

**PLANNING BOARD MEETING - AUGUST 6, 2018
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

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

MEMBERS ABSENT

Lawrence D'Angelo
James Shaughnessy, P.E.

APPROVAL OF MINUTES — JULY 2 ,2018

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Puccio

Oppose: None

Abstain: Mayrer

Public Comment

Resident spoke against the Scannell project.

Resident spoke against the Scannell project.

Resident spoke against the Scannell project.

Lot line

Tizzone Lot Line
29 Palmer Road
Proposed - Lot Line

2018-24/RA/179.-5-25.112 and 111

Steve Hart, Hart Engineering was present for this meeting.

Mr. Hart stated the applicant is proposing to do a lot line adjustment of approximately 1 acre between two adjoining lots he owns; the smallest parcel will become 4.744 acres.

Mr. Johnson asked if they were going closer to the stream.

Mr. Hart stated they are just adding acreage.

LOT LINE ADJUSTMENT

Aubin moved, Puccio seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SUBDIVISION

Albany Land Dev. Co. Elio Micheli

2018-27/RA/189.-7-12.22/178.-7.1

Reno Road

Proposed - 23 Lot Subdivision

Francis Bossolini PE., Albany Land Development Corp, was present for this meeting.

Mr. Bossolini stated the 165 acres is in an RA zone and will be the setting for a 23 lot major subdivision off Winners Lane and Steeple Chase Lane, the lots will be 4 to 5 acres with well and septic, stormwater will be on site. There will be no clearing on site until each lot is sold.

Mr. Puccio asked if there's an existing homeowners association.

Mrs. Fuda stated there is no HOA

Mr. Johnson asked about providing a Right-of-way from the cul-de-sac to the adjoining properties of Swahlen, Whalen and SALT (Schodack Area Land Trust). They also need to look at grades and see if a connection road is feasible.

All agree to send to engineering for review.

Site Plan /Special Permit

Curtis Lumber

2018-25/HC/189.-4-1

1657 Columbia Tpke

Proposed - Site Plan Mod.

Derek Gribulis, Curtis Lumber was present for this meeting.

Mr. Johnson asked if they were going to remove trees or need to do some grading for the new racks.

Mr. Gribulis stated no they are just replacing what was already there.

Mr. Laberge asked if grading was going to be needed for the old racks new location.

Mr. Gribulis stated very minimal.

SITE PLAN MODIFICATION

Puccio moved, Aubin seconded APPROVAL of SITE PLAN MODIFICATION.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Site Plan /Special Permit

Jeff Goulet/ Goulet Trucking

2018-26/HC/210.-7-31.16

1180 Rt. 9

Proposed - Site Plan

No one was present for this meeting.

The board discussed the site and agreed this should go to Laberge for a letter to be sent to the applicant.

MEMBER DISCUSSION

Special Permit #97-39 Rappazzo

Mrs. Fuda stated this is an old special use permit with car sales, the building department did a review and had minor corrections, but all is according to plan now per the building inspector.

LaVoie moved, Aubin seconded that the ***SPECIAL PERMIT*** be: Renewed for a **period of 3 YEARS**

5 Ayes 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Mayrer, Puccio

Oppose: none

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

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

LaVoie Motion, Puccio second to wave the reading of the WQCA Scannell Properties #262 and resolution authorizing site plan approval & site development permit - Scannell Properties #262, LLC; File # 2018-11

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Puccio

Oppose: None

Abstain: Mayrer

Aubin Motion, LaVoie Seconded resolution authorizing site plan approval & site development permit - Scannell Properties #262, LLC; File # 2018-11

4 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Johnson, LaVoie, Puccio

Oppose: None

Abstain: Mayrer

**RESOLUTION AUTHORIZING SITE PLAN APPROVAL & SITE
DEVELOPMENT PERMIT--SCANNELL PROPERTIES #262, LLC; File No.:
2018-11**

WHEREAS, the Applicant, SCANNELL PROPERTIES #262, LLC, applied for site plan approval to construct a proposed use that the Building Inspector has determined to be a Sales Distribution Center;

WHEREAS, the proposed use, which seeks to be located on property located along Route 9, Schodack, New York, 12033, more particularly tax map nos.: 200.00-6-1.3 and 200.00-6-22.1, presently sits on two parcels that comprise approximately +/- 116 acres and is located in a PD3 zone; and

WHEREAS, the proposed use is a permitted use under the Town of Schodack's Water Quality Control Act (WQCA) but requires the issuance of a special permit pursuant thereto. Prior to the grant of the approval set forth herein a negative declaration, along with Part 3 of the FEAF under the New York State Environmental Quality Review Act and such WQCA special permit were issued, the contents of which are adopted and incorporated herein; and

WHEREAS, section 219-78 of The Code of the Town of Schodack ("Town Code") requires the referral to, and review by, the Planning Board for such project "in accordance with the standards and procedures set forth in this article," with that article being Article XI, entitled "Site Plan Review;"

WHEREAS, section 219-81 of the Town Code" provides that the "preliminary site plan shall include, as appropriate, but is not limited to, the following:

A. General considerations.

(1) The adequacy and arrangement of vehicular traffic

- access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.
- (2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of Pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
 - (3) The location, arrangement, appearance and sufficiency of off-street parking and loading.
 - (4) The location, arrangement, size design and general Site compatibility of buildings, lighting and signage.
 - (5) The adequacy of stormwater and drainage facilities.
 - (6) The adequacy of water supply and sewage disposal facilities.
 - (7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
 - (8) In the case of an apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation.
 - (9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.
 - (10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
 - (11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

WHEREAS, all required notice and other procedures have been followed, including but not limited to the supplying of all required information, and a public hearing, on appropriate and timely notice, was held on June 4, 2018 and June 18, 2018; and

WHEREAS, thereafter, at its July 2, 2018 meeting thereafter, the Planning Board found and determined that the applicant proposes to construct a Sales Distribution Center located along Route 9, Schodack, New York, more particularly on tax map nos.: 200.00-6-1.3 and 200.00-6-22.1, such property being within a PD3 District and, as detailed above, issued and adopted a Negative Declaration and made findings pursuant thereto and approved a special permit pursuant to the WQCA;

NOW THEREFORE BE IT RESOLVED THAT the Board determines the following according to the aforementioned factors:

- (1) The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, channelization structures and traffic controls.

*The site plan and access to US Rt 9 have been designed to provide safe vehicular traffic access and include adequate road width for circulation of both automobiles and large trucks. Separation of automobile and truck traffic has been incorporated into the design. Pavement surfaces have also been designed for the type of vehicles that will use them. On site stop signs, speed signs have been located in the design as well. The access to US Route 9 has been approved by NYSDOT as well.

(2) The adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

*Pedestrian accommodations have been incorporated into the design. The separation of trucks from automobile traffic provides a great benefit to pedestrian safety. In addition, the automobile entrance and parking area provides safe passage ways for pedestrians to access the building after parking. The plan also includes provision for a sidewalk along US Rt 9 should the Town deem it necessary for pedestrian traffic that may choose to utilize Rt 9.

(3) The location, arrangement, appearance and sufficiency of off-street parking and loading.

*The site has been designed to provide sufficient offsite-street parking and loading. Based upon the information submitted, there are adequate automobile and truck parking/loading areas designed. The arrangement of the spaces is in accordance with standards. The automobile parking area includes landscaped islands to provide visual relief to the large area, and the truck area has been screened by landscaping from US Rt. 9.

(4) The location, arrangement, size design and general site compatibility of buildings, lighting and signage.

*The applicants' intent for a large building on one level, with associated automobile and truck parking areas, leaves little options for the location/arrangement of same on the parcels, however, the location/arrangement as proposed is acceptable. The height of the building is offset by the finished floor of the building proposed lower than US Route 9 and landscaping to visually buffer the site. The height of lighting has been reduced on the north side of the site to reduce glare while still providing adequate lighting for safety. Signage proposed includes directional and traffic signage onsite, as well as future monument signs along US Route 9.

(5) The adequacy of stormwater and drainage facilities.

*Stormwater and drainage facilities have designed adequately to address the increase of impervious surfaces being proposed by the project. The on-site infiltration systems proposed will address the drainage from the building roof, truck parking and automobile parking areas. Redundant stormwater quality practices are designed to prevent contaminants from recharging to the groundwater. The recharge basins have been sized to be adequate for the 100 year storm and safely pass larger storms.

(6) The adequacy of water supply and sewage disposal facilities.

* The project will be connected to municipal water and sewer owned by the Town of Schodack. District extensions are required. There is adequate capacity of both Town systems to serve the proposed facility.

(7) The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the applicant and adjoining lands, including the maximum retention of existing vegetation.

*The project has proposed an extensive landscaping plan showing the location and type of all trees and shrubs. The plan incorporates a large landscaped berm for both visual and noise

buffering on the north side of the site. The applicant is responsible for providing a five year maintenance bond for the landscaping to replace and proposed vegetation which may require replacement.

(8) In the case of an apartment complex or other multiple dwelling, the adequacy of unable open space for plays areas and informal recreation.

*While not applicable for this type of development, the applicant has left open space on site in the southwest corner of the parcels.

(9) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

*The project has incorporated protection of adjacent and neighboring properties including but not limited to the following methods:

- a) Creation of a landscaped berm on the north side of the site
- b) Installation of a noise wall on the south side of the site.
- c) Installation of plantings in key areas to provide visual screening.
- d) Preservation of existing vegetation along the perimeter of the site.
- e) Reduction of the height of lighting in the automobile parking lot.
- f) Use of full cut off down lighting with glare shields and 2700K LED lighting.
- g) Trash facilities have been screened from view of US Route 9

(10) The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.

*The site design provides adequate fire lanes and emergency zones for emergency personnel to access the facility. Fire hydrants are provided around the entire building.

(11) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

*The site has been designed to provide adequate drainage to prevent ponding and flooding. The Storm Water Pollution Prevention Plan (SWPPP) provides adequate protection against erosion during and after construction.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board hereby finds and determines that approval for the site plan as referenced in the Laberge June 28, 2018 letter (the "Site Plan") is **GRANTED**, conditioned upon applicant satisfying all conditions set forth in the June 28, 2018 letter, as well as all other administrative matters, from the Laberge Group to Denise Mayer, Chair of the Town of Schodack Planning Board, all of which are incorporated herein by reference with full force and effect, plus the establishment of a site and MS4 review escrow in the amount of \$25,000.00 to be deposited prior to the start of construction; plus the following conditions:

1. Sound wall installed as shown on site plan;
2. Berms and landscaping installed as shown on the site plan;
3. Preservation of existing landscaping as shown on site plan;
4. No de-icing salt, or similar materials shall be stored on site;
5. Follow Best Management Practicess for de-icing and per the material submitted.
6. All snow storage shall be kept on paved areas;
7. Install sound wall and berms and landscaping near residential areas as shown on site plan as early as possible during the construction of the facility;

8. Use downward directed and lower intensity LED lighting as shown on the plans;
9. all traffic improvements as required in the traffic impact study (TIS) approved by NYSDOT in June 27, 2008 communication from NYSDOT.
10. All other conditions imposed in the Laberge letter of June 28, 2018.
11. A letter from Applicant that it will comply with all conditions and requirements set forth herein and in the resolution granting the WQCA permit.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this Board makes this determination based upon the reasons set forth in the June 28, 2018 letter from Laberge Group to Denise Mayer, Chairperson, the adopted Negative Declaration and all findings made pursuant thereto and the WQCA decision, all of which are incorporated herein and will not be restated; and

THEREFORE, PLEASE TAKE NOTICE AND BE IT FURTHER RESOLVED THAT the Planning Board of the Town of Schodack has **GRANTED** the Application for Site Plan Approval to allow the construction of a Sales Distribution Center on the subject property as proposed in the application with the aforementioned conditions and restrictions and also conditioned upon the Applicant satisfying the outstanding issues identified in the aforementioned letter by the following vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
AUBIN	X		
D'ANGELO	X		
JOHNSON	X		
LAVOIE	X		
MAYRER			X
PUCCIO	X		
SHAUGHNESSY	X		

THEREFORE, PLEASE TAKE NOTICE AND BE IT FURTHER RESOLVED THAT the Planning Board of the Town of Schodack **HEREBY RECOMMENDS APPROVAL** to the Building Department of a site development permit conditioned upon all necessary approvals being in place, including but not limited to a Stormwater SPDES permit coverage, a sequence construction plan, and a cash reclamation escrow of \$500.00 per acre to be disturbed until same is reclaimed.

<u>NAME</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>
AUBIN	X		
D'ANGELO	X		
JOHNSON	X		
LAVOIE	X		
MAYRER			X
PUCCIO	X		
SHAUGHNESSY	X		

Puccio Motion, LaVoie Seconded a resolution authorizing special permit under WQCA
Scannell properties #262, LLC; No. 2018-11
4 Ayes. 0 Noes. Motion carried.
Ayes: Aubin, Johnson, LaVoie, Puccio
Oppose: None
Abstain: Mayrer

**RESOLUTION AUTHORIZING SPECIAL PERMIT UNDER WQCA--
SCANNELL PROPERTIES #262, LLC; File No.: 2018-11**

WHEREAS, the Applicant, SCANNELL PROPERTIES #262, LLC, applied for a Special Permit pursuant to Chapter 223 of The Code of the Town of Schodack ("Town Code") in furtherance of its application to construct a use which the Building Inspector has determined to be a Sales Distribution Center; and

WHEREAS, the proposed use, which seeks to be located on property located along Route 9, Schodack, New York, more particularly on tax map nos.: 200.00-6-1.3 and 200.00-6-22.1, presently sits on two parcels that comprise approximately +/- 116 acres, and is proposed to be a one million +/- square feet sales distribution center and is located in a PD3 zone; and

WHEREAS, the Town Code requires that the proposed use be reviewed by the Planning Board in accordance with the standards and procedures set forth in the Town Code;

WHEREAS, the purpose and intent of Chapter 223 of the Town Code "is to establish, protect, preserve, and promote the safe use of the existing and potential groundwater supply from development activities that may adversely affect the quality or availability of water from the Town aquifers; to protect and preserve potential sources of future water supply for the public health, safety and general welfare; and to assure an adequate supply of suitable drinking water for the residents of the Town."; and

WHEREAS, § 223-5(B) of the Town Code provides that:"special permits with the Water Quality Control District may be granted by the Planning Board upon a finding that the proposed project is consistent with the provisions of this chapter"; and

WHEREAS, all special permit application procedures have been followed, including but not limited to the supplying of all required information, and a public hearing, on appropriate and timely notice, was held on July 4, 2018 and June 18, 2018 and a decision was made on July 2, 2018;

WHEREAS, at the June 4, 2018 and June 18, 2018 public hearing the Planning Board found and determined that the applicant proposes to construct a Sales Distribution Center located at Route 9, Schodack, New York, 12033, tax map nos.: 200.00-6-1.3 and 200.00-6-22.1). Such property being within a PD3 District and subject to the WQCA, and that such activity is permitted at such locations by Special Permit;

WHEREAS, the Planning Board previously declared itself Lead Agency under the State Environmental Quality Review Act (SEQRA);

WHEREAS, following the aforesaid public hearing sessions, at which both opposition and support were shown, at its July 2, 2018 meeting, the Planning Board resolved to issue a Negative Declaration for this proposed Type I action under SEQRA, and

NOW THEREFORE BE IT FURTHER RESOLVED THAT this Board hereby determines that the proposed use, if the conditions of the aforementioned Laberge letter are carried out, will establish, protect, preserve, and promote the safe use of the existing and

potential groundwater supply from development activities that may adversely affect the quality or availability of water from the Town aquifers; to protect and preserve potential sources of future water supply for the public health, safety and general welfare; and to assure an adequate supply of suitable drinking water for the residents of the Town and therefore the application for the Special Permit is hereby **GRANTED** subject to the condition of an initial term of 18 months from issuance of a Certificate of Occupancy and on the express conditions set forth herein and in § 223-5(D) of the Town Code, including but not limited to that all conditions set forth in the June 28, 2018 letter from the Laberge Group to Denise Mayer, Chair of the Town of Schodack Planning Board as well as all previously stated engineering requirements be satisfied, all of which are incorporated herein by reference with full force and effect; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT this Board makes this determination based upon the reasons set forth in the aforementioned Laberge Group letter, the Negative Declaration and FEAF Part 3, all of which are incorporated herein by reference; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT, taking into consideration the objectives set forth in section 219-71 of the Town Code, it is hereby determined that the proposed use is in harmony with the development of the district, will not discourage the appropriate development in said district and will not affect existing traffic access ways or parking, and will not adversely affect the general welfare of the inhabitants of the Town of Schodack and when all factors are weighed further justifies the issuance of the permit; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT in furtherance of the foregoing, it was determined in Part 3 of the FEAF that “the Project is not likely to cause significant adverse changes to ... ground or surface water quality/quantity ... and potential for erosion, flooding, leaching or drainage problems ...”; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT in furtherance of the foregoing, it was also determined in Part 3 of the FEAF that “[t]he results of the report are consistent with a site that can support the proposed development ... Although the project will alter the existing Project Site topography, the existing drainage pattern will be maintained on the north and south sides of the Project Site,” and further details how “[t]he increase in run-off will be mitigated by the inclusion of stormwater management facilities designed to temporarily detain and infiltrate stormwater run-off during storm events and slowly release and/or infiltrate stormwater after the storm event,” and that the “project will be required to comply with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities,” and also that “The Town of Schodack is an MS4 community and therefore this project will comply with the NYSDEC Phase II stormwater regulations and will incorporate Best Management Practices (BMP’s) to ensure that water quality on site will be protected”; and

NOW THEREFORE BE IT FURTHER RESOLVED THAT in furtherance of the foregoing, it was further determined in Part 3 of the FEAF that “the system has sufficient capacity to meet the water demand ... for this Project. Based on the above, the Planning Board finds that the Project will not have a significant impact on the municipal water system”; and that the “project will not have a significant impact on the municipal sanitary sewer system”;

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Planning Board finds that the proposed project is consistent with the provisions of Chapter 223 of the Town Code, determining as follows, as set forth in paragraph 4 of Part 3 of the FEAF of the Negative Declaration:

4. Impact on Groundwater. According to the Schodack Terrace and Valatie Kill Aquifer map provided in Appendix H of the Applicant's initial Environmental Assessment Report, the Project Site is located over a groundwater aquifer and lies with the Direct Recharge Area Boundary. As such, the Project Site is subject to the requirements on Town Code Chapter 223 Water Quality Control. Provided below is a summary of the requirements that are or made be perceived to be applicable to the development of the proposed project, followed by either how the Project complies with the requirement or justification as to why the requirement is not applicable.

a. Uses permitted under the Town of Schodack Zoning Law (Chapter 219) are permitted in the Water Quality Control District subject to the provisions of Chapter 223 Water Quality Control (223-6.C.1).

Sales Distribution Center is an allowed use with the PD-3 district.

b. Permits for wastewater disposal shall be obtained from the Rensselaer County Department of Health (RCDOH) or the New York State Department of Environmental Conservation (NYSDEC) as required provided to the Town (223-6.C.1.c).

Appropriate approvals will be obtained from the RCDOH and/or the NYSDEC, as applicable. All wastewater will be collected and be treated at an approved existing off-site wastewater treatment facility.

c. There shall be no open storage of hazardous materials or petroleum (223-6.C.1.f).

There will be no open storage of petroleum or hazardous materials.

d. Hazardous material storage for commercial/industrial uses that is not regulated by NYSDEC shall only occur on an enclosed, impervious surface that is bermed or otherwise constructed to contain spills or leaks (223-6.C.1.h).

The operator intends to use hydrogen fuel cells to power forklifts used inside the sales distribution center. As such there will be no hazardous material stored onsite.

e. Petroleum shall be stored in individual containers with a capacity less than 60 gallons or in aboveground tanks. The tanks shall be installed on a impervious surface and be fully enclosed by a structure that prevents exposure to outside weather or have a secondary containment with a minimum capacity equal to that of the tanks (223-6.C.1.i).

Petroleum will not be stored on-site, therefore this section is not applicable to the project.

f. For parking lots and vehicle storage or sales areas regularly holding 100 vehicles or more for at least five days per week, or at vehicle washing facilities, gasoline sales and motor vehicle service stations, an impervious surface (e.g., asphalt or concrete) with water flow directed towards an appropriately sized and maintained oil/water separator or water quality inlet structure shall be required. Collected petroleum product and other waste materials shall be removed as needed by a hauler licensed by the NYSDEC. The Planning Board may require oil/water separators or water quality inlet structures for other uses where petroleum is stored or transferred or where less than 100 commercial trucks or construction vehicles are stored. This provision

may be waived if the site required and has obtained a NYSDEC SPDES permit (223-6.C.1.j).

The project will provide off-line oil water separators at the end of each closed drainage system before discharge into the sediment basins forebays. In addition, each drainage structure will have a 2 foot sump and a hooded outlet to further trap sediment and oil providing additional water quality volume and resulting in cleaner runoff.

g. Excavations or cut-ns that expose groundwater within the Wellhead Protection Area are prohibited. This provision does not apply to temporary (less than 60 days) construction-related excavations or cut-ins (223-6.C.1.m).

The project is not within a Wellhead Protection Area.

Accordingly, the project will comply with all applicable requirements of the Water Quality Control regulations.

In addition, based on the Geotechnical Engineering Report (refer to Appendix E of the Environmental Assessment Report), groundwater was encountered only in the extreme west and east portions of the site. Borings B-1 and B-10, on the west edge of the site plan show groundwater at a depth of approximately 26 feet. On the east edge borings B-9, B-13 and B-14 show groundwater at 20, 15, and 8 feet respectively. Based on this information, all grading will occur above elevation of the groundwater encountered in the borings and as such there is no anticipated impact to aquifer.

The Project complies fully with the NYSDEC Stormwater Design Manual which has been developed by NYSDEC to ensure that development projects use infiltration practices to continue to introduce, post-construction, stormwater into the groundwater system. Additionally, the NYSDEC Stormwater Design Manual also ensures that projects, such as the Project, incorporate extensive treatment measures into the design of the project so that stormwater is appropriately treated before discharge back into the groundwater, which measures will be replicated by the Project.

To demonstrate that the Project meets the requirements for a special permit due to its proximity to the aquifer, Terracon Engineering (Dente) was contracted to evaluate the potential impact of the project on potable water wells on adjoining properties and the under laying aquifer. Their study concluded that the ground water flows from north to south and east to west, as a result, the infiltrated stormwater will flow away from the potable water wells to the north and south of the project. See letter report dated June 27, 2018.

Scannell/Amazon has committed to not store such salt materials on the site for outdoor use. Generally, Scannell/Amazon contracts with a local provider of snow plowing services, just as most commercial services do in the winter. Scannell/Amazon has adopted the recommended application rates for reduced environmental impacts as published by the Minnesota Pollution Control Agency and expects that its contractor will adhere to best available practices for snow and ice management to avoid the potential for any impacts to the aquifer and any potable water wells on the properties adjacent to the site. In addition, the Project

Sponsor will manage snow in a manner that will not result in the centralized location of snow storage.

Based on the above, the Planning Board finds that the Project will not have a significant impact on the groundwater aquifer.

THEREFORE, PLEASE TAKE NOTICE AND BE IT FURTHER RESOLVED
THAT the Planning Board of the Town of Schodack has **GRANTED** the Application a Special Permit to allow the construction of a Sales Distribution Center on the subject property as proposed in the application by the following vote:

<u>NAME</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
AUBIN	X		
D'ANGELO	X		
LAVOIE	X		
JOHNSON	X		
MAYRER			X
PUCCIO	X		
SHAUGHNESSY	X		

ADJOURN

Johnson moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:37 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning