but  
2       into daylight hours here in the Northeast you  
3       don't have from 6:00 AM until 8 PM. So, the sun  
4       rises may be at 7:15 or 7:30 and by 5:30 you  
5       are dark. So, during construction what do you  
6       do for lighting if you're going to work until  
7       8:00 PM?

8               MR. BOISVERT:  So, any outdoor  
9       construction probably would not be operating  
10      during the dark. We don't plan on lighting the  
11      site for outside activities. We are hoping all  
12      outside activities will occur depending upon  
13      the time of the year, dusk to dawn. Inside  
14      though we do need to -

15             MS. LEONARD:  I didn't know if additional  
16      lighting would be brought in for outside.

17             MR. BOISVERT:  No.

18             MR. AUBIN:  Let's be clear, I hear a lot  
19      of hopes and maybes. Are we going to have light  
20      kits, or are we not going to have light kits  
21      for exterior work?

22             MR. BOISVERT:  It is not intended.

23             MR. AUBIN:  Okay, so we will have that as  
24      a no on the drawing. No horrible light kits  
25      will be used for construction purposes.

1 MR. BOISVERT: For exterior construction.

2 MR. AUBIN: For exterior construction.

3 MS. LEONARD: When we go exterior  
4 construction, we go dusk to dawn, or dawn to  
5 dusk; whatever you want to call it.

6 MR. BOISVERT: I'm sorry?

7 MS. LEONARD: For exterior construction  
8 during the winter months, should that happen -

9 MR. BOISVERT: It will be dusk to dawn,  
10 sure.

11 MS. LEONARD: Which would severely reduce  
12 your working daytime hours.

13 MR. BOISVERT: For outside activities,  
14 sure.

15 MR. AUBIN: I'm mostly concerned with just  
16 the outside.

17 MR. LABERGE: As long as we are clarifying  
18 things, in terms of the wall - I heard you  
19 mention you have to do your mass grading and  
20 you have to get your foundation in. How do we  
21 tie it so to make sure that it naturally starts  
22 after the foundation and what you think the  
23 duration of the wall of construction would be?

24 I'm sorry, there are three parts to  
25 this question.

1           The third part being - where would it  
2           start and what's the most crucial place to  
3           start the wall? I don't know. I didn't  
4           really follow the wall construction sequence  
5           the last time, but I don't know if they can  
6           start in the middle where might be more  
7           crucial. Your thoughts are potential  
8           commitments on that.

9           MR. BOISVERT: So, we can commit to  
10          starting the wall as soon we can. Obviously  
11          mass grading has to occur. The grading at the  
12          base has to occur. We have to have the  
13          foundation of the wall in. We can certainly put  
14          a note that once the foundation of the wall has  
15          started, continuous construction of the wall  
16          has to occur. We can't sit down for any reason.  
17          We can add that note. Once we start it, we have  
18          to continually construct it until it's  
19          finished. In my professional opinion, it's  
20          about a four-month construction - three or four  
21          months. Also, my opinion is they will probably  
22          start at one end and go to the other because  
23          each one of those kingpins which are the I-beam  
24          that the panel slides in will have to be  
25          continuous. It's all continuous construction

1 starting in the center and going to either  
2 side, but that's my initial reaction.

3 MR. LABERGE: The cure time for the  
4 footing - it's about a seven-day cure?

5 MR. BOISVERT: Yes.

6 MR. LABERGE: So, that will be the first  
7 phase.

8 MR. BOISVERT: Yes.

9 MR. LABERGE: What was your question?

10 MS. FUDA: Once they pour the foundation,  
11 I don't want to be getting phone calls - when  
12 is the wall going up? You have to figure about  
13 a week after the foundation is done that the  
14 wall can start construction.

15 MR. BOISVERT: That is correct.

16 MR. LABERGE: You will have to sequence  
17 that.

18 MR. BOISVERT: We will abide by all  
19 construction protocol and structural integrity  
20 of the materials.

21 MR. LABERGE: Okay, that's fine. I think  
22 those types of notes on the plan would be good  
23 for the Town to be able to indicate that you  
24 are out of sequence at some point.

25 MR. SHAUGHNESSY: On the sequencing or



1 phasing plan would be optimal. I know we're  
2 getting into the realm of contractor means and  
3 methods and understand why you can't answer  
4 directly. How is this project bid? What is the  
5 procurement process for this? Is it design  
6 build? Is it bid build?

7 MR. BOISVERT: There are a handful of  
8 approved contractors that Scanneell has  
9 shortlisted and they are contractors that have  
10 built these types of facilities across the  
11 country. They went out to bid to those handful  
12 of contractors, evaluated the bids and will  
13 make their selection based on that process. It  
14 is not an open bid.

15 MR. SHAUGHNESSY: Maybe there is some  
16 flexibility to try to enforce some of these  
17 notes a little bit more if it's somewhat  
18 controlled.

19 MR. BOISVERT: Oh yes, definitely.  
20 Scannell also has their in-house construction  
21 manager that will oversee the contractor. So,  
22 Scannell will have their own staff on board  
23 overseeing the construction.

24 MR. SHAUGHNESSY: Thank you.

25 ACTING CHAIRPERSON JOHNSON: Did you come

1 up with a design that gives you access to the  
2 back of the wall for doing landscaping?

3 MR. BOISVERT: For maintenance purposes,  
4 do you mean? Yes.

5 ACTING CHAIRPERSON JOHNSON: Well, for  
6 planting purposes. I don't know if you're going  
7 to plant your trees before you put up the wall.

8 MR. BOISVERT: No, we would not do that.  
9 We anticipate access being able to be made on  
10 both ends.

11 ACTING CHAIRPERSON JOHNSON: You're  
12 planning your tree planting to allow for a road  
13 for some sort of small equipment to drive down  
14 between the property line and the wall?

15 MR. BOISVERT: Yes. So, you can see the  
16 wall starts here and the property line is here  
17 (Indicating) and it will create an access road  
18 or pathway if you will for that entering.  
19 Here's the property line here (Indicating). It  
20 does get tight in here, but then it also opens  
21 up as you continue south, as far as the  
22 distance between them. The wall ends here  
23 (Indicating).

24 MR. AUBIN: So, looking at PDFs  
25 electronically it's hard to tell exactly

1 dimension wise, but when you say it's tight,  
2 how close is it between the property line and  
3 the edge of the sound wall?

4 MR. BOISVERT: At its closest point?

5 MR. AUBIN: At its closest point.

6 MR. BOISVERT: 10 feet.

7 MR. AUBIN: So, according to the  
8 landscaping plan, you plan on planting several  
9 evergreens within that 10 feet and some of  
10 those are species that are ultimately going to  
11 grow to 40, 50, 60 feet. Assuming that the root  
12 ball of those is going to probably be something  
13 like a 10-foot radius, based on a 60-foot tree,  
14 that means the root ball is beyond the wall.  
15 So, you're planting this tree on the property  
16 line, or are you planting the tree within your  
17 10 feet -

18 MR. BOISVERT: It would be within the 10  
19 feet of our property line.

20 MR. AUBIN: Okay, so the root ball is  
21 going to grow beyond your wall.

22 MR. BOISVERT: Potentially.

23 MR. AUBIN: The trees are closer to the  
24 wall than 10 feet, the root ball is likely  
25 going to get bigger than 10 feet in radius - 20

1 feet in diameter based on a tree canopy of an  
2 Eastern Hemlock or some of these other spruces.  
3 So, to me it's sort of like your setting these  
4 trees up to not be able to really be mature.  
5 They're probably going to prematurely die based  
6 on the fact that they are right up against this  
7 wall. I think there still needs to be space  
8 there, or possibly if there's any way you can  
9 gain a little bit more land in order to have  
10 more space between that sound wall. Having 10  
11 feet to the property line -

12 MR. BOISVERT: A landscape strip of 10  
13 feet is quite common and it's only for a short  
14 period of distance over that entire 1,500-foot  
15 wall.

16 MR. AUBIN: How far is that?

17 MR. BOISVERT: Where it's only 10 feet  
18 wide?

19 MR. AUBIN: Yes.

20 MR. BOISVERT: We'll have to get back to  
21 you on that. I personally don't have an issue  
22 with a 10-foot landscape strip. That's pretty  
23 common.

24 MR. AUBIN: If it were for just shrubs or  
25 ornamental trees, I would say for sure.

1           MR. BOISVERT: We can review the species  
2           because the wall is only 20 feet. If these  
3           trees go 40, 50, 60 or whatever, we will spec  
4           on something that won't go that high because  
5           the intent is to provide screening for the  
6           wall.

7           MS. LEONARD: I think it would be worth  
8           having a discussion of knowing the entire  
9           length of the wall - she brought up a very good  
10          point that I didn't think about. Maybe in the  
11          tightest of areas, maybe we omit some trees but  
12          going one step further is as these trees start  
13          to grow, you are going to be maxed out on space  
14          and then these trees are going to reach over  
15          into other people's property which in any other  
16          instance in a neighborhood you own from the  
17          ground straight up so you have every right to  
18          cut the tree if they felt as though it was  
19          invading on their space. However, it most  
20          likely will be notable and worth a conversation  
21          if the landscaper, or Scannell or Amazon is  
22          spending all of this money - 353 evergreens was  
23          my latest count that we are setting them up for  
24          success. The width distance between the wall  
25          and the property line will be important not

1       only for number one, planting, but number two,  
2       I would assume the landscape contractor is  
3       going to take over and is going to at some  
4       point whether it's once a year or twice a year  
5       or three times a year maintain down in this  
6       area. So, you don't want them navigating on  
7       other people's property in the tightest of the  
8       spaces either, right.

9               MR. BOISVERT: Sure. We will show a  
10       maintenance path, if you will, on the other  
11       side of the wall and we can show a blow-up  
12       section of where the wall and the property line  
13       are its closest and show you how everything can  
14       fit. Trimming up the number of plantings in  
15       that 10-foot section - we can certainly do  
16       that. As I say, we can think of a different  
17       tree that would survive because we only need to  
18       go to 20 feet.

19              MR. AUBIN: Yes, I think having a section  
20       - because there's also the retaining wall  
21       there. So, there's quite a bit of an elevation  
22       change from the parking lot where you have the  
23       retaining wall and then you've got the sound  
24       wall and then the plantings on the other side.  
25       So, it would be interesting to see that in sort

1 of in a section view at the most extreme sort  
2 of closest point of the property line to the  
3 sound wall and the closest point between the  
4 sound wall and the retaining wall.

5 MR. SHAUGHNESSY: Also, as we were  
6 discussing earlier, how this sound wall  
7 foundation interacts with the retaining wall  
8 and its foundation. We might want to  
9 incorporate that into a section, too.

10 MR. BOISVERT: There would be two separate  
11 structurally independent walls. We don't want  
12 to connect the two.

13 MR. AUBIN: Understood but, it's a matter  
14 of we would like to see what the thoughts are  
15 on how they are interacting.

16 MR. SHAUGHNESSY: Because the lateral load  
17 on that wall is going to force the retaining  
18 wall to be rotating. The retaining wall is  
19 going to have to be pretty stiff.

20 MR. BOISVERT: Or we extend the foundation  
21 like the noise wall down past

22 MR. SHAUGHNESSY: Okay.

23 MS. LEONARD: So, I will keep going. I had  
24 a really good conversation today with Matt from  
25 the architectural group. We spoke for maybe

1 about a half-hour. We went to the plans, I was  
2 very receptive and pleased to see the change of  
3 plans.

4 I think that he actually went to the  
5 FedEx location that I spoke of last meeting.  
6 He looked around. He incorporated many of  
7 the plans that you see there into the new  
8 plans for this. There are several items --  
9 not several, but there are enough items on  
10 the new list where they could be difficult  
11 to get as far as availability goes. Not only  
12 has Covid affected everything else, but they  
13 have also affected plants, believe it or  
14 not. Matt and I talked about -- I'm not sure  
15 because I'm fairly new to this Board -- how  
16 this is supposed to work. Is there any way  
17 from the Board to the architectural group to  
18 the landscaper -- is there anywhere that a  
19 clause could be put in that if you can't get  
20 a specific plant, then it is okay to go off  
21 the map?

22 MR. LABERGE: I would just suggest that on  
23 the planting schedule that we have an alternate  
24 for nonavailability. If there is a preferred  
25 plant, that's the primary and then list one and



1 perhaps even a second alternate right on the  
2 planting schedule. Let's say we can only get  
3 100 of a species and we may still need 200 of a  
4 different species. That would be the way I  
5 would recommend the applicant handle your  
6 comment.

7 MR. BOISVERT: That's fine.

8 MS. LEONARD: Specifically, I came up with  
9 387 Happy Return Daylilies. That's a lot of one  
10 plant. Again, having alternatives - and I will  
11 go back and work with Matt and if Matt is not  
12 available I can work with Bridget on some  
13 alternatives that in case of this, we can go to  
14 that.

15 MR. BOISVERT: That's just a note on the  
16 plans. That's correct.

17 MS. LEONARD: I would also like to take  
18 this just one step further. I too am very  
19 curious as to some of the things that Marci  
20 Bruner has brought up this evening. It has been  
21 on my list to vocalize. So, for me I was not on  
22 the Planning Board when the first Amazon came  
23 through. I was very loud in the community - not  
24 only on my Facebook posts, but in person here  
25 in support of having Amazon in our community,

1 but also using local contractors. Being in the  
2 industry that I am in, I was very happy to know  
3 that a landscaper was chosen - very locally  
4 within one mile of Amazon - to have the  
5 contract of initial install. The current  
6 contractor, who I happen to be friends with,  
7 had a place in Rensselaer County but is an  
8 Albany County business and I was wondering why  
9 we didn't keep the business in Rensselaer  
10 County, number one. Number two, it became  
11 apparent to me that he is a subcontractor to  
12 the national contract is out of Illinois. As a  
13 very big supporter of the first Amazon to use  
14 local businesses - local small business, I was  
15 very surprised to see that it wasn't kept in  
16 the neighborhood. So, I am wondering for this  
17 project what the commitment level would be to  
18 keep things local.

19 MR. BOISVERT: Well, that is the preferred  
20 alternative, for sure. There could be several  
21 reasons why a local may not be selected - not  
22 to mention price, but schedule availability.  
23 There are a lot of things that go into a  
24 contractor selection. I know that is Scannell's  
25 first priority. Their general contractor has to

1       abide by that.

2               As I mentioned earlier, Scannell will  
3       have a construction manager on site from the  
4       start. Actually there is a construction  
5       manager already engaged on this project.

6               MS. LEONARD:  However, the landscape  
7       contract is out of a national organization in  
8       Illinois. So, the contractor that is used  
9       locally - although it is a local business, it  
10      is smoke and mirrors.

11              MR. BOISVERT:  Well, the local contractor  
12      that you are saying that actually did the work  
13      was local.

14              MS. LEONARD:  For the initial install. The  
15      maintenance and the snowplowing is with A&J out  
16      of Albany and is paid by a national contractor  
17      in Illinois. Not directly from Amazon and not  
18      directly from Scannell. So, it is a  
19      subcontractor. So, to me, and it may be the way  
20      that Amazon does their business, maybe they are  
21      so large that they have a national contractor  
22      for many different things but I am wondering  
23      because I did stand up and I did make it very  
24      clear of how wonderful this would be for our  
25      school district and our local contractors and

1 our small businesses. Is this typical of how  
2 it's going to be with this project?

3 MR. BOISVERT: If I just clarify for just  
4 a moment - are you referring to a construction,  
5 or property maintenance after it's built?

6 MS. LEONARD: Both.

7 MR. BOISVERT: So, for construction -

8 MS. LEONARD: The initial was local. Joe  
9 McGrath had the contract. Wonderful. He was a  
10 local guy that was in Schodack. He has a great  
11 business. Joe McGrath no longer has the  
12 contract. The contract is a three-year  
13 contract, if I'm correct -

14 MR. BOISVERT: For maintenance.

15 MS. LEONARD: A&J which is through the  
16 company in Illinois. So, is that typically how  
17 it is done - that this home base, whoever may  
18 be -- I don't know who it is in Illinois - what  
19 will they be subcontracting out the maintenance  
20 part of this, or the new landscaping install of  
21 this, or is it really going to be given to  
22 local businesses and not as a subcontractor per  
23 se? Will someone directly be working with  
24 Scannell, or will somebody directly be working  
25 and be paid through Amazon?

1           MR. BOISVERT: For the property  
2 maintenance piece of it, no. That is all due to  
3 the lease between Scannell and Amazon. That's  
4 an Amazon responsibility. But construction,  
5 yes.

6           MS. LEONARD: Okay, so there is two  
7 separate animals.

8           MR. BOISVERT: That is correct. Oh, yes.

9           MS. LEONARD: So, that interests me that  
10 Marci brought it up tonight. I went off on  
11 that.

12           The next thing is I actually drove  
13 through Amazon for the very first time  
14 today. I am trying to get up to speed on all  
15 of this. This is a lot for me. This is a  
16 very big project for me, being new on the  
17 Board.

18           The landscaping - first the lawn is  
19 extremely high. It has been very rainy, so I  
20 will let that pass.

21           The second thing is: There are several  
22 dead plants along the building and within  
23 the property line with some of the trees.  
24 What is the remedy for that? Is that the  
25 landscaper? Is he currently doing the

1 maintenance? If you go back on the initial  
2 install -- I don't know how long the  
3 warranty period is, but I'm just curious  
4 because it's a beautiful building but the  
5 landscaping is subpar right now.

6 MR. BOISVERT: So, there is a guarantee  
7 warranty on the landscape. That responsibility  
8 - in my understanding that falls on Amazon.  
9 There is a contact now that Nadine has at  
10 Amazon to correct those issues.

11 MS. LEONARD: So, outside the warrantee.  
12 Which typically is one year -

13 MR. BOISVERT: No, these are longer. We  
14 went probably two years on the first one.

15 MR. LABERGE: If I could interject. It was  
16 part of the Planning Board approval that the  
17 applicant on the previous project and one of  
18 our comments on this project is that there be a  
19 five-year landscaping bond basically with money  
20 put up to replace things that die.

21 I guess one of the things I heard  
22 Stephanie say was that - I think you're  
23 asking what the process is. One of the  
24 things we might also want to specify is the  
25 frequency as to the replacement. Obviously

1       there are good planting seasons at least  
2       twice a year, if they're not irrigated. That  
3       might be something to discuss on this  
4       project. We can just review that with the  
5       applicant, or whoever might be - the  
6       developer. The responsible party, we will  
7       call it. We will do that at the appropriate  
8       times in preparation so we can catch those  
9       good planting seasons. Maybe at the end of  
10      March or April through May - type of  
11      transition and then again in August or  
12      September for the fall planting. That might  
13      just be a good thing to condition this on  
14      because I think that's one of the issues is  
15      that when things do die it makes no sense to  
16      replace an evergreen in July because it  
17      probably will die again. So, the first part  
18      of that is: Is there any process that  
19      Scannell is using or Amazon is currently  
20      using at ALB1 that they would propose  
21      similar to what I just said for this  
22      project?

23           MR. BOISVERT: We will have to get back to  
24      you on that.

25           MR. LABERGE: Okay otherwise, I would just

1        default to something like I just said. The Town  
2        is holding funds in terms of an escrow account  
3        to make sure that gets done. That is a last  
4        resort. In other words, we are going to hold  
5        those funds for the entire five years but still  
6        the applicant's responsibility is to replace  
7        them. If push comes to shove and they don't, we  
8        can access that money and do that.

9            MS. BAKNER: Let us propose a schedule for  
10       inspection on an annual basis and for  
11       replanting and then you'll know by such and  
12       such a date it will be done.

13           MR. LABERGE: Twice a year.

14           Would you agree, Stephanie?

15           MS. LEONARD: Yes, I think that's  
16       acceptable.

17           MR. LABERGE: Okay.

18           ACTING CHAIRPERSON JOHNSON: Then, there  
19       should be some way of following up beyond the  
20       five years on plantings that maybe go in on the  
21       third year or the fourth year. If you end  
22       everything right at the fifth year, you've  
23       still got a lot of time for the plants to die.  
24       You really want to have the entire landscape  
25       plan established and growing at the end of the



1 five years when you give up the bond. I don't  
2 know how we can extend it to cover that, but  
3 let's not have the dead trees replaced at the  
4 end of the fourth year and then have them die  
5 again and not have any way of getting them  
6 replanted or replaced.

7 MR. BOISVERT: For this application, as  
8 suggested, we will put a note on the drawings  
9 that there will be - a biannual inspection and  
10 then appropriate replacement at the appropriate  
11 time of year to maintain survival. We can just  
12 probably say no planting in July and August.

13 MS. LEONARD: Believe it or not, that's  
14 one of the best times to plant but I think  
15 maybe May or September. Obviously, you do lose  
16 things mid-summer if there is no irrigation,  
17 but maybe you can catch the things that maybe  
18 didn't make it through the winter and then  
19 September you can catch the things that didn't  
20 make it through a hot dry summer; whatever the  
21 cases. I think that would be a safe assumption.

22 MR. BOISVERT: We will add a couple notes  
23 to the drawings.

24 MS. LEONARD: Thank you.

25 ACTING CHAIRPERSON JOHNSON: Do you have

1 any more?

2 MR. BOISVERT: That's all I had.

3 ACTING CHAIRPERSON JOHNSON: I'm not  
4 exactly sure what we are supposed to be doing  
5 tonight, but it seems like we are trying to get  
6 everything in line so we can do approvals in  
7 the near future.

8 It seems like DOT - do we know where we  
9 stand on signals? One thing I didn't mention  
10 on signals which I think I told Rich was:  
11 Are we putting in pedestrian buttons that  
12 the crosswalks?

13 MR. BOISVERT: Yes, we are. It's a  
14 signalized pedestrian crossing.

15 ACTING CHAIRPERSON JOHNSON: So, DOT is  
16 going to have to provide us with approvals for  
17 the driveways, for the widening for the  
18 reconstruction and also for the work on the  
19 signals.

20 MR. BOISVERT: So, we have to go through a  
21 highway work permit for the DOT which is a  
22 lengthy process. What we have from DOT is a  
23 SEQRA approval. They have agreed that our  
24 traffic study is acceptable and they have also  
25 agreed in concept that the mitigation as well

1 as a scenic concept design of the two  
2 driveways, the left turn lane that we are  
3 adding on route -- they have seen the plans  
4 that you have that also shows in concept the  
5 signals, the left turn lanes, the pedestrians  
6 crossings. So, they have approvals in an email  
7 to us.

8 The next step is actually - we need  
9 site plan approval before we can go and fill  
10 out a highway work permit because we won't  
11 get a highway work permit without site plan  
12 approval. So, we are as far along as we can  
13 go with DOT at this point. All the details  
14 that you are referring to will be designed  
15 and coordinated with DOT before they issue a  
16 permit. We have their SEQRA approval for  
17 this Board.

18 ACTING CHAIRPERSON JOHNSON: Okay, and  
19 then it was the wetland delineation review - is  
20 there something that they need to approve  
21 before we can -

22 MR. BOISVERT: So, we did a follow-up  
23 meeting with the Corps and the Army Corps of  
24 Engineers agreed with our wetland delineation  
25 and also agreed with the isolated wetlands that

1 are on site. So, we have and are currently in  
2 the process of just confirming that in writing  
3 but we have a meeting that occurred with our  
4 wetland specialist.

5 ACTING CHAIRPERSON JOHNSON: And we can  
6 proceed with that.

7 MR. LABERGE: On this site I have been  
8 through it three other times, so I have seen  
9 Army Corps letters signing off with a wetland  
10 issues and they have not changed. I am  
11 comfortable with it, yes.

12 ACTING CHAIRPERSON JOHNSON: Okay, and  
13 then we have Resolutions. It seems that Rich  
14 mentioned that it might be difficult to get all  
15 the Resolutions approved or ready for approval.  
16 Are we proceeding on the plan of doing actual  
17 approvals next week, or are we waiting for  
18 Resolutions before we can go to that step?

19 MR. LABERGE: In terms of timing, there  
20 would be a lot of drafting to do this week to  
21 do things. We have some information to get back  
22 in from the applicant about the things we  
23 talked about tonight. I guess it would be my  
24 preference, but I won't speak for Chris but we  
25 would have to have the actual drafts available

1       for the Board's review and then to consider  
2       that, you have those available. I'm not going  
3       to say if it can all be done or not. I am  
4       available this week to work my part of the job  
5       working with Chris and such. It might be  
6       feasible. If the Board is comfortable with  
7       everything we have discussed, and doesn't see  
8       any issues from either a SEQRA perspective or a  
9       site plan perspective, we can certainly try and  
10      have everything done.

11            ACTING CHAIRPERSON JOHNSON:  So, Chris,  
12      what do you have to say about that?

13            MR. LANGLOIS:  For those members who were  
14      involved in the 2018 application for the  
15      original Amazon project, you might remember  
16      that there were three documents that the  
17      Planning Board approved. One was under SEQRA.  
18      It was a determination of significance for that  
19      project. It was an neg dec. It was about a 30  
20      page single-spaced document if I remember and  
21      then there was an individual site plan approval  
22      that was issued and then a special permit under  
23      the Water Quality Control Law. So, all three of  
24      those written documents need to be prepared  
25      based on the information that has been

1 submitted and reviewed. Your next Planning  
2 Board meeting is Monday the 19th, I think,  
3 right? That is a week from tonight?

4 MS. FUDA: That is a week from tonight.

5 MR. LANGLOIS: We can certainly work on  
6 preparing those and again, it's going to depend  
7 on two things: Will the documents be ready in  
8 final form for Planning Board Member review and  
9 how much time do the Planning Board Members  
10 want to take reviewing those before you act on  
11 them? Again, as Rich said we will make  
12 ourselves available this week to work to try to  
13 get those documents ready. If the Planning  
14 Board is looking to issue approvals on Monday,  
15 we will do everything we can to make that  
16 happen without any guarantees. If the Planning  
17 Board Members feel they may not be ready next  
18 Monday, then we would be looking toward the  
19 first meeting in August.

20 ACTING CHAIRPERSON JOHNSON: I'm not  
21 exactly sure how much we are going to be able  
22 as a Board - we are going to be reviewing the  
23 Resolutions. I go through them and I can pick  
24 out minor things, but I'm not really there to  
25 come up with anything new in a Resolution. So,

1 if the attorney for the applicant and our  
2 attorney can prepare these documents and have  
3 them ready for us for our packet on say  
4 Thursday afternoon or Friday morning -

5 MS. FUDA: This Thursday, the 15th?

6 ACTING CHAIRPERSON JOHNSON: Well, it's  
7 tot to be before the weekend. You can't give it  
8 to us on Monday afternoon.

9 MR. LABERGE: No, that's a little too much  
10 for me. It would be hard to read Monday  
11 afternoon. I think we would have to have things  
12 done by Friday if the Board is going to  
13 consider any action on Monday.

14 MS. FUDA: Then, you have August 2nd which  
15 is the next meeting. We've a meeting on the  
16 19th and then August 2nd.

17 ACTING CHAIRPERSON JOHNSON: So, what's  
18 the feeling of the Members? Would you prefer to  
19 wait until August 2nd?

20 MR. SHAUGHNESSY: Yes, I think you're  
21 trying to cram in too much in less than a  
22 week's time now, essentially.

23 ACTING CHAIRPERSON JOHNSON: You're  
24 talking about four days.

25 MR. BOISVERT: From the applicant's

1 perspective, first of all I thank you very much  
2 for coming out on a special night tonight. If  
3 at all possible, if we could work diligently  
4 this week to try to get you what you need when  
5 you need it in order to be prepared for a  
6 potential approval next week, we greatly  
7 appreciate it. Amazon is anxious to get going.  
8 We will work diligently. We will do whatever we  
9 need to do to make you satisfied.

10 ACTING CHAIRPERSON JOHNSON: So, is this  
11 going to be basically rehash of the first  
12 Amazon for the Resolutions - 90% of what goes  
13 into the Resolutions is the same as the first  
14 Amazon project and they're just doing an  
15 update?

16 MS. FUDA: That's a question for Chris.

17 MR. LANGLOIS: Let me maybe weigh into  
18 that question this way. The projects are  
19 similar, but they're different. It's not going  
20 to surprise me if a lot of the format and  
21 overall content are similar because they are  
22 similar applications for similar type of use,  
23 but the details are going to be different.

24 For example, the traffic impact  
25 analysis and layouts are different for this



1 application than they were three years ago.  
2 The specific features for this project in  
3 terms of the sound wall and its length and  
4 its height - there are differences and we've  
5 got a lot of information from the applicant.  
6 We're not starting from scratch. There is  
7 some precedent for this type of a project in  
8 front of the Planning Board, but at the same  
9 time it has to be uniquely tailored to this  
10 particular project. The answer is yes and  
11 no.

12 MR. BOISVERT: I also just want to remind  
13 you that this particular property had two  
14 previous sales distribution centers approved  
15 for this exact property. So, to the attorneys  
16 point, there are previous Resolutions for this  
17 property for sales distribution centers. Again,  
18 it has to be tailored to the specific project.

19 ACTING CHAIRPERSON JOHNSON: So, could  
20 there be some sort of a checklist that could be  
21 provided to the Planning Moard Members of which  
22 parts of these Resolutions they should be maybe  
23 looking at a little more closely and not have  
24 to go through the entire -

25 MR. LABERGE: I will volunteer to

1 highlight them - to make color copies for you.  
2 Certainly there are areas as Chris said - all  
3 of our SEQRA documents and site plan decisions  
4 and water quality control permits have kind of  
5 followed a format here. There's a lot of  
6 information, but I guess really the important  
7 part of the answer is in some of the - there  
8 are key paragraphs. I jokingly said that I  
9 would highlight it, but I certainly would mark  
10 up a copy if the Board - if nothing else, they  
11 would be Rich's highlights. The whole document  
12 is important.

13 MR. LANGLOIS: I was going to say, Rich,  
14 in my office we'll be drafting these documents  
15 but at the end of the day these are Planning  
16 Board approvals. However you're going to vote  
17 on the motion to approve or disapprove, each  
18 Planning Board Member needs to be familiar with  
19 what the document is, what the content is and  
20 what they are approving. Again, Rich may be  
21 able to highlight more important areas than  
22 others, but at the end of the day each Member  
23 is going to have to familiar with the overall  
24 content and comfortable with it. If you're not  
25 comfortable with it, if there something you

1 want changed or something of question about,  
2 you would let us know and we would address  
3 that.

4 ACTING CHAIRPERSON JOHNSON: So, we're  
5 talking Friday morning or Thursday afternoon?

6 MR. LABERGE: Believe me, I would like to  
7 have it done as soon as possible so I don't  
8 know. I think we can get drafts in place based  
9 on all the information that we have in hand and  
10 we can put drafts together. Often times what I  
11 typically do when I'm drafting stuff is tonight  
12 there was a lot of information that is still  
13 forthcoming for the Board - the actual  
14 documents or such. I tend to make a list of  
15 everything that we have to have in hand as I'm  
16 drafting that type of document and then we have  
17 to wait for the submittals.

18 To answer your question, Friday would  
19 be the deadline. It's the absolute deadline  
20 for you guys. If you don't have it on Friday  
21 how can you spend your weekend looking at  
22 Planning Board documents?

23 MR. AUBIN: Is there a compromise here?  
24 We've got three Resolutions that we're  
25 basically going to be weighing-in on; one being

1 the SEQRA determination which is a fairly  
2 weighty part of this process. I would suggest  
3 that maybe we take on that part of the process  
4 at the next meeting and maybe hold off on full  
5 approval until the August meeting.

6 MR. LANGLOIS: The only issue with that is  
7 that if there's a document production which is  
8 going to take up the most amount of time is  
9 probably your SEQRA determination. It's the  
10 longest of the three things you will be doing.  
11 So again, we can aim and target Monday but it's  
12 still 80% of the job - is what I'm saying.

13 MR. AUBIN: Understood.

14 MR. SHAUGHNESSY: It's not just the  
15 Resolutions that we have to address and review,  
16 but it's also the myriad of comments that are  
17 still out there that are un-responded to yet.  
18 Rich has a letter of 50-some comments and we've  
19 got a series of significant comments tonight.  
20 Anyone who is willing to work as diligently as  
21 they want to - I guess we can play it by ear. I  
22 guess I'm a little skeptical that it's going to  
23 come together by Monday, if I may be so bold.

24 MR. AUBIN: I'm in agreement with that.

25 MR. SHAUGHNESSY: You are free to attempt

1       it. We can make our decision and play by ear.  
2       I'm not looking at it from a Resolution  
3       standpoint. Obviously, they are very important  
4       and they are the legal part of getting this  
5       approval, but there's still a lot of  
6       engineering-type comments that have not been  
7       resolved yet that are on their way to being  
8       resolved and I'm sure they will be resolved,  
9       but I'm just not sure we can have it all  
10      together in time to really look and review it  
11      and be satisfied.

12           MR. LABERGE: To Jim's point, we also have  
13      to do kind of a final or second final review  
14      letter and I expect there would be some  
15      outstanding items that would become conditions  
16      of approval. Our letter of July 7th - many of  
17      those comments are SWPPP related or about half  
18      of them and they are highly technical. I have  
19      confidence they will be resolved.

20           The other comment I think we touched on  
21      here tonight at least a handful of them -  
22      still some of my other comments are recitals  
23      so we don't forget that we need a site plan  
24      we need a water quality control - - it is  
25      still subject to SEQRA. Again, that is on

1 the applicant to do. I think playing it by  
2 ear is good and I think what Chris and I  
3 said - I don't speak for you, but we would  
4 work -- I did allocate some time this week  
5 and we can work and try to get it done and  
6 if it pulls together, it does and if you  
7 don't have it by Friday, we go from there.

8 MR. BOISVERT: The applicant will work  
9 diligently. We actually met with Rich's team  
10 today on this comments.

11 MR. SHAUGHNESSY: We will certainly review  
12 anything that is put in front of us. I just did  
13 not want to over-commit ourselves to something  
14 that may not work out - as long as you guys are  
15 aware of that.

16 ACTING CHAIRPERSON JOHNSON: Are there any  
17 other steps that we have to take tonight?

18 MS. FUDA: No.

19 ACTING CHAIRPERSON JOHNSON: Nadine says  
20 no she wants to prepare for her 7:00 meeting.

21 I hope we have done something to  
22 progress the project, but I'm not going to  
23 guarantee we're going to be ready for next  
24 week. It's up to you. We still have work to  
25 do and after we get what you are preparing,

1 we will see what happens and we will look at  
2 it all next week on Monday.

3 MR. BOISVERT: That sounds good and we  
4 thank you again very much for coming out on a  
5 special night.

6 ACTING CHAIRPERSON JOHNSON: Okay, thank  
7 you.

8 We need a motion to adjourn.

9 MR. AUBIN: So moved.

10 MR. SHAUGHNESSY: Second.

11 ACTING CHAIRPERSON JOHNSON: All in favor?

12 (Ayes were recited.)

13 Opposed?

14 (There were none opposed.)

15

16 (Whereas the above entitled proceeding  
17 was concluded at 6:24 PM)

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## CERTIFICATION

I, NANCY L. STRANG, Shorthand Reporter  
and Notary Public in and for the State of  
New York, hereby CERTIFIES that the record  
taken by me at the time and place noted in  
the heading hereof is a true and accurate  
transcript of same, to the best of my  
ability and belief.

Date: 7/16/21

Nancy L. Strang  
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