

PLANNING BOARD MEETING - JULY 12, 2021

CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

Public Session - 7 p.m. via livestreaming <https://townhallstreams.com/towns/schodack> or in person

If you have questions on anything on the agenda

Please email your questions to Nadine.fuda@schodack.org no later than 4pm on 7/12/21

PRESENT

Wayne Johnson, P.E. Acting Chair

John LaVoie

Lawrence D'Angelo

Andrew Aubin, P.E.

James Shaughnessy, P.E.

Stephanie Leonard

Nadine Fuda, Director

Attorney Chris Langlois, Esq.

Richard Laberge, P.E. Planning Board Engineer

Melissa Knights, Assistant to Director

MEMBERS ABSENT

Denise Mayrer, Chairwoman

Attorney Craig Crist, Esq.

PUBLIC COMMENT

Resident read a letter on the Scannell project (see file for letter)

Scannell Properties #508 LLC

2021-5/PD-3/189.1-10-40.131/189.-10-40.132

Rt 150

Proposed - Sales Distribution Center

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

Daniel Madrigal and Adam Frosino for Scannell Properties and Terresa Bakner from Whiteman, Osterman & Hanna were present for this meeting via Zoom.

Mr. Laberge spoke about his letter dated July 7, 2021, and stated he passed along Mr. Johnsons comments along to Mr. Boisvert so they could address then.

Mr. Boisvert went over what was submitted since the last meeting is.

- Slightly updated site plans that reflect the driveway configuration that was approved by DOT.
- They have submitted the following

- Landscaping plans which were commented on but planning board member Stephanie Leonard.

Their geotechnical engineer submitted an impact letter, a final report, the final wetland delineation report, a letter from the Schodack Valley Fire president and their response from Mr. Colin's public comments.

He then spoke about the driveway concept that DOT has approved, the employee and truck entrance has been combined, and the truck exit is a right out only. And they have raised 500 feet of noise wall to 20 feet high, which is located at the close's proximity to the proposed residential concept plan that was recently submitted to the planning board. The off-site highway improvement is, they are adding a left turn lane along Rt. 150, 12 foot through lane, 12-foot shoulders on each side of Rt.150, on the eastern side of Rt. 150 they are calling a 5-foot strip of either grass or gravel and then a 5-foot asphalt sidewalk that will extend to the intersection of Rt. 150 and 9&20, with proposed pedestrian cross walks crossing Rt. 9&20 and then also crossing Rt. 150.

Mr. Aubin asked if it was a raised sidewalk.

Mr. Boisvert stated no, they are anticipating on maintaining drainage that everything will sheet flow off the shoulder through the 5-foot grass strip, over the sidewalk and into the roadside ditch.

Mr. Boisvert stated there are left turn signal heads to be added to the span wire, they are currently doing an analysis to ensure that the additional signal heads be able to be added to the wire. If not, then DOT stated mast arms will have to be installed.

A geotechnical report has been submitted one of the recommendations is where there is some man made fill around the center of the site, will have to be removed and replaced with structural compacted fill. He spoke about the noise wall and a 10-foot-high fence along the retaining wall on the west side of the property. An 8-foot solid white vinyl fence will be added to protect the view from the property of Conlin. Spoke about the view of the truck and employee entrance and exit, landscaping, berm at the right out only to block the view from Rt. 150.

Mr. Aubin stated are the light poles depicted on the plans at the lower heights requested.

Mr. Boisvert stated not on the set that the board has tonight. But the light poles have been lowered in the employee parking lot and on the building to 25 feet, and in the truck area, the lights are now at 30 feet high.

Laberge letter : July 7, 2021

Final Site Plan Review

Scannell NY Rt 150 Site Plan

SPB No. 2021-05

We are in receipt of the following additional material attached to the applicant's engineer's transmittal letter dated June 14, 2021:

- Site plan package of drawings, south parcel sewer extension figure, and site lighting figure;
- A comment response letter;
- Public hearing comment responses;
- Draft geotechnical investigation report;
- Draft infiltration test results; and
- SWPPP report.

We offer the following conceptual comments:

1. The project is located in a PD3 zone and is a permitted use as a Sales Distribution Center in that zone. No fueling or maintenance facilities are proposed on site. The project is looking to combined previously approved subdivided parcels to form a 56-acre parcel. A deed combining the parcels is required to be filed, and proof of the merger of tax parcel identification numbers should be submitted.
2. The project is a permitted use under the Town of Schodack's Water Quality Control Act and lies mainly in the Direct Recharge area with a small portion of the site in the well head protection zone. Use is subject to the conditions of §223-6C (1) and §223-8. A special permit is required.
3. Prior to signing of the site plans, the applicant should provide a five-year performance bond to ensure that plantings survive and natural areas are properly maintained.
4. A park land fee will be due prior to site plan signing.
5. The project should confer with all emergency services with primary responsibility for the site to solicit their comments on the proposed plan. Emergency services should be asked to comment on their capacity to serve the proposed project and whether those services believe any additional training or equipment is required. Comments from the emergency services organizations should be requested in writing (email is acceptable).
6. Easements for the benefit of the Town for utilities, including water and sewer, should be shown for possible future connection of utilities to the parcel to the south, and beyond. The easement shown on UT-01 should be labeled as proposed for Town water and sewer, and should extend to the parcel to the south.
7. A NYSDOT work permit will be required. Per the meetings with NYSDOT and the Town, the revised driveway layout should be presented and NYSDOT comments

approving same should be submitted.

8. The revised driveway layout should show traffic control devices limiting outbound trucks to right turns only.
9. A portion of the site development is very close to the adjacent parcel to the south. The Board has requested increasing the distance between the paved areas and the southern property line to allow for landscaping. The applicant's response indicated that the noise wall was extended, and landscaping was added "outside" the noise wall, but it is unclear if the distance was increased.
10. The noise wall construction should consider access through it to maintain the landscaping "outside" of the noise wall via overlapping the wall at various locations.
11. Regarding exterior lighting:
 - a. Light fixture details and specifications should be included on the plans. Height and degrees Kelvin of the fixtures could not be determined.
 - b. The applicant should utilize a secondary refractor lens to help control glare on all exterior fixtures.
 - c. The lighting shielding below the level of the fixture to reduce the potential for source glare must be clearly indicated on the plans.
 - d. Building mounted lighting should be lowered to 25' or less and specified on both the site plans and architectural plans. In addition, they should be back shielded with a shield angled inward at less than 90° to eliminate some light from bouncing off the building.
 - e. While it appears, no windows are planned around 3 sides of the building, no windows should be higher than 20' without dark window film to minimize glare from internal lighting.
12. A note should be added to the grading plan that indicates any proposed blasting shall not be allowed without all applicable permits including but not limited to the Town of Schodack and the County of Rensselaer.
13. The applicant has indicated that they are working to make the GPS address more accurate for the site. Documentation of same should be submitted.
14. A pavement maintenance plan should be submitted indicating where snow will be plowed to and how ice melting materials will be minimized. No centralized storage is allowed in either the Wellhead Protection Area or the Direct Recharge Area.
15. The sanitary sewer in the northeastern corner of the project should be turned over to the Town in an easement for possible future public use. A draft Offer of Cession should be submitted for review.
16. Regarding the sidewalk along NYS Rt. 150 frontage of the parcel, the note regarding installation at a future date should be removed as the sidewalk will be required to be installed as part of the project.
17. A maintenance agreement with the Town and the property owner for the sidewalk will be needed, indicating the property owner will maintain and rehabilitate it when necessary.

18. Solid fencing should be added in the vicinity of the retaining wall to visually screen the project from the neighbor to the west.
19. The applicant should include details of all signage or indicate they will be applied for under separate permits.
20. All of the recommendations in the geotechnical report should be made part of the site plans due to the magnitude of earthwork involved. The notes regarding the recommendations should be added to the grading plans.
21. A final (not draft) geotechnical report should be submitted.
22. Approval from NYSDOT to place truck entrance warning sign(s) on Rt 150 eastbound prior to the truck exit is required.
23. The revised noise analysis appears to show that the property to the south will be affected by an increase in noise. Additional noise mitigation should be added to the plan and the sound analysis revised.
24. All the noise mitigation measures listed in the noise study should be incorporated onto the site plan as notes. In addition, the site plan (and mechanical building plans) should indicate that rooftop HVAC units shall not exceed 93dB(A) output.
25. The project should include signage on site that it is a "quiet zone" and that loud noises are prohibited, including Jake brakes.
26. Noise wall color samples of the proposed color(s) should be submitted to the Planning Board for review.
27. Hours of construction should be included on the site plans clearly indicating that there shall be no outdoor or non-enclosed construction activity on Sundays or the following Town holidays:
 - Martin Luther King, Jr. Day
 - Presidents Day
 - Memorial Day
 - Independence Day
 - Labor Day
 - Columbus Day
 - Veterans Day
 - Thanksgiving Day
 - Day after Thanksgiving
 - Christmas Eve
 - Christmas
28. Documentation of the NYSDOT Highway Work Permit process regarding long term approval to keep vegetation from obscuring the sight distance should be submitted.
29. Revised plans for the NYSDOT right of way modifications are needed. A proposed road section(s) should be included.
30. The applicant indicated they would work with Board Member Leonard to develop a revised landscaping plan. A revised plan is needed for review.

Sheet Specific Notes

C-00

31. Consideration should be given to raising the sound wall in critical areas.

UT-01

32. A 12" tee and two (2) valves are needed near the truck entrance for future water main extension to the property to the south. These could not be found on the revised plans.
33. The proposed easement should be shown as a 30' wide utility easement.

UT-03

34. The applicant should show a 12" tee and two (2) valves, and a hydrant on southwest corner of intersection. While a hydrant could be found, the intent is for a 12" tee, for possible future connections.
35. The proposed sewer boring under Rt 9 & 20 should be relocated to the north and connect to MH-1 located just upstream of the Moordenkil Pump Station.

SWPPP & Stormwater Plan Comments

36. Since it is not apparent that all of Drainage Area A / 1 flows to analysis point 1, additional drainage analysis points should be considered with Drainage Area A / 1 further divided to these additional analysis points.
37. While a long term Operation and Maintenance Plan is provided each element should have a comprehensive plan that includes the specified frequency of inspection, description of when and what type of maintenance is required.
 - a. The plan should also include the following elements:
 - i. Catch basins;
 - ii. Diversion structures;
 - iii. Lawns, swales, and landscaping areas; slopes and
 - iv. Access roads, culverts.
 - b. Elements maintenance should minimally include such items as:
 - i. Cleaning and removing debris after major storm events; (>2" rainfall);
 - ii. Annual repair of erosion, trim grass (as needed), remove clippings, replace dead landscaping shrub;
 - iii. Annual sediment cleanout, or as needed;
 - iv. Removing accumulated sediment from forebays or sediment storage areas when 50% of the original volume has been lost and minimally on a 3-to 5-year cycle;
 - v. Sweep up any spilled materials and winter sanding remnants.
 - vi. Clean catch basins if the depth of deposits is greater than or equal to one-third the depth from the basin to the invert of the lowest pipe or opening, cleaned by truck mounted vacuum pumps, disposal of material removed from catch basins, how removed material with a chemical/petroleum odor or if a fuel spill has occurred upstream.
38. Since the project site is considered a hot spot, the design must be revised to include the proposed infiltration basin with redundant pre-treatment of 100% water quality volume in series.

39. The areas for snow storage should also be indicated on the overall layout plan and the grading and drainage plan for further consideration of their suitable locations. Per the WQCA, snow storage is required to be de-centralized for both the Well Head Protection and Direct Recharge areas.
40. The sizing of the oil water separators should be provided along with their intended role in the stormwater management system.
41. The applicant should determine if this project requires a SPDES Multi-Sector General Permit (MSGP) based upon applicable Standard Industrial Code(s) and, if needed, should provide a copy of the permit application to the NYS DEC in response to this comment.
42. SMP soils tests:
- a. While the SWPPP appendix E now provides "infiltration test results", the locations should be indicated on the plans. An abbreviated table listing elevations of the existing grade, groundwater depth, bottom of boring, infiltration rate should be provided on the plans.
 - b. Additional testing should be conducted to determine the area extent of the "all wood fragments" later that is indicated by Inf-8 boring which could adversely affect the required performance of the proposed infiltration basin.
 - c. Upon review of the plans and associated details for the infiltration basin and underdrain, additional soils testing to a minimum depth of elevation 279' should be conducted to confirm seasonal high ground water will be below this elevation in order to achieve three foot separation between groundwater and the bottom of the infiltration basin underdrain.
 - d. The soils testing report should include all the boring information, for example Inf-5 and Inf-6 information should not be excluded simply because unfavorable results were obtained.
 - e. It is noted that "...the Thiessen (polygon) method to determine the design infiltration." is used. Since this method is typically applied to the weighing the rain-gauge observation with respect to the area, additional documentation as to the applicability to soils infiltration rates is requested. Regardless, the Professional Geotechnical Engineer responsible for conducting the soils testing and providing the certified soils report should determine a reasonable long term infiltration rate for design based upon the non-homogeneous anisotropic nature of these soils.
43. The stormwater analysis should be revised to utilize the infiltration rates determined by the Professional Geotechnical Engineer with an applied factor of safety.
44. While the plans now indicate the locations of SMP signs for the infiltration basin and sediment basin and a detail is provide for both the following comments should be

addressed by the applicant:

- a. SMP signs are also required for the dry swales and the oil water separators associated with the stormwater management system.
 - b. SMP sign detail must also include:
 - i. The name/type of the specific SMP; and
 - ii. The SPDES NYR number assigned by NYS DEC for the project;
 - c. Sign types shall be called out in plan and included in the signage tables.
45. The note provided on drawing ER-03 regarding the final construction of the infiltration basin should be expanded to note that the basin shall not be constructed to the final basin floor elevation until the final stabilization of all upstream areas.
46. The sediment gage detail should include the elevations in the associated table to indicate the height of the marker that indicated sediment removal is required. The locations for the sediment gages should be indicated in the plan view also.
47. While the applicant has indicate in plan for an observation well for the infiltration basin, a construction detail for the same should be provided.
48. Project phasing:
- a. While a project phasing plan (ER-01) has been provided the associated area of disturbance should also be provided that indicates soils disturbance to less than 5 ac. at any one time and for areas over the 5 ac.
 - b. A written request for a specific 5 ac. waiver should be provided as part of a response to these review comments.
 - c. The phasing plan should also include the proposed Rte. 150 improvements.
49. New impervious areas such as the proposed sidewalks or pavement widening along Rte. 150 are required to address the water quality requirements of the NYS DEC Stormwater Design Manual & the New York State Department of Environmental Conservation SPDES General Permit For Stormwater Discharges From Construction Activity Permit No GP-O-20-001 (Construction General Permit).
50. The water meter vault detail indicates a floor drain to a 12" underdrain for infiltration. The plans should show the exact dimensions and location in plan view and provide construction details. Design calcs for the infiltration should be provided or an alternate outlet should be specified.
51. The plans should also reference the final sediment basin #1 as the infiltration basin forebay.
52. The maintenance access road:
- a. The limits of the road to and around the infiltration basin and forebay should be indicated on the plans.
 - b. The minimum width of 12 feet and at a maximum slope of 15% and include a turn around area should be specified/shown on the plans;
 - c. The road construction detail should be provided;
 - d. Road culverts should be sized and provided where the road will cross drainage paths.
53. The Drainage Area 4's stormwater system is proposed to discharge to a "NYSDOT

Medium Stone Filling Channel" that flows to the "sediment basin" (infiltration basin forebay).

- a. This channel's design should be presented for review to demonstrate a suitable cross section, rip rap size and bedding to prevent seepage and slope failure.
 - b. An alternative design is recommended to include additional storm drain and drop manholes to a flared end section terminating in the forebay at a riprap plunge pool.
 - c. Construction details should be included on the plans.
54. Rip rap slope protection should be extended from basin and forebay weir crests to and beyond the toe of slopes.
55. Existing drainage channel may require erosion protection and outfall dissipation upslope of the Moordener Kill. The stormwater analysis should include analysis beyond "Reach R8" to demonstrate that the existing receiving channel will be stable and not erode.
56. The Erosion and Sediment Control Plan Note number 7 should be revised from the use of a non-standard practice (wrapping of inlet grates) to a standard inlet protection in accordance with the NYS DEC Standards & Spec for Erosion & Sediment Control.
57. The Construction General Permit NOI for the project should be submitted for review.
58. The construction sediment basin skimmer, outfall structure & outlet detail should be provided, and the designs presented for review.

We recommend the applicant incorporate changes regarding the above in their next submission and include a response letter which addresses the resolution of each of the above comments and specifically where in the documents they were addressed.

C: Craig Crist, Esq., Planning Board Attorney (via email only)
Daniel Madrigal, Scannell Properties (via email only)
Steve Boisvert, P.E., McFarland Johnson (via email only)
Adam Frosino, P.E., McFarland Johnson (via email only)
Teresa Bakner, Esq. Whiteman, Osterman & Hannah (via email only)

ADJOURN

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

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning

