

**PLANNING BOARD MEETING – NOVEMBER 7, 2022
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:05 p.m.**

PRESENT

**Denise Mayrer, Chairwoman
Wayne Johnson, P.E.
John LaVoie
Stephanie Leonard
Lawrence D'Angelo
Andrew Aubin, P.E.
James Shaughnessy, P.E.
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer
Melissa Knights, Planning & Zoning Office**

MEMBERS ABSENT

APPROVAL OF DRAFT MINUTES — September 19, 2022

Johnson moved, LaVoie seconded that the minutes be approved as amended, as the official minutes of this meeting.

6 Ayes. 0 Noes. Motion carried.

Ayes: D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Abstain: Aubin

APPROVAL OF DRAFT MINUTES — October 3, 2022

LaVoie moved, Shaughnessy seconded that the minutes be approved as amended, as the official minutes of this meeting.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

PUBLIC COMMENT

NONE

Recommendation to ZBA

Valerie Feldman

Z810-22/RA/189.-7-15

2342 Payne Road

Proposed - Area variance Fence 4.5' front yard

Valerie Feldman, applicant was present for this meeting.

Ms. Feldman stated she is seeking a recommendation to the zoning board to construct a simple 4 and $\frac{1}{2}$ foot high privacy fence about 18 to 20 feet from the road. there is a preexisting 4 ft. tall fence around the sides and back of her home.

Mr. Johnson asked about the fence with the wood post and netting.

Ms. Feldman stated the fence on the adjacent properties is on old pig fence.

Mr. Johnson asked what was the final fence going to look like.

Ms. Feldman stated a couple of horizontal pieces of wood.

Mr. Johnson thought that we really shouldn't be making a recommendation to the ZBA, he recommends a no recommendation.

Mr. Shaughnessy asked if there was a code for distance and height.

Ms. Knights stated yes for distance from the property line and height.

Ms. Feldman stated there it will be slatted for visibility but also for privacy do to some neighbors and the security of her dogs.

RECOMMENDATIONS TO THE ZBA

Johnson moved; Aubin seconded a **"NO RECOMMENDATION"** to the Zoning Board of Appeals.

7 Ayes. 0 Noes. Motion carried

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

Site Plan / Special Permit

Mirabito

2022-21/LB/210-7-41.15 & 41.16

16 Business Blvd.

Proposed - Office & Bulk Propane Plant

Stacy Silvers, Hiltz Propane Systems was present for this meeting.

Mr. Laberge spoke about his letter dated November 2 2022. (See below). The board needs to go through site plan approval and there is a special permit needed for the outdoor storage of fuel, and a special permit under the water quality control act. The applicant had a response letter, and the highlights of his letter are #6 on screening of the tanks, #12 water quality regarding - aquifer protection, well head protection zone from the well at

Pine Haven. As well as cleaning up the site and try to get some areas with impervious storage areas with concrete or asphalt. All these things need to be on the plan.

Ms. Silvers asked about the 100-year flood plain. After her research she believes this is a zone 'C' so they will do all the items listed in #12, she doesn't feel that #4 is applicable.

Mr. Laberge, he suggest to Ms. Silvers to submit something that shows her findings for the town records and to copy his office. the water quality control act is to protect the aquifer, there is a lot of storage around the site such as tanks, old vehicles, and things like that, it should at this point just be cleaned up as part of this approval process.

Mr. Johnson asked about #10 on the Laberge letter. Fire safety and working with all the fire companies, it stated only Tom Davis was contacted back on May 13, 2021. It was discussed notifying all the fire departments to arrange having them trained on the ways to fight a propane fire.

Ms. Silvers stated correct she spoke to Mr. Davis and through him she was able to get identification on the fire hydrants, water flow in the area, Mirabito has also stated they will send personnel from the local fire departments to the NYS Academy of Fire Science in Montour Falls, NY. It's a 1 or 3 day training they can attend. So the plan is to reach out to all the fire departments and offer the training.

Mr. Johnson asked if the training is done before the installation of the tanks.

Ms. Silvers stated it is usually done during or after the installation so they can see firsthand how to shut everything down and work devices on the site.

Mr. Johnson stated you should put some of this information on paper and submit it for our files.

Mr. Laberge stated it would be good to share the site plan with the fire companies and keep a paper trail of all the correspondence between you and the fire chiefs. Noted that this is an unlisted action and we need to do a vote to seek lead agency.

Aubin Moved, LaVoie seconded to seek lead agency status

7 Ayes. 0 Noes. Motion carried

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

Laberge Letter dated November 2, 2022

Re: Sketch Plan Review

We are in receipt of the following for the above referenced application:

- Site Plan / Special Permit Application signed by the applicant Brett Hughes, Owners Representative for Mirabito Holdings, Inc.
- Short Environmental Assessment Form, Part I-Project Information signed by the proposed tank installer's representative Stacy Silvers, Hiltz Propane Systems, on September 2, 2022; and
- A "System Layout" Drawing No. 2021029-L1 as prepared by Chesmont Engineering at reduced not to scale, dated August 31, 2022.

This project is proposing to supplement its retail operations with the installation of two 30,000-gallon liquid propane gas (LPG) storage tanks and appurtenances for the temporary storage and retail sale of LPG. The project necessitates site improvements such as a gravel pad, fence enclosure and site bollards to protect tanks and equipment from accidental vehicle damage. The applicant has indicated that the use will be within the 100-year flood plain. With this in mind, we offer the following comments on the materials submitted and on the requirements of applicable Town Local Law: §218 Flood Damage Prevention; Zoning §219; and §223 Water Quality Control:

1. The project requires:
 - a) Site Plan Approval.
 - b) Special Permit for Outdoor Storage of Fuel.
 - c) Special Permit for WQCA.
2. The project is an Unlisted Action under SEQR and as such the applicant submitted Short Environmental Assessment Form is appropriate for the project.
3. That the project is an allowed use under the zoning code as a Retail Store. A review of Zoning Attachment 6, District HC Highway Commercial indicates that uses in District LB Local Business are permitted.
4. The applicant has indicated the project is to be located within the 100-year flood plain. We suggest that the applicant first confirm that the project is within the 100-year flood elevation of the Vlockie Kill and if so, provide the following information as required by Zoning §218 Flood Damage Prevention:
 - i. The project's impact on the flood plain.
 - ii. A hazard assessment and mitigation plan.
5. The height of the system should be clearly stated on the plans and shall not exceed 45 feet per Zoning §219 Attachment 10:1.
6. Zoning §219-72-A (20) applicable to outdoor storage of fuels and equipment requires these to be screened from the public row and boundaries of the lot by a minimum eight-foot solid wall or fence and that materials shall not be stored so as to exceed the height of the fence. This may require that the project to install a privacy fence higher than eight feet in order to screen the top of the storage tanks on their

pedestals. The addition of vegetative screening in front of the fence should be considered.

7. A paved apron from Business Boulevard a minimum of 50 feet into the site should be provided to reduce the potential displacement of gravel from turning vehicles and discharge of gravel on to the roadway.
8. Additional gravel pad area should be proposed to allow vehicle maneuvering to remain contained on the gravel surface without encroaching onto adjacent lawn areas.
9. The plan provides several options for protection of the system per National Fire Protection Association (NFPA) Liquefied Petroleum Gas Code 58. The applicant should indicate the sole protection to be provided that agrees with the plan view provided. Other notes should be removed.
10. The applicant should seek the Fire Department's project review input and propose appropriate mitigation to their concerns. A copy of the Fire Department comments should be submitted to the Town and this office. The applicant should consider proposing to provide for the Department's training and education at the NYS Academy of Fire Science so the Department will be properly prepared for propane storage emergencies.
11. The applicant should confirm that sufficient fire flow is available at the hydrants to provide tank cooling and fire suppression during an emergency. Supplemental water supply may be necessary.
12. Water Quality Control §223 Plate 1: Aquifer Protection Zones indicates that the project is located within the Schodack Terrace Aquifer and is also located within the Well Head Protection.
 - a. The applicant should amend the proposed project to include an impervious area with adequate stormwater containment and treatment for petroleum and metals deposition from all vehicle storage and other operations. The site plan should show specific impervious areas for storage of all vehicles, propane tanks, and other materials stored outside on the site. Areas outside of these impervious areas should be reclaimed with topsoil, fertilizer, and seed.
 - b. The map, per 223 Attachment 2, A, 4, c should be prepared, signed, and sealed by a licensed professional engineer.

Site Plan / Special Permit

Nadide's Eatery

2022-29/HC/178.-12-11

1607 Columbia Tpke

Proposed - Restaurant and Drive Through

Tony Trimarchi, applicants' friend, was present for this meeting.

Mr. Trimarchi stated he is with IBL Engineering, Mr. Ipek owns 1607 Columbia Tpke. formally owned by Ms. Lisa Fountain. Mr. Ipek would like to open a new eatery the only difference is they are looking to have a drive thru which was approved before but was never used. The side door at the restaurant would let all the cold air into the eating area and disturbed the customers, so a drive thru would be a good idea. They would like to change the face of the restaurant and make it look nice. All the food preparation will stay the same, they are also looking to install a handicap bathroom for the customers the current facilities is through the kitchen and is not safe for the patrons to walk through.

Mr. Johnson stated the plan they have does not show the parking or the drive thru it is just the building. We need an updated plan.

Mr. Trimarchi stated the parking is going to stay the same as for the prior business. He will come back with an updated site plan and make sure to add and show the parking and the drive thru.

Site Plan / Special Permit

Lindemann Solar
2729 Brookview Road
Proposed - Ground Mount Solar

2022-30/RA/177.-8-7.1

Ben Potiker, PlugPV LLC, was present for this meeting.

Mr. Potiker his company is looking to construct a ground mount solar array at 2729 Brookview Road, the Lindemann property 9.6 Kilowatts, 24 panels, asked for questions from the board. He went over the site plan for the property, discussing the distance for the proposed solar array from the house and the property lines.

Mr. Johnson stated one of the major issues with ground mounts is the setbacks from the property lines. If it is a good distance from the property lines that's ok but if you are close, we will look to have a foundation location done to show the placement of the array is correct.

Mr. Laberge stated he will review the application for height and setbacks and if the board has any questions contact him.

D'Angelo moved; Shaughnessy seconded to set the public hearing for December 5, 2022.
7 Ayes. 0 Noes. Motion carried
Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy
Oppose: None

Site Plan / Special Permit

KME Property Development
1764 Columbia Turnpike
Proposed -Retail/storage/Restaurant

2022-3/HC/189-10-42.12&42.2&41

Steve Vukas, Bohler Engineering was present for this meeting.

Mr. Vukas stated he is here for the mixed-use project located at 1764 Columbia tpk. and Route 150. he went over what has been done since august, they finally have the DOT comments back and SEQRA has been done so he is here for the approval of the Negative Dec.

Mr. Laberge spoke about his last letter which was collaborative effort with the board's attorney Mr. Crist on the SEQRA review, they are recommending a Neg Dec. based on the short environmental assessment form for this unlisted action, which was included in the board's packets for tonight's meeting.

Mr. Vukas stated once the neg. dec. is complete would they be ready for a site plan approval, is this based on engineering review and DOT stage 2.

Mr. Laberge stated his last letter dated July 22, 2022 was a fairly detailed and they need to nail down those comments. So, if they can get everything done and shown on the plans and resubmit then you can be put on the next available agenda for the board to review.

Chairperson Mayrer read into the record the last paragraph of the neg dec, the **"Conclusion"**.

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION**

**NOTICE OF FULL ENVIRONMENTAL ASSESSMENT FORM PART 3
EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS
AND
DETERMINATION OF NON-SIGNIFICANCE**

This notice is issued pursuant to and in accordance with Article 8 of the New York State Environmental Conservation Law and the regulations promulgated thereunder and set forth at Title 6, Part 617 of the New York Code of Rules and Regulations (collectively, the State Environmental Quality Review Act, or "SEQRA"). The Town of Schodack Planning Board (the "Planning Board"), acting as Lead Agency in a Coordinated Review, has determined that the proposed action described below will not have any significant adverse environmental impacts, that a Negative

Declaration of Environmental Significance should be issued, and that a Draft Environmental Impact Statement need not be prepared.

Reasons supporting this determination are fully explained below.

Project Name: Schodack Commons Shopping Center

SEQRA Status: Type I: **NO** Unlisted: **YES**
Conditioned Negative Declaration: **NO**

Location: 1764 Columbia Turnpike, Town of Schodack, New York (Tax ID Nos. 189-10-40.12 & 189-10-40.2 & 189-10-41)

Description of Action:

KME Property Development, LLC (the “Applicant” or “Project Sponsor”) is proposing to develop and construct a multi-tenant redevelopment, proposing retail space, storage and restaurant with and without drive-through, and provided Town Board approves same, with municipal water and sewer connections, a total of three lots. (“the Project”). The parcel is currently zoned Highway Commercial (HC). The project is located on a site that is +/-14.6 acres and the great majority of the site is open land. A portion of the site was mined at one time and three vacant commercial structures are currently located on the property (the “Project Site”).

In addition to Town Board’s approval for the water and sewer district connections, the Project requires site plan approval and minor lot line adjustment and a special permit and a Special Permit Under the Water Quality Control Act, all from the Planning Board. It will also require NYS DOT highway work permit and NYS DEC stormwater SPDES permit and Rensselaer County DOH approval for water main extensions as well as review by the Rensselaer County Department of Economic Development and Planning pursuant to NYS GML 239-m.

Reasons Supporting This Determination: See the Environmental Assessment Form (EAF) Part 2 as well as the attached Part 3, Reasons Supporting SEQRA Negative Declaration, which details the Planning Board's analysis, reasoning, and conclusions in making its determination of environmental significance. The Planning Board has carefully considered the criteria for determining significance as set forth in SEQRA regulations at 6 NYCRR § 617.7, and has thoroughly evaluated the Project's potential environmental impacts as identified in Full EAF Parts 2 and 3.

Lead Agency:

Town of Schodack Planning Board
265 Schuurman Road
Castleton, NY 12033

For Further Information:

Contact Person: Melissa Knights, Acting Director of Planning for the Town of Schodack
Address: 265 Schuurman Road, Castleton, NY 12033

Telephone: (518) 477-7938

Copies of this Notice have been sent to:

Town of Schodack Town Board
Town of Schodack Planning Board
Town of Schodack Highway Department
Rensselaer County Planning Board (Economic Development and Planning)
NYS Department of Transportation
New York State Department of Health
New York State Department of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
U. S. Army Corps of Engineers
Castleton Volunteer Fire Department
Castleton Volunteer Ambulance Service, Inc.

LaVoie Moved; Johnson seconded to adopt **the Negative Declaration, Notice of Full Environmental Assessment Form Part 3, Evaluation of the Magnitude and Importance of Project Impacts and Determination of Non-Significance**

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

FULL ENVIRONMENTAL ASSESSMENT FORM PART 3

**EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS
AND DETERMINATION OF SIGNIFICANCE**

REASONS SUPPORTING SEQRA NEGATIVE DECLARATION

introduction

The Planning Board, acting as SEQRA Lead Agency, undertook a coordinated review of the Project, an Unlisted action, consisting of a +/- 14.6 acre site of which approximately +/- 8 acres will be physically disturbed, all located on 1764 Columbia Turnpike, Town of Schodack, Rensselaer County, New York (Tax ID 189-10-40.12 & 189-10-40.2 & 189-10-41) ("Project").

Application History

- The matter began via application, dated March 11, 2022, which was submitted and was also signed by KME Property Development. Several items accompanied the submission, including the Short Environmental Assessment Form (SEAF) Part 1.
- Applicant presented the proposed project to the Planning Board at the March 21, 2022 meeting of the Planning Board. Thereafter, the matter was sent to engineering for further review.

- By letter dated May 11, 2022, the engineers for the Town, Laberge Group, provided concept plan review.
- By letter dated May 18, 2022, Applicant responded with revised and additional information.
- Laberge Group responded to the “Second Concept Plan” offering additional comments.
- Applicant appeared at the June 6, 2022 meeting of the Planning Board and further discussed the proposed Project.
- On July 12, 2022, Applicant submitted additional information and materials in response to the aforementioned letter.
- Applicant appeared before the Planning Board on July 18, 2022. At that meeting the Planning Board declared its intent to seek lead agency status under SEQRA and scheduled and public hearing for August 1, 2022.
- On July 27, 2022, the third concept plan review was issued by Laberge Group.
- The public hearing was conducted on August 15, 2022. Minimal comments were received. The public hearing was closed and the Planning Board declared the action an unlisted action.
- On October 18, 2022, NYS DOT offered comments conceptually approving the site access locations.

Discussion of Potential Environmental Impacts

The Planning Board has carefully considered all potential environmental impacts associated with the Project. Below is a discussion of those potential impacts, set forth in the order in which they appear in the New York State Department of Environmental Conservation's (“NYSDEC”) SEQRA Full EAF Part 2.

The Project is a SEQRA Unlisted action. According to NYSDEC, “the lead agency must evaluate information contained in the EAF, and additional applications, filings or materials, against the criteria in [6 NYCRR] 617.7 to make a determination of significance...”

The materials submitted in support of the Project Sponsor’s applications were generated, at least in part, by licensed engineers and/or qualified consultants. The conclusions and suggested impact avoidance measures proffered by these professionals were based on established engineering principles, industry standards, NYSDEC and technical data, which have been verified by the Planning Board’s own professional engineer and were done over a significant period of time. The Town’s planning staff and the Planning Board members, several of whom are professional engineers, also carefully and thoroughly reviewed the application and the EAF, including the technical reports.

During the course of the Project's SEQRA review, the Planning Board, Town Planning staff, the public and the applicant’s representatives engaged in an active and comprehensive evaluation of the Project Sponsor’s submissions. As stated by the NYSDEC SEQR Handbook, “the lead agency may make a request for any additional information reasonably necessary to make its determination.” Questions were asked, clarifications and revisions were requested, and responses were provided.

The Planning Board and its consulting engineer have assessed each of the potential SEQRA-related impacts, identified its magnitude and determined the potential impact's importance.

Lastly, the Planning Board has reviewed the criteria for determining significance contained in 6 NYCRR Part 617. This evaluation, which is based in the same information supporting its conclusions regarding Part 2 of the Full EAF, confirms the Planning Board's conclusion that a Negative Declaration of Significance should be issued for the Project.

Discussion of 6 NYCRR Part 617 Criteria For Determining Significance

The Town of Schodack Planning Board has evaluated the Project using the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3). NYSDEC's SEQR Handbook provides “that not every conceivable impact needs to be considered; speculative impacts may be ignored.”

As indicated below in the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact 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;

The proposed project will not have a substantial adverse change in existing air quality as there are no emissions.

It is noted that the project is in the Direct Discharge Area and a portion of the Project is in the Wellhead Protection Area, which are protected by the Town's Aquifer Protection Law and the requirements set forth therein, including section 223-6(c) thereof. The Project Site does not have wetlands. The proposed Project has been designed to have no effect on ground or surface water quality or quantity. A stormwater management plan and a stormwater pollution prevention plan will be required.

The proposed Project will not have any appreciable effect on traffic or create any noise issues. The proposed hours of construction are Monday- Saturday 7:00 a.m. to 7:00 p.m. and 8:00 am to 5:00 p.m. on Saturdays. There will be no construction on both Sundays and Town holidays. The Project will generate very little noise and is placed far enough away from any property/lease lines that it will not be audible. The Project is not expected to increased noise beyond existing ambient levels, noting that it is located on two state routes and near I-90, exit 11, a major interstate highway. The site will be landscaped to be aesthetically pleasing. All lighting will be full cutoff, down lighting which will significantly reduce any lighting spill off.

There will not be a substantial increase in solid waste generation. The Project generates solid waste during its operation commensurate with other similar operations.

There will not be a substantial increase in potential for erosion, flooding, leaching or drainage problems as the stormwater system and grading will be designed in accordance with the applicable standards. The proposed grading of the site will prevent substantial erosion after completion and during construction erosion control measures will be employed to minimize it as well.

- (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;

While the plan does remove some vegetation on the 14.6 acre site, it is noted that there will still be almost six acres of undisturbed land. As such, a large portion of the site is being retained in a vacant manner as it stands today. Since the site is part of a larger suburban/rural setting, any existing fauna will re-establish themselves in adjacent areas. The Project will not have substantial interference with the movement of any resident or migratory fish or wildlife species; it will not have any impacts on a significant habitat area; there are no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; and there are no other significant adverse impacts to natural resources.

- (iii) the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part;

The Project is not part 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;

The Project does not create 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, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

The Project does not impair the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character. There is no evidence that the Project will have any impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places. While the proposed use will remove some undeveloped space, as noted above, a substantial portion will remain vacant land.

- (vi) a major change in the use of either the quantity or type of energy;

The Project will not create a major change in the use of either the quantity or type of energy.

- (vii) the creation of a hazard to human health;

The Project will not create a hazard to human health. It has been designed in accordance with applicable regulations and standards.

- (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;

The Project will not create 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;

The Project will not encourage or attract a large number of people.

- (x) the creation of a material demand for other actions that would result in one of the above consequences;

The Project will not create 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

The Project will not create 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.

- (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 Project as described above is expressly noted to include the site development of up to three parcel as one common redevelopment. In addition, the constructed sales distribution center that is located across NY Route 150, and all related impacts therefrom, and all approvals needed, have been considered together as part of the subject Project. As such, it does not involve 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.

Conclusion

The Planning Board, acting as Lead Agency in a Coordinated Review under SEQRA, has thoroughly evaluated all aspects of the Project and carefully reviewed all relevant materials. For the reasons set forth above, the Planning Board has determined that the Project will not have any significant adverse impacts on the environment. As a result, a Negative Declaration will be filed and distributed pursuant to SEQRA regulations, and a Draft Environmental Impact Statement need not be prepared.

LaVoie moved; Leonard seconded to adopt the above SEQRA NEGATIVE DECLARATION of Significance.

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

Closed the Public Hearing

Aubin moved; Leonard seconded to close the public hearing,

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Leonard, Mayrer, Shaughnessy

Oppose: None

ADJOURN

Aubin moved; D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Melissa Knights

Planning & Zoning