

**PLANNING BOARD MEETING - APRIL 2, 2018
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson, P.E.
John LaVoie
Lawrence D'Angelo
Andrew Aubin, P.E.
James Shaughnessy, P.E.
Paul Puccio
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

APPROVAL OF MINUTES — MARCH 19, 2018

Johnson moved, LaVoie seconded that the minutes be approved as amended.

7 Ayes. 0 Noes. Motion carried.

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

Abstain: None

Site Plan /Special Permit

Robert Scannell / Scannell Properties 2018-11/PD3/200.-6-1.3 & 200.-6-22.1
US Rt. 9
Proposed - Distribution Center

Steven Boisvert, P.E. Area Operations Manager for applicant was present for this meeting.

Mr. Boisvert explained they are present for 2 reasons; one is to start the review process on what the applicant is proposing for the site on Route 9, the proposal is a 1 million plus sq. ft. building, 93 loading docks, 366 trailer space and 1220 car parking spaces. And the second is for this board to declare its intent to seek lead agency under the SEQR review process. They are also looking for the board input at this early stage of the design process so they can make design modifications that would suit the boards. He then spoke about the stormwater and the buffer between the building and the residents and the entrances.

Mr. Laberge asked about infrastructure and on water and waste water.

Mr. Boisvert stated currently the existing services that are near the intersection of 9&20 which is water and sewer is 1800 feet to the north at Route 150 and they plan to have that extended as well.

Mr. Puccio asked what the expectation in terms of the beginning is and end date for construction.

Mr. Boisvert stated in anticipation with any luck they look to be approved in the next 3 to 4 months and they will break ground immediately with hopes to be up and running in a year to 16 months.

Mr. Shaughnessy asked about a traffic analysis.

Mr. Boisvert stated correct that would be done.

Mr. Johnson asked about the turn radius in and out of the site for emergency vehicles, is it adequate.

Mr. Boisvert stated they will run their turning templates and recheck the maps. There is access road all the way around the site.

Mr. Johnson stated about the drop off at the building.

Mr. Boisvert stated some employees will get rides to and from work and this is the drop off point.

Mr. Aubin stated he works in a large industrial building and quite a few employees do get dropped off from either public transportation or family members so this is quite useful to have for this business.

Mr. Johnson stated maybe it should be closer so the people do not have to walk 200 feet through the parking lot.

Mr. Boisvert stated he will look into this.

Mr. Johnson stated the trailer parking shown, is that for trailer and tractor.

Mr. Boisvert stated it is primarily trailers the tractors will be at the loading docks.

Mr. Puccio asked if they anticipate any tandem trailers.

Mr. Boisvert stated at this point they do not anticipate tandem trailers.

Mr. D'Angelo asked if they know what type of product will be in the building.

Mr. Boisvert stated not at this time.

Mr. D'Angelo asked if you're going to release the owner of the building.

Mr. Boisvert stated Scannell Properties do not have a signed lease from any and user so at this point we do not know who exactly it will be.

Mr. D'Angelo asked what percentage of the building will be office space.

Mr. Boisvert stated not at this time, they will provide additional information at a later date.

Mr. D'Angelo asked about hours of operation.

Mr. Boisvert stated they do have 3 shifts and they will be 24/7.

Mr. Laberge asked is there will be any onsite fueling or maintenance of vehicles.

Mr. Boisvert stated no fueling or maintenance.

Puccio moved, Johnson seconded that the Planning Board **intend to DECLARE LEAD AGENCY.**

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC COMMENT moved from beginning of the meeting.

4 residents spoke about their concerns on this project, see file for all letters.

ADJOURN

Puccio moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:40 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning