

**PLANNING BOARD MEETING - MAY 7, 2018
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:01 p.m.**

PRESENT

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

MEMBERS ABSENT

Paul Puccio

APPROVAL OF MINUTES — APRIL 16, 2018

Johnson moved, D'Angelo seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Abstain: None

PUBLIC COMMENT

1 resident spoke requesting additional time for public comment in the future.

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

PUBLIC HEARING

Timber harvesting

Nadine Fuda read the hearing notice(s) as published in the Troy Record:

Donald Walsh / Alyson Bennett Forester published April 29, 2018

Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:15 p.m.

Public Hearing Closed at 7:21 p.m.

TIMBER HARVESTING

2018-15/RA/208.-6-8.1

Don Walsh / Alyson Bennett, Forester
Van Hoesen Road and Rt. 9J
Proposed Timber Harvesting

Alyson Bennett, Forester spoke about harvesting on Don Walsh's approximate 32 acre parcel and the types of wood to be taken; specifically Spruce, Ash and Locus. Truck route of travel to/from would be Rieckert Hill Road to Van Hoesen to Rt. 9J.

Mr. Johnson questioned the symbols on her map.

Mrs. Mayrer asked the approximate amount of acreage to be harvested.

Ms. Bennett explained it would be approximately 20 acres.

Mr. Shaughnessy asked the quantity of trees.

Ms. Bennett responded it to be approximately 30,000 board feet.

Mr. Johnson questioned the buffer for the landing.

Ms. Bennett responded it would be in the field next to Rieckert Hill Road. There is only one adjacent neighbor across the road, and the road will act as the buffer.

D'Angelo moved, LaVoie seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Aubin moved, LaVoie seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Shaughnessy moved, D'Angelo seconded that the **SPECIAL PERMIT** be **GRANTED** contingent on:

- A bond in the amount of \$ 600.00 will be required.
- This permit will expire on: May 7, 2019
- Attorney Crist will draft a document for Chairwoman Mayrer's signature. The document shall include: hours of operation, Monday through Friday, 7 a.m. to 5 p.m., Saturday, 9 a.m. to 5 p.m. with no harvesting on Sundays and holidays.
- The Forrester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Site Plan /Special Permit

Robert Scannell / Scannell Properties
US Rt. 9
Proposed - Distribution Center

2018-11/PD3/200.-6-1.3 & 200.-6-22.1

Mr. Steve Boisvert a P.E. Area Operations Manager from McFarland Johnson, Inc., presented the site plan changes that have been made, and the environmental assessment report. Then solicit feedback from the board and ask the board to declare their lead agency status.

The parking spaces in the employee lot have been decreased from 1266 to now 1077, which will increase the property line distance on the North side by 50 ft. It was 249 ft., now its 290 ft. The truck parking spaces on the South side decreased from 366 to 300. This increased the buffer on South property line from 80 ft. to 143 ft. The building is set back on the North the same 545 ft., and the South 321 ft. from the property lines at the closest points.

They have reconfigured the truck entrance. There will be conventional stacking and allows for 13 tractor trailers to be stored on site, without encroaching onto Rte. 9. That exceeds the end users requirement by 3-4 trucks. They will save as much of the existing vegetation as possible along the property lines. They are proposing a berm on the north side which will range from 10-21 ft. in height with landscaping to create a noise barrier, with a similar noise buffer on the south side.

Water/Sewer/Gas will be extended from North down Rte. 9 to the site. They are proposing 3 on site water management areas that will contain, collect and infiltrate the storm water pollution. Snow storage will remain on site primarily along the edge of the existing paving.

Mr. Boisvert told members about the EAF studies.

Summary of the topics - Impact on zoning, land, water, air, plants/animals, Aesthetic Resources, Historical/Archeological Resources, Open Space/Recreation, Transportation, Energy, and Growth/Character of community or Neighborhoods. Zoning - it is a PD-3 district, and the project is a permitted use. It complies with jobs and with the corridor study with improving the aesthetics.

Wetland study done by Quenzer Environmental LLC- there are 5 wetlands on the property; all are non-jurisdictional with no outlets. Army Core of Engineers have reported that the 3 wetlands on the 73 acres are all isolated. They're waiting for confirmation from them on the 2 wetlands that are on the 42 acres site. Those are over 100 ft away from the proposed project. Therefore will not be disturbing or impacting those wetlands. There

will be 28 of the 79 acres left as greenspace, also, preserving 37 acres that will remain undisturbed. It totals 65 acres that will remain undisturbed or green, which equates to 37%.

Quenzer Environmental LLC also did a walk over investigation. There are no endangered species that will be affected by the project. They also contacted DEC Natural Heritage. Including in the report is the lighting and foot candle analysis that demonstrates that there will be no light spillage off of property with 40 foot poles with shoebox fixtures and cut off shields. They are lighting the intersections for safety.

Historical Archaeological Zoological Explorations (H.A.Z.Ex.) conducted 1200 shovel tests. There were no cultural resources found. NYS Parks & Rec concur with this study that was concluded. No additional work to be done.

Mr. Turner Bradford a P.E. Project Manager from McFarland Johnson, Inc., spoke on Visualization and Drainage of the storm water designs for the property. Storm water design was done in compliance with NYS DEC manual and state SPDES permit. He explained their reports and results. Report findings are that no water runs off the site. The soils on site are mostly gravel or sandy with natural infiltration.

The building will be made of prefab panels with a maximum height at the front is 44'6"(N). The rear (S) will be a max height 42'6" from the finish floor to allow for 4 ft dock. East and west sides will also be similar. The guard house will be a prefab metal/glass building. He also discussed the grades, vegetation and visualization from the properties lines.

Mr. Johnson asked if the map scales were the same horizontal and vertical.

It was 1-40 scale horizontal and 1-8 scale vertical.

Adam Frosino a P.E. PTOE, Sr. Project Engineer from McFarland Johnson, Inc., presented on the traffic study. The studies were from the 9/20 & 150 intersection, 9/20 split, and from Maple Hill Road with Rte. 9. The studies were performed on 3/15 & 3/16. Data showed Rte. 9 could accommodate the projected traffic. The current light signals at these intersections will have to be monitored by DOT to adjust signal timing intervals. The employee entrance will require a traffic signal.

Mr. Johnson questioned if there should be a right turning lane entering the site.

Mr. Frosino responded that at this time, it is not warranted, but a left turning lane into the site is.

Mr. Johnson asked if a backup on to Rte 9 is not anticipated.

Mr. Frosino stated that as of now, no, however DOT will further look into this and if a left turn signal would be required.

Tim Elam from Scannell Properties presented on operations. There currently is a perspective tenant that is a Fortune 500 company. This will be their NE regional sales distribution center. This is projected to be \$80 million project with 800 employees to start and expected to grow over time.

There will also be a Hydrogen fuel cell at the back of the property. It is very environmentally friendly fuel. The main byproduct is water.

Mr. Johnson stated that the North side of building has a more attractive appearance; however the side facing Route 9 is just a blank wall. Would it be possible to come up with 2 or 3 options to look at?

Mr. Elam stated that they will work with color schemes and options.

Mr. Johnson asked about truck traffic during peak hours. Board was referred to look at Appendix B in the binder.

Mr. Johnson had concerns over lighting, the color, and fixtures.

Mr. Aubin explained the lighting in more detail.

Mr. Laberge asked about what building mounted light will be there.

Mr. Elam told that there will be lights over all the entrances as required by code, and along the south elevation at the loading docks.

The board suggested shoebox fixtures.

Johnson moved, LaVoie seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes . Motion carried.

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

Oppose: None

Special Permit Renewal
R.M Lill, Inc. #99-14

LaVoie moved, D'Angelo seconded that the *SPECIAL PERMIT* be: **RENEWED** for a **period of 3 years**

6 Ayes 0 Noes. Motion carried.

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

Oppose: None

Nassau Veterinary Clinic # 90-52

LaVoie moved, Shaughnessy seconded that the *SPECIAL PERMIT* be: **RENEWED** for a **period of 3 years**

6 Ayes 0 Noes. Motion carried.

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

Oppose: None

Copeland Coating # 94-32

Johnson moved, Shaughnessy seconded that the *SPECIAL PERMIT* be: **RENEWED** for a **period of 3 years**

6 Ayes 0 Noes. Motion carried.

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

Oppose: None

Thomas Copperella # 2013-27

D'Angelo moved, LaVoie seconded that the *SPECIAL PERMIT* be: **RENEWED** for a **period of 3 years**

6 Ayes 0 Noes. Motion carried.

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

Oppose: None

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Storm Water Report MS-4 published April 29, 2018
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Richard Laberge went over the Municipal Separate Storm Sewer System (MS4) Program
Minimum Control Measures (MCM) - Measurable Goals (MG)

14 people in attendance, and one resident questioned what types of items are dumped.

ADJOURN

LaVoie moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:10 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning

