

In The Matter Of:
SCHODACK PLANNING BOARD
PUBLIC HEARING

RE: ROBERT SCANNELL-SCANNELL PROPERTIES
June 18, 2018

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1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TOWN OF SCHODACK PLANNING BOARD
PUBLIC HEARING 2018-11/PD3/200.-6-1.3 & 200.-6-22.1
RE: ROBERT SCANNELL-SCANNELL PROPERTIES

 June 18, 2018
 7:00 - 9:45 P.M.

HELD AT: Schodack Town Hall
 265 Schuurman Road
 Castleton, New York

BEFORE - PLANNING BOARD:

DENISE MAYRER, CHAIRMAN
WAYNE JOHNSON, P.E., MEMBER
JOHN LaVOIE, MEMBER
LAWRENCE D'ANGELO, MEMBER
ANDREW AUBIN, P.E., MEMBER
JAMES SHAUGHNESSY, P.E., MEMBER
PAUL PUCCIO, MEMBER
NADINE FUDA, DIRECTOR
RICHARD LABERGE, P.E., BOARD ENGINEER

CRAIG CRIST, ESQ., Attorney for the Board

APPEARING ON BEHALF OF THE APPLICANT:

 WHITEMAN, OSTERMAN & HANNA, LLP.
 Attorneys for Applicant,
 SCANNELL PROPERTIES
 1 Commerce Plaza - 19th Floor
 Albany, New York 12260

 TIM ELAM, Applicant

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1	INDEX TO WITNESSES	
2		
3	SPEAKERS	PAGE
4	TIM ELAM	3, 9, 16, 22
5	STEVE BOISVERT	8, 18, 23
6	ERIC MURRAY	12
7	BARBARA SPINK	32
8	ABBY BLOCK CASH	35
9	CINDY MILLER	39
10	ERIC LEONARD	44
11	BILL WALSH	46
12	STEVEN FELDMAN	49
13	BOB JANSING	50
14	LAWRENCE CASH	52
15	CRYSTAL SWINTON	55
16	TONY DEFRANCESCO	58
17	CHRISTA RIVERS	61
18	MARCY BRUNNER	61
19	JENNIFER MEEHAN WILLIAMS	68
20	STEPHANIE LEONARD	75
21	HEATHER STEFFEK	77
22	KEN STOKEM	78
23	PAUL MISIASZEK	88
24	ALISIA BRUNNER	92
25	STEPHEN VANHOOSE	94

1	DAVID SPINK	99
2	KEVIN CIOFFI	101
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 7:35 P.M. - PUBLIC FORUM:

2 P R O C E E D I N G S

3 CHAIRWOMAN MAYRER: Item number 9 is
4 Skannell Properties. As a reminder, they were
5 going to make a presentation and then the
6 Public Hearing remains open, but I will start
7 to call the public again for comment.

8 Tim Elam.

9 MR. ELAM: Thank you, Madam Chairman,
10 and board members. I am Tim Elam with
11 Skannell Properties. We've changed the format
12 tonight, just a little bit, and give a Power
13 Point presentation, with the hopes everyone
14 can see it.

15 We are introducing a couple new items
16 tonight; but otherwise, it's a recap of the
17 project; and at the end of it, we got some Q
18 and A, questions we have written, to address
19 comment on the previous meetings, and then we
20 can stop and you can open to questions from
21 the audience.

22 So, we are going to give a little bit
23 of a project overview for who hasn't been at
24 all the meetings to date. We are going to do
25 a tenant introduction, and call the tenant up

1 to speak.

2 We're going to give a little overview
3 of the fiscal impacts of the project. We have
4 done a fiscal impact study on the project now.

5 We are going to talk about the aquifer
6 protection and storm water management, and
7 then we are going to hit on the traffic a
8 little bit; and like I said, we had ten
9 questions at the end that we are going to
10 address.

11 So, here is the site, right off Route
12 9, between the interstate and Route 9.
13 (Indicating).

14 So, the project is 1,015,740 square
15 feet. It's got 30,500 square feet of office.
16 1,077 auto parking. (Indicating).

17 We are about 545 feet from the north
18 property line. On the south side of the
19 building, we have loading docks, 95 loading
20 docks. We are about 320 feet off the property
21 line. It's designed for 300 trailer parks,
22 and we are extending water and sewer to the
23 site and natural gas to the site as well.
24 (Indicating).

25 So, here is the site plan. This

1 hasn't changed for a while now, at least a
2 month. (Indicating).

3 A couple things we wanted to hit on on
4 the site plan was the berm on the north side.
5 We have a berm design currently at 18 feet.
6 We have rows of evergreens and maple trees and
7 such up there. We will, kind of, rotate
8 those, so during winter months, there is still
9 an evergreen row. On our landscape plans,
10 those are shown as eight feet. We have a
11 total of 26 feet screening the various areas
12 on the north side of the property.
13 (Indicating).

14 The south side of the property, we do
15 have a screen wall, which basically runs from
16 the southeast corner, along the whole property
17 to the southwest corner.

18 We will talk about the storm water
19 design in a little bit; but, as you can see,
20 we have three storm water basins throughout
21 the site. Those are designed with a four-bay
22 sedimentation basin and a post bay, which is
23 an infiltration basin. Steve will get up and
24 talk about that a little bit more in a second.
25 (Indicating).

1 The north curb cut is for automobiles
2 only, and the south curb cut is for trucks
3 only. (Indicating).

4 So, we do have a couple new
5 three-dimensional perspectives from various
6 points on the property. Hopefully, you can
7 see the numbers 1 through 12 on the north
8 side, and then on the south side, we've got
9 13, 14, 16 -- so we have tried to provide
10 various aerial, but three-dimensional imagery
11 at the site. We did not put them all in here
12 because they're such huge files that made it
13 tough on the Power Point. (Indicating).

14 So, this is from the northeast corner
15 of the site. This is the rendering that we
16 have shown for quite some time, but it just
17 captures the northeast corner of the building
18 and shows the auto parking lot. (Indicating).

19 So, this is from Route 9 at the
20 automobile entrance. This is from the
21 southeast corner of the site. There, you can
22 see the truck entrance at the guard shack.
23 (Indicating).

24 Here is some new images that we have
25 put together. So, this image is from the

1 northwest corner of the site. (Indicating).

2 I am just going to hop -- takes
3 forever to go between slides but -- so, I will
4 just go through these; but this was image 2,
5 where the dot was 2 on the northwest corner,
6 looking through one of the backyards.

7 (Indicating).

8 This is image 3. This is existing
9 trees. You can see in the distance some new
10 landscaping between the residential backyards
11 and the building. (Indicating).

12 This goes a little bit further east
13 along the backyards. Here, you can see some
14 berming, some articulation landscaping,
15 along with some evergreen trees in the
16 background. (Indicating).

17 And this is from the southeast corner
18 of the site. As I stated, we are going to
19 have an 18-foot screen wall. That screen wall
20 can be made with a bunch of different
21 materials, but we are proposing a concrete
22 wall that will be painted, and we will put
23 landscaping in front of it, which, over time,
24 will grow and mask the wall. (Indicating).

25 So, there's been questions on, you

1 know, what these buildings look like after the
2 builds. Here is two representative buildings
3 that we have built in other markets within the
4 last six months. These were final photos.
5 (Indicating).

6 I am going to call Steve up to talk
7 about the storm water management facilities
8 and aquifer protection.

9 CHAIRWOMAN MAYRER: Steve, can you
10 just spell your name?

11 MR. BOISVERT: Sure. Good evening.
12 Steve, with McFarland-Johnson. It's
13 B-o-i-s-v-e-r-t.

14 As we have previously stated on
15 previous Planning Board meetings, our project,
16 from a storm water protection standpoint, has
17 been designed to exceed New York State DEC
18 Storm Water Pollution Prevention Design
19 Manual -- is that we are providing three means
20 to purify storm water runoff. The first means
21 is by DEC requirement, and that is the
22 sedimentation basin that Tim mentioned, that
23 sits just upstream of the infiltration basin.

24 (Indicating).

25 Upstream of the sedimentation basin is

1 a oil-water separator, which is required by
2 the Town Aquifer Protection Plan.

3 (Indicating).

4 And then, even upstream from the
5 oil-water separator, we are introducing a
6 third means of purifying, cleansing storm
7 water runoff, by introducing a sump and a hood
8 over the exterior -- the discharge side of the
9 pipe, out the catch basins and manholes. So,
10 there's three means of purifying storm water
11 runoff prior to it being infiltrated into the
12 ground. (Indicating).

13 One final point to mention with regard
14 to protection of the aquifer. There will be
15 no salt storage facility on this property.

16 MR. ELAM: Just an update on traffic.
17 We have met with New York State DOT a few
18 times. We are going to have another meeting
19 here with them in the next week or so.

20 There's been some discussion about
21 various areas of concern. Route 150, there
22 was a recent accident, so we have spoke to DOT
23 about this, and they are pulling the accident
24 history of that accident.

25 They are also pulling the accident

1 history of Route 9 and 20. They're looking at
2 some cars that pull out of the dinner at, I
3 guess you would say, inconvenient times.

4 They're also doing and looking at a
5 speed study from Route 150, down Route 9
6 through this section. And I guess the goal
7 with all of this is to figure out if there's
8 any additional improvements that could be done
9 concurrent with the projects that would
10 mitigate potential accidents in these
11 locations. (Indicating).

12 We are also working with the DOT to
13 get approval to clear trees along Route 9 at
14 Richwood Drive.

15 And then also, looking at some other
16 potential options in the area, these have only
17 been proposed to the DOT recently, but they
18 will be discussed at our next meeting with
19 them. Those items could involve reduction of
20 the speed limit from Route 9 and 20 to the
21 project entrance -- if that was acceptable to
22 the Town and the DOT. (Indicating).

23 Potentially, other things, like a loop
24 sensor at Richwood Drive and Route 9, to a
25 flashing sign, that says, Traffic Approaching.

1 Or, potentially, a speed limit sign with the
2 flashing speed limit under it, so as people
3 come through, heading southbound on Route 9
4 past the diner, and pick up speed right there,
5 it could show them their speed. So, we are
6 looking at a couple items to help reduce
7 traffic, potential traffic accidents at that
8 interchange. (Indicating).

9 We have continued to work with DOT to
10 refine the design on our traffic light at the
11 employee entrance. This improvement, too,
12 will help reduce speeds along the corridor
13 right here, and create some gaps in traffic.
14 (Indicating).

15 We have also agreed to put in a
16 sidewalk, along Route 9, on our project
17 frontage. (Indicating).

18 And we have done an updated traffic
19 study, which has been submitted to the Town
20 and to the DOT. The main changes in the
21 updated traffic study was to look at
22 70 percent of our truck traffic going south
23 and 30 percent going north.

24 We also looked at some site distances
25 that were requested, some additional

1 information that's been provided as well. So,
2 that's an overview of traffic and where we're
3 at, and what we are looking at right now, but
4 we want to provide those updates.

5 So, at this point in time, I am going
6 to introduce Eric Murray. He is with our
7 prospective tenant and the tenant is not
8 committed to the project yet. It's all
9 contingent upon approvals from the Town; but
10 Eric.

11 MR. MURRAY: Thank you, Tim.

12 Good evening, Madam Chair. Eric
13 Murray, M-u-r-r-a-y.

14 Madam Chairwoman, members of the
15 Planning Board, residents from the community.
16 My name is Eric Murray. I represent Amazon.
17 I am here tonight --

18 (APPLAUSE.)

19 Thank you very much. It's a pleasure
20 to be here. I am actually thrilled to be back
21 in the capital region. I have actually spent
22 over a quarter of my life here in the capital
23 region, so I know it well; and was thrilled to
24 come back and talk about this opportunity that
25 Amazon has been working with Skannell

1 Properties.

2 I will try to answer as many questions
3 that have been posed to me through Tim and the
4 team, and happy to talk through some others if
5 there are further questions.

6 So, a little bit about the project.
7 The project is, as Tim has mentioned before,
8 would have at least 800 full time employees at
9 the facility. Those positions, again,
10 full-time, would have full benefits on day
11 one. They're egalitarian benefits, the same
12 benefits that everyone throughout the company
13 receives as a full time employee. That's
14 medical, dental, vision, 401k, access to
15 generous maternity leave; and they all start
16 on day one of hiring.

17 If the project does go forward, we
18 will look to create a majority of those jobs
19 beginning on day one, which would happen
20 sometime during Q-3 of 2019, once the project
21 is completed.

22 We work with local work force
23 development boards, to make sure that we find
24 the best and brightest in the community to
25 satisfy our hiring needs.

1 The project itself is what's known as
2 a traditional non-sort. That facility will
3 handle bulkier items, so things like TVs,
4 kayaks, canoes, things that are large, from
5 that prospective. Those orders, from
6 customers, will be filled throughout the US.

7 As far as hiring goes, we certainly
8 have -- we promote diversity inclusion. We
9 have a strong propensity to look for veteran
10 hiring as well. We made a commitment as a
11 company to hire over 25,000 veterans over the
12 next five years -- a commitment, actually, we
13 made back in 2016.

14 As far as other benefits goes, as an
15 employee, we have a program known as Career
16 Choice. That program is, actually, a peculiar
17 program to Amazon, where we actually prepay
18 95 percent of tuition, up to \$3,000 a year,
19 for a period of up to four years, for \$12,000,
20 for associates of ours who completed one year
21 of commitment to us through work, to actually
22 pursue other fields that they're interested
23 in -- an associates or other type of
24 vocational certificates. So, we would work
25 with the local community college, say Hudson

1 Valley Community College, or others, to find,
2 understand what the in-demand skills are for
3 either advanced manufacturing, CDL, nursing,
4 what have you, so that we can make sure that
5 our associates have upward mobility.

6 As Tim is going to get into in terms
7 of the number of jobs and the over investment,
8 we are going to have a significant number of
9 construction jobs that are also generated as
10 result of this project. And a significant
11 amount of investment from Skannell Properties.

12 As far as community engagement, while
13 we haven't identified anything specific at
14 this time -- again, if the project does go
15 forward, Amazon is very careful to work with
16 the community partners to identify things that
17 are important to the community, things that
18 are important to Amazon; and certainly
19 advocate and provide philanthropic and
20 volunteer activities throughout the tenure.
21 This will be a long-term commitment for
22 Amazon, and long-term commitment for Scannell,
23 and we look forward to being a partner in the
24 community.

25 Thank you.

1 (APPLAUSE.)

2 MR. ELAM: Thank you, Eric. I'm glad
3 everyone now knows the prospective tenant.

4 Physical impacts. What does this
5 project do for Schodack?

6 So, we put together a fiscal impact
7 study commissioned by Camoin and Associates,
8 based out of the greater Albany area. We did
9 this above and beyond what's required under
10 the current environmental studies; but we
11 thought -- there has been a lot of rumors
12 floating around, what it's going to bring --
13 so, this is a study that we think provides a
14 lot of good data. That report has been
15 submitted to the Town; and it's got a lot of
16 data in it that we've just summarized here.

17 So, like Eric said, this is going to
18 bring about 800 new full time job positions,
19 about \$22 million in annual wages. When you
20 do a fiscal impact study, it captures what
21 should be created based upon that -- all those
22 annual wages, and what will be spent in Town
23 when people are buying gas or lunch and so on.
24 That's 49 additional, indirect jobs they're
25 called, with a targeted annual wage rate of

1 2.4 million. (Indicating).

2 The total investment is going to be,
3 plus or minus, a hundred million dollars.

4 That should create approximately 486
5 construction jobs during construction; about
6 37 and a half million dollars of labor.

7 (Indicating).

8 And what is it going to do long term
9 for the community? The real estate taxes
10 currently on the property, are less than
11 \$15,000 annually. There's a projected
12 assessed value of 55 million dollars, so about
13 \$55 a square foot. The proposed pilot, which
14 is going through Rensselaer County IDA right
15 now, in year one, would be \$1,046,757.

16 So, if you look at the breakdown of
17 this a little bit, we have stated here the
18 average over the 20-year period. So, the
19 Town, average annual, would get \$206,000,
20 water district, \$21,000; sewer district,
21 \$13,000; ambulance, \$9,000; fire district,
22 \$45,000; and the East Greenbush School
23 District, 1.25 million. (Indicating).

24 So, this is the impact after the
25 additional fees are calculated, or the

1 additional costs to operate the Town.

2 So, for example, the additional amount
3 of calls that are figured, you know, provided
4 by the ambulance service and so on. So, the
5 total economic impact, over 20 years, is 31
6 million dollars. (Indicating).

7 So, some updates from the last public
8 hearing. I am going to call Steve up here to
9 explain some of this.

10 MR. BOISVERT: It might be, actually,
11 easier just to expand upon the photo
12 simulations that Tim mentioned earlier, so, if
13 you just bear with us, we will turn the lights
14 back on.

15 The changes that occurred were
16 primarily relating to providing additional
17 screening that was suggested and requested by
18 the board. And the initial additional
19 screening was added along the west property
20 line. We added some landscaping between the
21 fire access road and the building to break up
22 the view from Route 90. This is in addition
23 to the vegetation that we are going to retain
24 that's on the property. (Indicating).

25 As Tim mentioned, we also extended the

1 berm, and added additional landscaping at the
2 north property line that we would be very
3 pleased to review with those neighbors the
4 exact location of the plantings.

5 So, what we did in preparation for
6 that, is prepared updated photo simulations.
7 If you recall at our previous meeting, we --
8 and Tim mentioned, we had done a photo
9 summation of a complete semi-circle around the
10 property at 16 different locations. What we
11 presented at the last meeting was the views
12 from camera location number 1, 2, 3.

13 (Indicating).

14 And additional screening and
15 landscaping was requested, so we have updated
16 the landscaping plan, and I have updated photo
17 simulations to show you what we did to improve
18 and provide additional screenings. So, what I
19 will do, is, what is on the easel is the new
20 additional landscape screening.

21 (Indicating).

22 What I am going to have to do is, Tim,
23 if you wouldn't mind just showing the board
24 the previous photo simulation so you can see
25 the difference with the additional berm.

1 (Indicating).

2 CHAIRWOMAN MAYRER: Can you show the
3 audience?

4 MR. BOISVERT: I was going to do it
5 for you first, and then turn, but either way.

6 So, over to my left is the previous
7 version of the photo simulation, on the right
8 is the demonstration of the existing
9 landscaping that we will be adding; and if you
10 recall, Location 1 is the farthest west.

11 (Indicating).

12 Location 2, just a little bit east.

13 Again, you can see the previous photo
14 simulation showed quite a bit of the project.
15 The additional berm and additional landscaping
16 screens the project quite well.

17 (Indicating).

18 I should note that the evergreens and
19 the plantings that we are showing are what it
20 will look like from day one, they're
21 eight-foot high evergreens. Over time, within
22 five to ten years, you can imagine, they will
23 grow and fill in the gaps, so it will be a
24 solid screen. (Indicating).

25 Camera Location 3, again, additional

1 plantings are planted within the existing
2 vegetation in the foreground, with the
3 vegetation that was previously proposed
4 remaining intact. (Indicating).

5 Again, continuing east, along the
6 north property line, additional plantings in
7 the foreground. And as you can see, the
8 previous proposed photo simulation and the new
9 location. (Indicating).

10 If you recall, we had, at certain
11 locations the cameraman stood and shot the
12 camera angle in one direction, and then simply
13 turned the camera lens a little bit to the
14 left, so we have same location, but A and B.
15 This is location 4-B. (Indicating).

16 Again, demonstrating the additional
17 landscaping that is being planted within the
18 existing vegetation line that we are
19 retaining. (Indicating).

20 So, this is now along the south
21 property line, location 13-B. Previously, we
22 had no proposed landscape screening of the
23 noise wall. We now are proposing evergreen
24 plantings to screen the wall. (Indicating).

25 Then, continuing along the south

1 property line west, further off Route 9, you
2 can see we added quite a bit of landscaping to
3 screen the noise wall. (Indicating).

4 And one last photo-sim
5 demonstrating -- we added additional plantings
6 again. This is continuing at the same
7 location, 14, but looking a little bit west.
8 So, we are planning on screening the entire
9 south property line adjacent to the noise
10 wall. (Indicating).

11 So, that really caps the changes that
12 were made. I do want to emphasize that we did
13 address the Laberge Group's comment letter of
14 May 18th, and just on technical design change
15 on the sanitary sewer, we eliminated the need
16 for a pump station, so everything on site is
17 gravity out to Route 9.

18 And that is it the extent of the
19 changes that have occurred since our last
20 meeting.

21 CHAIRWOMAN MAYRER: Okay.

22 Did you say you were going to do Q and
23 A?

24 MR. ELAM: Well, we made a top ten
25 question list that we have written down from

1 all the meetings to date.

2 Do you want us to go through that, or
3 should we open it up?

4 CHAIRWOMAN MAYRER: Well, you have a
5 top ten question list, and you have answers to
6 those?

7 MR. ELAM: We do.

8 CHAIRWOMAN MAYRER: Let's go through
9 it.

10 MR. ELAM: All right.

11 Number one: How will the project be
12 designed, constructed and operated to ensure
13 that adjacent potable water wells and the
14 aquifer will not be affected? Steve.

15 MR. BOISVERT: Thank you.

16 As previously mentioned, we went above
17 and beyond the New York State DEC Storm Water
18 Pollution Prevention Plan requirements by
19 introducing three means to purify storm water
20 runoff. We have an oil-water separator prior
21 to the sedimentation basin, and at each catch
22 basin, there's a sump and a hood.
23 (Indicating).

24 In addition, we are committing not to
25 store any salt on the property. That really

1 summarizes the protection of the aquifer.

2 MR. ELAM: Second question, is: Will
3 property values around the project decline,
4 and will that result in a loss of taxes for
5 the Town?

6 I have been in the real estate
7 development business for 14 years, and I have
8 seen, time and time again, where projects like
9 this generate economic activity and growth in
10 a community, and property values will rise.

11 This is a little lengthy, but a
12 community member, Ed Brewer, wrote a letter
13 that I am going to read: My name is a Ed
14 Brewer and I have been a resident of Schodack
15 for 65 years. During my time in the
16 community, I've watched growth and development
17 stagnate along the commercial corridors. We
18 have seen countless businesses close, and very
19 few new businesses come into our community.

20 My career has been in residential real
21 estate sales for 42 years in and around the
22 Schodack area. I don't know enough to comment
23 on the report by Scannell, but I am certainly
24 knowledgeable enough to comment on the real
25 estate aspects.

1 After listening to the Scannell
2 presentation, I heard a recurring theme related
3 to the home sale values in the neighboring
4 community. I wanted to point out to the board
5 that the residential real estate market is the
6 strongest it's been in almost a decade.

7 The homes that have come on the market
8 in the Richwood Drive neighborhood have gone
9 under contract very quickly. Below is a
10 summary of the most recent residential
11 transactions. It states three homes here that
12 went under contract at or well above the
13 assessed value. Here is one that's come on
14 the market at \$228,000, and have had multiple
15 offers on it. This home was assessed at
16 \$193,800.

17 I think the above information provides
18 concrete evidence that the adjacent
19 communities will not experience a devaluation
20 of their home values, and the project may
21 actually create an increase in demand for
22 residential properties in the region. I look
23 forward to the Planning Board's favorable
24 approval of this project.

25 Also, some partners and I purchased a

1 13-plus acre commercial property on the corner
2 of Route 9 and 20, and Route 150, over 15
3 years ago. Our thoughts were that it would be
4 a good investment for a strip mall and retail
5 stores and shops, as it was centrally located
6 in our Town, and the growth along the I-90
7 corridor would continue up from Exit 9 and 10
8 to Exit 11, where our property is located.
9 Here we are, 15 years later, and over \$120,000
10 in taxes paid, with no interest in our
11 property, despite several price reductions.
12 To say we are frustrated would be an
13 understatement.

14 I have heard that this project would
15 bring the natural gas line past our property,
16 and we would finally have access to public
17 water, sewer and natural gas -- not easy
18 access, mind you, as water and sewer will
19 still have to be brought across Route 9 and
20 20; but at least now it's theoretically
21 available. Hopefully, the approval of this
22 project will lead to the sale of our property,
23 as my partners and I are all tired of being
24 commercial property owners in Schodack.

25 I strongly support this project, and

1 ask the Town Board to stay the course and get
2 this distribution center approved, and in
3 Schodack.

4 Sincerely, Edward Brewer. Mr. Brewer
5 is in the crowd. Thanks for writing the
6 letter.

7 CHAIRWOMAN MAYRER: Sir, you are going
8 to have to give us the letter.

9 MR. ELAM: The next question is: Does
10 the Town have sufficient capacity, through its
11 agreement with the Town of East Greenbush, to
12 ensure that sufficient sewage treatment
13 capacity exists for the project and future
14 development?

15 We have studied this. The Town has
16 45,000 gallons reserved with East Greenbush.
17 They are currently using about 25,000. So,
18 there's an excess, today, of 20,000 gallons,
19 and this proposed project would take
20 6,000 gallons; so, 30 percent, leaving you
21 70 percent remaining. (Indicating).

22 How has noise from the project been
23 evaluated, especially in the evening and
24 weekends; and what mitigations are being
25 proposed?

1 As you know, we have conducted a
2 thorough acoustical study of the property. We
3 have shown that the properties to the north
4 are not affected by noise. The properties to
5 the south were affected by noise; so, our
6 mitigation measure was to put up an 18-foot
7 sound wall to bring the sound levels down to
8 where they currently are today. (Indicating).

9 So, has noise from construction and
10 backup beepers during operations been
11 addressed?

12 Yes, we have addressed both. During
13 construction, we have limited the hours from
14 7 a.m. to 5 p.m. We have also agreed to,
15 shortly after mass grading is complete, to
16 start putting up the sound wall immediately to
17 try to mitigate sound to the south during
18 construction. (Indicating).

19 And then we have talked about backup
20 beepers on the yard jockey, and we're
21 installing shushers -- a very technical term,
22 shusher -- which is a little lower audible
23 level; so, when they are moving trailers
24 around in the yard, the noise will be quieter
25 than the typical backup beeper. (Indicating).

1 Will the proposed traffic signal in
2 the entrances effectively block left turns on
3 Richwood Drive?

4 The answer to that is no. We have
5 looked at the levels of service that exist
6 today after our construction; and that turn
7 will remain as it is today. It is about an 11
8 second wait to take a left. The traffic
9 signal will effectively create gaps in traffic
10 to allow that turning movement; plus, we are
11 going to do -- we are pursuing additional
12 improvements with DOT to make that exit even
13 better than it is today. (Indicating).

14 Has site distances been adequately
15 evaluated?

16 The answer to that question is yes as
17 well. We've looked at them in numerous
18 locations, did some follow-up studies for DOT,
19 and that's been resubmitted to the Town and to
20 the DOT, but all of our site distances are
21 much greater than what's required on a 55
22 mile-an-hour thoroughfare. (Indicating).

23 What fire suppression system is being
24 provided in the sales distribution center?

25 It's called an ESFR system. The

1 system is designed to contain and suppress the
2 fire so it's used in a lot of large scare
3 warehouses across the U.S. (Indicating).

4 How will visual impacts of the project
5 be addressed to not be detrimental to the
6 surrounding residential neighborhoods and the
7 community?

8 You know, we went through all those
9 before and after shots of the additional
10 landscaping; also installed the berm north of
11 the parking lot, in between the parking lot
12 and the neighborhood, to adequately screen and
13 try to preserve, the best we could, the feel
14 from visual impacts off the interstate, Route
15 9, and from the neighborhoods on both the
16 north and the south side. (Indicating).

17 And then: Was isn't an EIS required?

18 So, there's three slides on this. The
19 SEQR regulations do not require the
20 preparation of an EIS for any particular
21 project; rather, the regulations state that on
22 any Type I action, carries with it the
23 presumption that is likely to have a
24 significant adverse impact on the environment,
25 and may require an EIS. (Indicating).

1 For all actions, however, it is the
2 lead agency, i.e., the Town Planning Board in
3 this case, that has the responsibility to make
4 a determination of significance.
5 (Indicating).

6 By comparing the impacts which may be
7 reasonably expected to result from the project
8 action, with the criteria listed in Section
9 617-7(c) of this part. (Indicating).

10 The full EAR, and all the reports
11 submitted by the Applicant comprising over 700
12 pages of technical information, is what is
13 being reviewed by the Town's designated
14 engineers, Laberge Engineers, as an
15 independent third party advising the Planning
16 Board, and by the Planning Board members.
17 (Indicating).

18 It is not accurate to say that an EIS
19 is required for this project. The question is
20 whether the project has been designed in such
21 a way to mitigate any potential adverse
22 environmental impacts below what the lead
23 agency considers to be significant.
24 (Indicating).

25 This determination is made on a case

1 by case basis by the lead agency. For the
2 majority of actions, lead agencies have issued
3 a negative declaration of environmental
4 significance for a Type I action.
5 (Indicating).

6 In fact, such a determination was made
7 in the case of a one million square foot
8 distribution center last year in the Town of
9 Frankfort, New York. (Indicating).

10 So, that concludes our Q -- our own Q
11 and A of ten items.

12 CHAIRWOMAN MAYRER: Thank you for
13 that.

14 As you recall, the public hearing
15 remains open. I think everyone heard that the
16 tenant is Amazon, just to be clear. And so I
17 will start to accept comment from the public,
18 and we, again, will be here as long as it
19 takes.

20 So, Nadine has requested that you
21 state your name, and spell your last name, so
22 that the stenographer can get it correct.

23 So, who wants to come up first?

24 (Indicating.)

25 MS. SPINK: Barbara Spink, S-p-i-n-k.

1 I am curious, after listening to that
2 about the environmental report, if there's
3 anything -- if they're doing such a great job,
4 they have nothing to lose by doing the Type I
5 full environmental report.

6 On June 13th, the Birchwood
7 Association Neighborhood met with Scannell
8 Developers. There, they informed us that the
9 average annual salary for workers at this
10 facility will be \$27,000 a year. So, there
11 will be a few executives, and everyone else
12 will be earning minimum wage.

13 Who can live off of that?

14 How does this provide good jobs for
15 New York State?

16 How does this help create good jobs in
17 Schodack?

18 We were also told that these workers
19 will infuse money into the Schodack area.
20 These warehouse employees, making minimum
21 wage, will not have the time or money to buy a
22 burger in Schodack, much less live here, buy
23 homes and pay taxes. This project is less
24 about providing good jobs in New York State
25 and more about rich corporations making money

1 off the rest of us.

2 Thank you.

3 (APPLAUSE.)

4 CHAIRWOMAN MAYRER: I see you.

5 MS. CASH: Good evening. My name is
6 Abby Block Cash, I live on 377 Woodward
7 Road --

8 COURT REPORTER: Can you spell your
9 last name?

10 MS. CASH: C-a-s-h -- close to the
11 Pilot facility. I consider myself to be a
12 hostage of the Pilot facility.

13 I am present tonight to address
14 Schodack's mystery warehouse proposal, now
15 identified as Amazon.

16 I was in attendance last week, or two
17 weeks ago. I didn't speak then because many
18 people expressed what I would have said; and
19 anyway, tonight I wore my tie-die shirt and I
20 feel stronger in terms of speaking.

21 But, in reflection, I do have three
22 points to make this evening. Point one.
23 There is an application for a very large size
24 facility and warehouse, but up to tonight,
25 there was no identified Applicant. I cannot

1 imagine asking for anything, a car loan, bank
2 account, an apartment, a library card, a job,
3 without having to disclose who I am as the
4 Applicant. The only reason I can figure them
5 doing this is that you permit it and they feel
6 that they can.

7 I suggest, in the future, if anyone
8 comes to our boards with a proposal where the
9 Applicant is not identified, the application
10 is stamped incomplete, and it is therefore
11 made inactive or denied.

12 I am suggesting this should be your
13 policy, and I can't imagine why it isn't. It
14 appears that your current policy provides the
15 Applicant with lead time to develop plans for
16 their venture. As your role is to protect
17 Schodack and its citizens, that goal should
18 have no standing with you. Advanced planning
19 by Amazon is to their advantage and not,
20 necessarily, to the advantage of the populous.

21 Point 2. This project is of interest
22 to this board -- at interest to this board,
23 should certainly mandate a full, complete,
24 independent environmental review. The
25 project, no doubt, has many compounding

1 impacts to the environment, its people and the
2 community.

3 Again, the actions of our boards must
4 always be to protect the citizens that they
5 serve. It is, therefore, obligatory that they
6 not only avoid any impropriety but any
7 appearance of impropriety. I cannot imagine
8 why you would do otherwise.

9 Point three. If the Schodack boards
10 decide to approve any aspect of this project,
11 they need to be good custodians of their
12 discretion; that is to say, they need to
13 monitor the evolution of this project before,
14 during and after it becomes reality for
15 Schodack. Schodack's history, in monitoring
16 projects, is not stellar for the 11 years that
17 I have lived here.

18 The truck stop, Pilot, at Exit 12 has
19 been left unguided for years. Trucks
20 routinely and illegally line Route 9, Kingman
21 Road, the ramps to I-90, and the Berkshire
22 Spur, often interfering with the normal
23 traffic flow, causing accidents and creating
24 poor traffic flow. Tonight there was a big
25 trailer truck blocking the two entrances of

1 Pilot. I don't know how long it was there,
2 but that's just routine.

3 The excess use of Route 9 and
4 creating -- will only increase with the Amazon
5 proposal; and I can't imagine the additional
6 havoc that will be added to this already
7 congested area.

8 In addition, while I respect truck
9 drivers and their vocation, I do not extend
10 respect to the misguided population that
11 sometimes follows them into areas where they
12 travel. A visit inside Pilot will often
13 associate you with people and verbiage that
14 might be surprising to you. It is simply
15 uncomfortable to be around.

16 Your obligation to monitor this
17 project does not stop at the approval. Your
18 obligation extends to safeguarding the
19 citizens, taxpayers and their families of this
20 community. I would appreciate you're
21 committing yourself to this goal long-term and
22 expressing that commitment with your deeds.

23 I am going to add a fourth point. Why
24 is Amazon afraid of an EIS? They just stated
25 that. It just was clear. It is how I am

1 receiving their message, but it's certainly --
2 that's what they were there debating.

3 The impact is not -- the impact on the
4 aquifer, the sound, the traffic, et cetera, is
5 not for Amazon to answer. It is for an
6 independent reviewing body. Their review is
7 only self-serving.

8 Thank you very much.

9 (APPLAUSE.)

10 MS. MILLER: My name is Cindy Miller,
11 I live on Route 9, next to the proposed
12 warehouse, and I just want to know, if this
13 goes through, do I get free Prime for life?

14 After the public comment hearing on
15 6/4, I left feeling hopeful that the right
16 thing will be done. Needless to say, that
17 night I got, maybe, four hours of sleep, just
18 thinking of all the comments and
19 recommendations to the Planning Board.

20 I listened to many residents in the
21 Town with the same concern as myself. I also
22 listened to individuals who do not even reside
23 along the Route 9 corridor, or they live in
24 East Greenbush, who feel there's a great
25 opportunity. Of course, they do not live here

1 and are only concerned with lowering their
2 school taxes.

3 There are individuals who own
4 businesses, but, ironically, there are --

5 COURT REPORTER: Ma'am, can you please
6 slow down?

7 -- they are construction companies who
8 hope to benefit from the building of the
9 project.

10 Another individual owns a body shop
11 which means more cars, more trucks, equals
12 more accidents, resulting in more business for
13 them.

14 There was also an individual who lives
15 on top of a hill on Route 4, opposite of
16 FedEx, which, by the way, is only 250,000
17 square feet, and is not built between two
18 residential neighborhoods. They advised us
19 they have no issue with noise or lighting.
20 Well, that's great, but why would you be
21 affected when you are on the opposite side of
22 the road on top of a hill -- who, by the way,
23 just voted down a casino rejected in their
24 neighborhood.

25 Ironically, this is our Casino. I am

1 all for development, but it needs to be done
2 so that the Town and its residents can
3 benefit. A million square foot center is not
4 the answer. Reduce the size of the building
5 to 250 square feet. Working hours, Monday
6 through Friday; and just, maybe, this would be
7 more attractive to us neighbors.

8 Scannell advised the Planning Board on
9 June 4th that they had tenants willing to sign
10 a 15-year lease; and now Rensselaer County IDA
11 has gotten into the frame of the 50 percent
12 reduction in taxes for ten years. What
13 happens when said tenant decides to move
14 because they get a better offer somewhere
15 else? We have an empty eyesore that is just
16 calling for vandalism and decay.

17 I moved to Schodack 15 years ago,
18 because I could not stand the traffic and
19 noise associated with living in a big city.
20 Have you driven up Central Ave. -- which, by
21 the way, is a four-lane highway identical to
22 Route 9 -- at 5 p.m., Monday through Friday?
23 Remember when the traffic would flow? Not
24 anymore. What should only take 15 minutes is
25 now taking over an hour at that time of day.

1 Do we want Route 9 to be the same way?

2 I hear many people saying this Town
3 needs more development, there is nothing here.
4 Then my response is, move to Clifton Park, sit
5 in traffic on the Northway, just so you can be
6 two minutes from the nearest retail store.

7 I moved here to get away from the
8 development. I have no problem driving 20
9 minutes to Crossgates, or 15 minutes to Lee,
10 if I need to go shopping. I prefer to shop in
11 local shops in Schodack or East Greenbush. I
12 may pay a little more, but, to me, it's worth
13 the trade-off of not having to go to Central
14 Ave. and Wolf Road and Clifton Park. Maybe
15 these same individuals should shop locally and
16 help keep the smaller businesses around.

17 Has anyone even considered all the
18 school buses that pick up and drop off kids,
19 who, by the way, are mostly south of this
20 project? And 70 percent of the traffic from
21 Amazon will be going south, as this gentleman
22 said.

23 How many times will tractor trailers
24 be driving 55 down Route 9, and have to slam
25 on their brakes for the lights flashing, or

1 stopping at all?

2 I would like to ask: Why is there
3 such an urgency to get this built? Is it the
4 developer, contractor, engineer, real estate
5 agent and land owner who are pushing? Then
6 let them wait. It's our lives that will be
7 changed. And if they want it sooner, they can
8 put it in their own yard.

9 They have no right to tell us how
10 quickly this needs to be decided. Does the
11 developer, contractor, engineer, real estate
12 and landowner are only concerned with their
13 profits and commission and not the well-being
14 of the Town or its residents? Why would we
15 even consider such a development, knowing that
16 the school tax dollars, 1.5 million - did you
17 guys get that -- we are not even getting half
18 of it. It will go all to the Town, and nobody
19 will send it to here.

20 In closing, I'd also like to express
21 my disappointment that no one on the Planning
22 Board reached out to visit my neighbors or
23 myself to see how this project would change
24 our lives forever.

25 How can you make an informed decision

1 if you do not physically check the area that
2 is being affected?

3 I strongly urge the Planning Board to
4 reach out and visit another town that has a
5 million square foot facility between two
6 residential areas; and see how it has
7 affected, not only the people, but the Town
8 itself.

9 Once this building is built, you can't
10 go back to should have, could have, would
11 have.

12 (APPLAUSE.)

13 MR. LEONARD: Evening. Eric Leonard,
14 L-e-o-n-a-r-d. I just want to take a moment
15 and -- I think it's a great idea that Amazon
16 is looking to come here, and there's going to
17 be opportunities for people to get employment.

18 As I look over the agenda for the
19 Planning Board, the one thing that I, kind of,
20 noticed, is that they're taking up matters
21 that go all over the town. All right.

22 People in Schodack Landing, people --
23 sorry about that -- you are taking up things
24 that are in Waterbury Road, Orchard Road,
25 Station Road, Rice Road, Phillips Road, the

1 generator project here on Route 9 -- you are
2 taking up projects that go all across the
3 Town. That's in the benefit of the Town as a
4 whole.

5 This project, I believe, is -- in that
6 regard, it's for the benefit of the entire
7 Town. I understand that the impact of this
8 project is going to be locally to that
9 neighborhood - the neighborhoods that it's
10 going to be situated next to; but, again, you
11 are looking out for the best interests -- and
12 people are talking about protecting people and
13 doing things like that.

14 Well, on the flip side of that, of
15 protecting people, you are also protecting the
16 People in Schodack Landing, south on Route 9,
17 in Nassau, in North Schodack, in Schuurman
18 Road, on Phillips Road and stuff like that.
19 You are looking out for that.

20 By letting this project go forward,
21 you are improving the towns. Water and sewer
22 is going to be moved down. That project can
23 be extended. And eventually extended down to
24 Maple Hill Road, further down Route 9, perhaps
25 tying in Schodack Landing.

1 I think if you talk to anyone from
2 Schodack Landing that has been drinking the
3 sulfur water down there and having really bad
4 sewer situations down there, they're going to
5 be all for moving progress down into the
6 entire town. It's a start. For some people,
7 it's going to be a very difficult start, but I
8 think in the very end, it's going to lift
9 everything up for the town.

10 Again, thank you.

11 (APPLAUSE.)

12 CHAIRWOMAN MAYRER: I guess you are
13 next.

14 MR. WALSH: Good evening. My name is
15 Bill Walsh, W-a-l-s-h. I live at 1327
16 Muitzeskill, M-u-i-t-z-e-s-k-i-l-l, Road,
17 Schodack Landing.

18 I want to start off tonight, just to
19 say that I am in favor of this project. I'd
20 like to say thank you to Eric and Tim for
21 coming here, for Amazon showing up here.

22 For one, I lived here 25 years. I
23 really haven't seen any type of growth. It's
24 been pretty stagnant here; especially along
25 this corridor, from Route 9 all the way to the

1 Columbia County line. I think the newest
2 project we have had here is between Pilot and
3 Dewey Pile putting in a little addition --
4 that's the biggest growth I have seen here in,
5 probably, the last ten years.

6 I am all for lowering taxes and
7 growing this community. I think Amazon coming
8 in here -- I think a \$27,000 job for a young
9 kid is a place to start. I think he can grow
10 from there. I also think that there's going
11 to be an -- in a vast facility like that, that
12 there would be rapid -- a rapid outreach for
13 expansion for kids to prosper, and to move up
14 in their organization.

15 You know, some people -- I am not here
16 to upset the neighbors; but I can say that if
17 you buy a home off a corridor that's a
18 four-lane highway, I think in the near future
19 you are going to have to, some time, figure
20 that there's going to be some growth.

21 How many projects are we going to sit
22 here and actually deny? I think we have
23 denied three projects in the last, probably,
24 five or six years, if my memory serves me
25 right. The last one being the Dollar General,

1 the Dollar Tree Distribution Center.

2 I am also with the -- a representative
3 for the Operating Engineers, and I spoke here
4 before in front this board. I'd like to say
5 that, you know, a project of this size coming
6 in here is vital and necessary for a lot of
7 construction people in this area to go to
8 work. The building trades are made up of 14
9 different trades, local trades of 22,000
10 members strong, most of them here in the
11 Capital District, or within a 50-mile radius.
12 And I'm sure that even though there's nothing
13 been committed from Amazon or Scannell
14 Properties, I am sure that they would be using
15 mostly local contractors in this project, and
16 would try to put most of these people to work.
17 I mean, there is a few companies that,
18 basically, follow some of these bigger outfits
19 or box stores, but for the most part, they do
20 try to reach out for local labor.

21 This piece of property, it's bringing
22 in \$8,000. I think I checked on it -- it was
23 \$8,000. I am not going to repeat what Eric
24 said, but you are talking millions in taxes,
25 especially when the Pilot is done. I am in

1 favor of this project. Build this project.

2 And I can also tell you, I own
3 different properties in different states. I
4 own a couple different homes, and I have one
5 that's comparable to the one that I have on
6 Muitzeskill Road, and I can tell you, I only
7 pay two thirds of the taxes out there, out in
8 Mass., that I pay here.

9 So, I am in favor of this project.
10 Please build it.

11 (APPLAUSE.)

12 MR. FELDMAN: Good afternoon. Steven
13 Feldman, F-e-l-d-m-a-n.

14 I operate Birch Hill Catering in this
15 area. We have been here for about 30 years.
16 I live right down the road on Route 150. I am
17 very much in favor of this project, as well as
18 a couple others coming on board. The Town
19 needs to reduce the tax basis, it needs to
20 have more money coming in, it needs to have
21 more jobs for people, and it needs to have
22 more people being able to have a reason to
23 come live here and do things.

24 There's barely a restaurant in town,
25 there's barely any shops. It's hard to buy

1 local because there is not enough business
2 going on here, so I'd love to see some growth
3 here in town.

4 I think Amazon has proven itself over
5 the years to be a good neighbor in the other
6 communities it's in, so I look forward to you
7 coming in town.

8 (APPLAUSE.)

9 MR. JANSING: Bob Jansing, 6 Star
10 Terrace --

11 COURT REPORTER: Could you spell your
12 last name, sir?

13 MR. JANSING: J-a-n-s-i-n-g. 6 Star
14 Terrace, resident of Schodack for 15 years.

15 I am not sure if it's been made clear
16 by all the documentation that's been
17 presented; but there is no demonstration of
18 reduced taxes -- I believe I am correct in
19 that. So, the speakers who have been saying
20 that we will get a reduction in taxes have to
21 go through the documentation. That is
22 incorrect.

23 The other thing I have heard that is
24 very disturbing is that -- and I am a member
25 of the Birchwood Association -- that we are

1 considered, in the vernacular, as collateral
2 damage -- and the Hillcrest neighborhood.
3 That, sure, this monstrosity will go in.

4 And I have spoken before the board
5 before. If you haven't seen a million square
6 foot facility, I encourage you -- and I will
7 pay for a bus ride -- to go down to Route 81
8 south to look at what a million square foot
9 facility looks like. And this will be placed
10 in between two residential areas, changing
11 Schodack forever.

12 Those folks speaking in favor, my
13 guess is, they don't live anywhere near or
14 probably will not travel anywhere near this
15 facility. And the comment that the -- as
16 Scannell has said -- that property values will
17 rise, I find that incredibly hard to believe
18 because once construction starts, the property
19 values will not rise at all, and we have
20 empirical evidence that some of the people in
21 my neighborhood have been unable to sell their
22 homes for the asking price.

23 I have said this before the board
24 previously. If you go on the board website to
25 look at how this Town is promoted, the

1 Buffalos in the field, the people gathering,
2 the flowers on the fence -- I will participate
3 in changing, help you change the website if
4 this property, this proposal goes through,
5 because you will have to ethically include
6 this monstrosity on your website.

7 Keep in mind, taxes will not be
8 reduced for those folks who talked about
9 reduction in taxes. That's not going to
10 happen. I think the word has been used, has
11 been stabilized, which is a euphemism for --
12 it's not going to happen.

13 Thank you.

14 (APPLAUSE.)

15 MR. CASH: Good evening. My name is
16 Lawrence Cash, C-a-s-h, I live at 377 Woodward
17 Road in Nassau.

18 I have heard things recently and in
19 the past that are confusing to me and seem to
20 be in conflict in some ways.

21 I heard in the past that Exit 11 would
22 be the main entrance for this; and I heard
23 tonight, I believe, that they will be --
24 70 percent of the traffic will be heading
25 south. That would be towards Exit 12.

1 There's -- as my wife had stated,
2 there's already a mess at Exit 12. There's
3 also drivers who are limited in the numbers of
4 hours they can spend on the road. They end up
5 parking onto 9, off of 90, on the side, just
6 sitting there. At peak hours, the traffic
7 backs up to the Hannaford warehouse. You are
8 creating a mess. And the traffic studies here
9 didn't seem to go down that far to take a look
10 at the traffic. That should be studied -- a
11 full environmental impact, I think, if ever is
12 needed, is needed here. What they got away
13 with in the past, and why, I am not sure.

14 I also have a little problem with
15 math. I heard there were going to be 800
16 employees; correct me if I'm wrong.

17 If you have 800 employees, and you
18 have three shifts, that's an average of 266
19 employees at a time. Assuming every one of
20 them drives their own car, I still can't see
21 why you need a thousand parking spots. This
22 doesn't make sense to me.

23 I also believe heard there was a
24 32,000 square feet of office space; is that
25 correct? Correct me if I'm wrong.

1 In general, or from a ballpark, to use
2 a -- my estimate is, you could fit 320
3 employees in 300 -- in 32,000 square feet of
4 office space. Mr. Laberge could probably
5 answer that better, as he is very familiar
6 with real estate; but I think the plans for
7 this is far beyond what -- they're over
8 building, and I wouldn't see why they would
9 waste money to over build -- to put in a
10 thousand parking spaces, to put in 32,000
11 square feet of offices. I think the wool is
12 being pulled over our eyes. We shouldn't
13 allow it. I am very upset by this. And I
14 felt this way all along, especially by keeping
15 us in the dark.

16 I also heard at one point, I think it
17 was two meetings ago, that there was going to
18 be one thousand SKUs, which is one thousand
19 individual items. And that's why I said it
20 couldn't be Amazon because that wouldn't make
21 sense. I think they may be planning to put in
22 a computer operation center here, other things
23 that they are not telling, and does not fit
24 the description of this facility.

25 Thank you.

1 (APPLAUSE.)

2 MS. SWINTON: Crystal Swinton,
3 S-w-i-n-t-o-n.

4 I appreciate your extending the public
5 comment period on this proposal, however, it's
6 kind of disturbing that we are just learning
7 about the Applicant tonight, as the period is
8 about to close. So, we are told that the
9 increased business that this facility would
10 attract to the area will increase our property
11 values. I can just about guarantee that that
12 is not going to be true for our property.

13 Our home, on the northeast end, the
14 proposed berms aren't going to be high enough
15 or long enough on our property line to
16 obstruct the view, the lighting, or the noise
17 generated by the employee parking lot. In
18 addition to the increased traffic volume in
19 front of our home, now we are learning that
20 there's also possibly a sidewalk going in
21 that's going to go right in front of our home.

22 So, I am really concerned about the
23 increased pedestrian traffic right in front of
24 our -- believe it or not -- now very private
25 home. That's going to leave us and our home

1 vulnerable.

2 What is going to prevent the
3 pedestrians from cutting through our property
4 and that of the Dirty Bird Antique Shop to get
5 to the facility? I have some serious concerns
6 about that.

7 Currently, there's a line of mature
8 trees in front of our home, along Route 9,
9 which reduce the sound and the view of the
10 road. So, I am wondering if trees are going
11 to be removed or added if the sidewalk is put
12 in; so, I do ask that you address these
13 concerns.

14 I also echo Barb Spink's concerns
15 about the generation of the new jobs. I know
16 it's being touted as a great benefit to our
17 community -- yet, they are lower income jobs.
18 It's highly unlikely that they are going to be
19 able to afford homes in our community, and I
20 suspect that since most people are going to be
21 from outside of Schodack, they are really just
22 going to pass through, and probably not do a
23 heck of a lot of shopping here -- I could be
24 wrong.

25 I am really glad that Amazon

1 representative came up and told us about all
2 the benefits because in my research about
3 Amazon specifically, I did not find good
4 things about how they treated their employees
5 and the community that they are going into; so
6 maybe they've changed.

7 In conclusion, I do urge you to issue
8 a positive declaration. The size of the
9 project warrants an environmental study. That
10 is mandated by New York Law. The proposed
11 project is a Type I action, for at least three
12 solid reasons: One. The Applicant proposes
13 the disturbance of about 60 acres, more than
14 600 percent above the disturbance threshold
15 for a Type I Action.

16 Two. The Applicant proposes parking
17 for about 600, maybe a little bit less,
18 vehicles, which is about 60 percent above the
19 minimum threshold for traffic impacts; and
20 three, the proposed project is more than a
21 thousand percent above the minimum threshold
22 for the Environmental Impact Statement
23 requirement that is based upon the ratio of
24 development to population.

25 It would seem that we have nothing to

1 lose but everything to gain by really doing
2 this the right way and getting this study
3 done.

4 So, thank you for your consideration
5 and attention to these concerns and requests.

6 (APPLAUSE.)

7 MR. DeFRANCESCO: Hi, Tony
8 DeFrancesco, D-e-F-r-a-n-c-e-s-c-o. I'm
9 excited. I wasn't sure this was going to
10 happen. I have been working and owning my
11 business here for 22 years. I have been
12 involved and lived in and worked in Schodack
13 since 1967. This is probably one of the best
14 things that we have ever had happen here, for
15 the folks here.

16 I know there's a lot of people that
17 don't want it, but this was commercial
18 property. The houses were built originally on
19 commercial property. They were built on a
20 variance many, many years ago. This property
21 needs to be utilized. It is not getting us
22 any tax money. It's not being of any benefit.

23 It is a big building. But it is also
24 progress. We have \$27,000-a-year jobs -- I'm
25 assuming full-time jobs with benefits -- yes,

1 they don't pay a million dollars; but that's
2 800 jobs in our Town.

3 You can't -- we have had no growth
4 here for years. I have been waiting 22 years
5 for this to happen. We have had so many
6 opportunities. This looks like the most
7 viable opportunity we have had addressed here.
8 I applaud them for taking an interest in our
9 small town. It's a beautiful town. We do
10 business here.

11 And I know I run a crash business, but
12 if they do the work with the traffic, they
13 slow down -- and I would recommend, sincerely,
14 that we try to slow down the speed because the
15 cars heading south on 9 come through and they
16 fly. It's been a problem for years in front
17 of these neighbors' homes. I have seen it
18 before. If we can slow it down. We got a
19 signal light, we got trucks on the highway --
20 addressing the issues on Exit 12 -- these are
21 things that have been going on for a long
22 time.

23 I think they're doing the right job
24 here. They are presenting a wonderful
25 opportunity for the Town, our residents,

1 people of Rensselaer County. As I said two
2 weeks ago, we need to keep more people here,
3 we need to keep some more businesses going in
4 our area. We need to have a few stores. I
5 addressed this two weeks ago.

6 Back in the 70s, we had a Sears, we
7 had an Aubuchon Hardware, we've had a Burger
8 King. We had a lot of businesses happening
9 and have failed. How many business have
10 failed -- small pizza shops down where
11 Cumberland is. Maybe we can revitalize this
12 area, maybe we can start using it and make it
13 happen.

14 Unfortunately, everything does have
15 some pain. We have got to have a little pain
16 and some understanding, but give it some time.
17 It's going to all happen.

18 I am excited. I thank you for the
19 opportunity to talk. I hope you folks do the
20 right thing, and I am really excited about
21 Amazon being here.

22 Thank you.

23 (APPLAUSE.)

24 CHAIRWOMAN MAYRER: So, you were
25 first.

1 MS. RIVERS: Good evening. My name is
2 Christa Rivers, R-i-v-e-r-s. I am a life long
3 resident of the community. I grew up in East
4 Greenbush and Schodack. I am a local realtor
5 as well. I think that Amazon coming to the
6 area will provide tremendous growth and
7 opportunity for small businesses, and
8 residential development also in this area.

9 So, I hope that the Planning Board
10 takes that into consideration, and gives a
11 positive outcome for this project.

12 (APPLAUSE.)

13 MS. BRUNNER: Marci Brunner, 1692
14 Julianne Drive, Castleton.

15 COURT REPORTER: Could you spell your
16 last name?

17 MS. BRUNNER: Brunner, B-r-u-n-n-e-r.

18 I just want to start by saying, I have
19 heard a lot about -- this is commercial
20 development where we live. We moved to our
21 home in 2001. At that time, we did our
22 research. This was zoned PD-3. It still is.
23 PD-3 is not for warehouses, which sounds like
24 this is. It was for development, which was
25 light commercial use, and no heavy traffic.

1 So I just want to say that and be clear. I
2 didn't move here thinking I was going to have
3 commercial development, such as an Amazon.

4 In addition, I am a life-long resident
5 of Castleton. I'm 48 years old. I've lived
6 here my whole life. I always thought I would
7 stay here my whole life, but with this stuff
8 happening, it really has upset me the way some
9 of the things have been handled.

10 Tonight I will be submitting three
11 critical articles from the Times Union, along
12 with my written statement for the Public
13 Hearing, that directly pertain to this type of
14 proposal that I believe profoundly support a
15 positive declaration and warrant an
16 Environmental Impact Study.

17 I am also submitting a petition
18 rejecting the mystery warehouse, which now I
19 know is now Amazon, which is signed by
20 approximately 200 residents, who are also
21 advocating to preserve the lands of Schodack
22 and adhere to the strategic vision that was
23 articulated and adopted in the Comprehensive
24 Plan regarding the approval of commercial
25 development in our Town.

1 This Town has discounted residents who
2 live near these proposed developments for
3 years, and have forced extreme development
4 ideas in the way of giant warehouses, which do
5 not comply to the rural disposition of this
6 Town.

7 This is underscored with the various
8 paid conceptual and Comprehensive Plans
9 prepared the Labarge Group. These grand
10 visions sit on the shelf with no real
11 marketing to get smart business development
12 here.

13 The fact that the Town has dragged its
14 feet on the zoning is why we are in this
15 position. The pointing of the fingers need to
16 stop between the Town Board and Planning
17 Board. You all have a responsibility to the
18 residents of Schodack -- as a Planning Board
19 is appointed by the Town Board, and as
20 Supervisor Harris ran his election campaign on
21 a promise not to make Schodack a warehouse
22 town.

23 My husband and I sent a letter to the
24 Town, asking pointed questions on June 7,
25 2018, and requested a response. To date, we

1 have received none. Although this isn't a
2 surprise, as this is common practice around
3 here -- when anyone has questions, we are
4 told, send a letter in.

5 I thought I would refresh you as to
6 the questions we are still waiting a response
7 from, which may have been answered, some
8 tonight; but, again, we don't know until we
9 get here what we are going to find out.

10 Tax relief. Will this actually
11 provide residents tax relief? Our taxes have
12 never decreased, instead, inclined over the
13 years. Weren't residents promised tax relief
14 with Hannaford and the Pilot gas stations?

15 When Supervisor Harris was asked this
16 question, he stated that taxes will stabilize
17 and not decrease.

18 Jobs. We heard a lot about jobs in
19 this proposal. Do we actually really know how
20 many are seasonal or temporary, or even if the
21 number is accurate?

22 Will drones or robots be used to
23 replace those promised jobs eventually?
24 Again, sounds more like a warehouse, which we
25 all know doesn't fit in PE-3, but no one seems

1 to care about that.

2 How about the current infrastructure?
3 Police, fire and emergency in place -- are
4 they in place to handle a facility of this
5 magnitude? Couldn't this fact alone drive the
6 taxes up?

7 When will the residents of Birchwood
8 receive a response regarding their petition
9 that they submitted for a change in zoning
10 back in May of 2013?

11 And I'd like to know, why wasn't the
12 first public hearing for Scannell Properties
13 listed on the Public Notice section of the
14 Schodack website? It didn't appear until we
15 sent a letter in, that was dated on 6-7. It
16 miraculously appeared on 6/8.

17 I think I might have some of these
18 answers now by doing a little research. Tax
19 breaks. My husband attended the Rensselaer
20 County IDA last week, and it was indicated the
21 tenant was going to pay reduced taxes of 50
22 percent for the first ten years as an
23 incentive by New York State. I will be
24 submitting Article number one for those who
25 like to read more about that.

1 Water and sewer benefits. I can now
2 see from a Facebook post by Supervisor Harris
3 that the Town has met with the IDA to review
4 upgrades and expansions last week. It feels
5 like whenever there is a Facebook opportunity
6 or a photo-op., the Town boasts about all the
7 wonderful things we're doing, music in the
8 park, meeting with legislators, but remains
9 silent on the issues or any questions that we
10 bring up -- which brings me to the
11 groundwater, aquifer and well contamination.

12 This is real. And anyone who says it
13 is not, I invite you to visit people in
14 Hoosick Falls, New York. That did not look
15 good for the state and neither will this
16 situation. You can read, in detail, about
17 this in Article 2, which discusses the
18 solubility of road salt and lack thereof with
19 water.

20 Let's also talk about traffic. Does
21 anyone really think we can sustain an influx
22 of 300-plus tractor trailers, and 800 to 1200
23 employee vehicles with our current road
24 infrastructure? No way that this is possible.

25 Let's all use common sense here.

1 People will be seriously hurt and/or killed
2 unless a full traffic impact study is done
3 looking just beyond this development, and not
4 stopping just at Maple Hill Road, but going
5 up, at least to Exit 12 -- and this is five
6 miles with Maple Hill Road -- and take a
7 serious look at future impacts for future
8 development.

9 It appears the Town missed the boat on
10 Hannaford and the Pilot fueling stations. That
11 area is unsafe and has already claimed lives.
12 Article 3 will clearly explain why you need to
13 have a full impact traffic study.

14 And what about the fire department and
15 ambulance services? The developer recently
16 contacted the fire house to communicate
17 regarding provisions. Again, only after the
18 issue was pushed. There is no emergency staff
19 at the proposed warehouse, so it will drain
20 our resources locally if something happened
21 there. Imagine you were home and a loved one
22 gets hurt and you call for an ambulance, but
23 they're over at the warehouse. You are going
24 to have to wait for someone to come in from a
25 different town.

1 Where are our rights; and why does a
2 developer and tenant appear to have more
3 rights than us?

4 So, at the end of the day, what really
5 are the benefits to Schodack? You have a
6 moral and ethical responsibility to us
7 regardless of the second floor pressures, as
8 some officials have told us, to do the right
9 thing, and declare a positive declaration so
10 the appropriate and unbiased studies can be
11 done to protect all of us who live in this
12 Town, and not just us newbies, as some like to
13 call us, as these are real issues that affect
14 everyone.

15 The independent studies currently
16 performed by the developer only included their
17 warehouse and did not reflect any future
18 development. A positive declaration is what's
19 right and mandated by New York State Law.

20 Thank you.

21 (APPLAUSE.)

22 MS. MEEHAN WILLIAMS: Good evening.
23 Jennifer Meehan Williams, 1666 Julianne Drive.
24 I promise I wouldn't bore you tonight with six
25 pages. Very short, concise statements. We

1 met with Scannell Properties. They were very
2 nice. They answered a lot of questions. The
3 gave us more information but proved some of
4 our points; that the Town is asking them to
5 pull the water and sewer district to the end
6 of their property; therefore, creating a
7 commercially exclusive water and sewer line,
8 which then, if there was further development,
9 would be addressed by a full EIS, and a growth
10 induced impact statement -- which is not
11 addressed by their independent studies.

12 Their independent studies look at
13 their purpose -- their purpose is to build an
14 Amazon warehouse, not a sales distribution
15 center -- a warehouse. Let's be real, if you
16 are putting a canoe in there, it is not a
17 sales distribution center.

18 So, my point is that when you pull it
19 further down, and you look ten years down the
20 line, 20 years down the line, the line where I
21 want to live here -- I want to live here. I
22 am standing here before you, instead of at
23 home with my own two children because I want
24 to live here, not because I want to cause a
25 problem for you; but I also want respect. I

1 want the respect that if I want to live here,
2 then you provide me safe water through the
3 aquifer -- which, again, that's great that
4 they're putting the hood on top, but they
5 still couldn't answer the question, how do you
6 separate salt from water. You can't, unless
7 you evaporate it. I teach fourth grade -- I
8 know. It's a very easy science question but
9 it's a science question that needs to be
10 answered by someone who is independently
11 qualified to do so. Their studies do not
12 provide that.

13 And I appreciate that they're going
14 above and beyond what the state requires them
15 to do, but I want above and beyond even more,
16 and so should you, because once this goes in,
17 you can't take it apart; and once the aquifer
18 is damaged, it's over, it's done. It's not my
19 water, not just your water, but the entire
20 Town source; and that is something that you
21 have to look at. We have to not sit here and
22 say it's this warehouse, it's that warehouse.
23 We need to start thinking 10 to 20 years down
24 the line.

25 If you are asking them to pull the

1 water and sewer to the end of their property
2 line, you are, therefore, ready for
3 development further down Route 9; but their
4 traffic study looks at their traffic. It only
5 looks at their employees and their truck
6 stops; and last time I checked, there's about
7 six properties for sale down Route 9 that are
8 prime for the economic development that
9 they're talking about.

10 Well, that's great. Is that economic
11 development also on the aquifer because the
12 aquifer is about 12 miles long, and leaving
13 all of that sewer and water line that's going
14 to pass right by my association, and if you
15 don't offer it to me as a resident, how can
16 you offer it to the people further down the
17 line that are sitting on Route 9?

18 So, it's only for people further in
19 development, but you are just going to pass us
20 by -- that's not fair, that's not right.
21 That's not helping the Town of Schodack.
22 That's not always looking at the bigger
23 picture.

24 Well, we need to look at the bigger
25 picture in the environmental, in the growth

1 induced impact, looking at, what type of
2 economic development are they going to be
3 offering? A fast food restaurant? What are
4 we offering? Housing developments? What are
5 those purposes and properties going to be
6 looked at?

7 And as far as I am concerned, if
8 people keep talking about the Hannaford and
9 Pilot, a full EIS looks at a drop in the
10 bucket and the ripple effect, and a drop in
11 the bucket and a ripple effect -- that looks
12 at how they connect. And that's what the
13 People standing in front of here are talking
14 about.

15 We're not just talking about Scannell.
16 If you want to develop that cornfield, then
17 develop that cornfield but develop it
18 understanding it and thinking about long-term
19 use, long-term rights; and also, if you are
20 asking them to pull that sewer and water line
21 to the end of the property, then you know that
22 future development is going to happen, and you
23 know that it's going to happen on the aquifer,
24 and you know what type is going to happen.
25 Well, get it on paper before you approve.

1 I am asking you to make a positive
2 declaration for these three reasons: It is
3 your preview. That's why I stand before you
4 and say, I appreciate what you do, I don't
5 want to be in your seat. You have a very
6 important job to do.

7 And he is right, by stating that law,
8 and I am going to state the law as well, that
9 there are three reasons why this is a Type I
10 SEQOR, and his slides only said that you have
11 the power to do so. So, it didn't say that
12 you don't have to. It just said that you have
13 that power.

14 So, when you look at me, I want you to
15 understand, you have the power to determine
16 whether I stay or I go, as well as the other
17 residents of Schodack -- not just in Birchwood
18 Association. And you also have the power to
19 determine what further goes down Route 9 later
20 on. So, we are not just standing here talking
21 just about Amazon, but the future of Schodack,
22 and the future that you provide by making that
23 decision.

24 So, here are the reasons why you need
25 to declare a Type I SEQOR. The Applicant

1 proposes the disturbance of about 60 acres,
2 more than 600 percent above the disturbance
3 threshold for a Type I action.

4 The Applicant proposes parking for
5 about 1,000-some vehicles, plus trucks -- 1600
6 vehicles, about 60 percent above the minimum
7 threshold for traffic impacts. And the
8 proposed project is more than a thousand
9 percent above the minimum threshold for the
10 environmental impact statement requirement
11 that is based upon a ratio of development to
12 population.

13 I stand before you very shortly, and I
14 am imploring you to do a positive declaration
15 for your own benefit, so that you have the
16 information to decide, not just from them and
17 not just me, a layman, quoting the law, that I
18 only partially understand because I can't read
19 700 pages of technical information. Please, I
20 implore you to do the right thing. Do a
21 positive declaration; do a growth impact
22 statement.

23 If you are looking to develop
24 Schodack, know what you are going to develop
25 and what the effects are going to be. Because

1 if you put Amazon in there, it won't just be
2 those cars, it won't just be those trucks. It
3 will be forever Route 9 changed.

4 Remember, your deeds are your
5 monuments. What is your monument as a
6 Planning Board going to be?

7 Thank you --

8 (APPLAUSE.)

9 MS. LEONARD: My name is Stephanie
10 Leonard, L-e-o-n-a-r-d, and I am a resident of
11 the Town of Schodack. So, just quickly, I
12 know that a lot of other people want to talk.
13 So, I just want to take this opportunity to
14 extend a thank you to Scannell Properties and
15 Amazon for considering the Town of Schodack,
16 for which I believe is a distribution center
17 project that clearly falls within the PD-3
18 zoning.

19 I was a huge proponent because I grew
20 up in the Town of East Greenbush, for the East
21 Greenbush FedEx location. And I have to say,
22 that it's an absolutely gorgeous facility that
23 is maintained by a lot of small local business
24 owners; and I am hopeful that this project,
25 here in the Town of Schodack, will resemble

1 the same.

2 I also want to thank the Town Board
3 and the Planning Board for doing a great job
4 throughout the entire process. I feel that
5 the entire process has been informative and
6 done responsibly. I am a small business
7 owner, and I believe that this opportunity is
8 wonderful.

9 There are far too many reasons for me
10 to list why this would be good for my
11 business. However, as a taxpayer, and mother
12 of two young children, this is also an
13 opportunity that is even more wonderful for
14 me, again, for many more reasons than I want
15 to stand here and take up your time on.

16 Quickly, I would just like to comment
17 on some of the previous speaker points. I'm
18 sad to hear that some comments about \$27,000
19 is a sad starting salary. When you calculate
20 the benefit package that comes along with that
21 \$27,000 salary, I would probably have to say
22 that we are talking about \$35,000 annually.
23 And even as a small business owner, I cannot
24 afford the folks that walk through my door --
25 health insurance, paid vacation and retirement

1 the first day that they start.

2 How much money do you think our
3 teacher aids, janitors and school bus drivers
4 make at Schodack Central Schools and East
5 Greenbush Central Schools? Pretty close to
6 that \$25,000 which was mocked at. And they
7 are hugely invested in our community and they
8 can certainly afford a good hamburger.

9 At the end of the day, I welcome the
10 Amazon project, and I am very hopeful that all
11 the folks that have feelings for and against
12 it can come to common ground. Letting the
13 folks of the neighborhood development steer
14 yet another phenomenal opportunity away would
15 be severely unfortunate.

16 (APPLAUSE.)

17 MS. STEFFEK: Hi, Heather Steffek,
18 S-t-e-f-f-e-k.

19 I live at the corner of 9 and 20. I
20 see about 20,000 cars and trucks go past my
21 house every day. I see accidents. And so, I
22 do have a concern about traffic. I am not for
23 or against the project yet because I don't
24 have enough information to make a decision.

25 I do hope that if it does go

1 through -- and if it does not, even if it does
2 not -- the Planning Board does work with the
3 Town's truck community to hopefully increase
4 safety at the intersection, and minimize
5 unnecessary engine breaking. It is a very a
6 loud noise pollution that I deal with about
7 every five minutes from 5 a.m. to 10 p.m., and
8 I have a toddler, and I would like to get some
9 sleep.

10 So that -- I also have another
11 question for Amazon, and that is: Is there
12 going to be a -- like a power -- large power
13 draw? Will there be a large power draw? Will
14 there be a data center there? And if so, will
15 that affect everybody's power bill? Studies
16 have shown that data centers increase the
17 power bill for the entire area. So, that is
18 all.

19 Thank you.

20 (APPLAUSE.)

21 CHAIRWOMAN MAYRER: Okay.

22 MR. STOKEM: Ken Stokem, Maple Hill
23 Road. I am not a Birchwood resident, so I
24 don't live in there. Fortunately, my house
25 isn't going to be immediately affected by

1 this, but because I have a long-term care and
2 concern about the Town, I've been a long-term
3 member of a group called the Schodack Planning
4 and Development Association. And that
5 association, back about nine years ago, worked
6 with the Town and formed a Town committee
7 under a couple of administrations ago, where
8 they came up with commercial design standards
9 for the Town; and they incorporated a lot of
10 expertise -- some from this board, some from
11 the ZBA, and other professionals in the
12 community on that board -- they came up with
13 the commercial design standards which has been
14 circulated at different times to the Planning
15 Board -- I don't know if each of you have seen
16 that or not, but it's a beautiful document.

17 And it specifies how commercial
18 structures should go in in the Town; and one
19 of the things you want to hide with a
20 commercial structure is the parking; and you
21 hide that by various means, by putting it
22 behind the building, not beside the building
23 or in front of the building. And the parking
24 on this appears to me as though it will be
25 quite visible as you go up and down 9 and 20.

1 And I don't find this building
2 particularly attractive either. I think that
3 they're doing what they need to do based upon
4 what you are asking them to do, or the
5 community is asking them to do, but I don't
6 think they're doing anything more than what
7 they have to do; and we are seeing that.
8 Gradually, they're giving a little bit more
9 here and there to try and screen things and
10 make this thing a little bit more presentable,
11 but that's because it's not so good to have
12 around in the first place and not so good to
13 look at in the first place.

14 So, I know a number of you are
15 professionals, and I know a number of you know
16 that certain towns do have commercial design
17 standards; and I would hope that you would try
18 to, in a sense, get the best you can for the
19 Town in terms of how this is going to look if
20 this gets sited here.

21 Now, I have a number of questions and
22 concerns beyond that. One of the things that
23 I have been trying to bring forward with the
24 Town for a long time, is factoring what the
25 end of life is going to be of any kind of

1 structure of this kind of size that we bring
2 into the Town.

3 I am a regular attendee of the Town
4 Board members, have been doing so for about a
5 dozen years. I used to come to this board
6 meeting, every meeting for about seven or
7 eight years, so I have some idea of the
8 problems that have propped up with the Town,
9 and what it takes to get a simple structure
10 down, like a house, and get that removed. How
11 the heck do you get rid of a million square
12 foot building at the end of its life and the
13 tenants walked away from it?

14 What do you do to get rid of it? And
15 how do you plan for that up front, not
16 somewhere down the line when you are stuck
17 with it. So, that's something that I would
18 like the board to try and think about in terms
19 of this facility because now is the time to
20 think about that, not ten years from now, or
21 20 years from now, when this building is no
22 longer wanted, when it's no longer serving
23 Amazon's purpose, and it falls back into the
24 Town and the taxes aren't paid on it, for one
25 reason or another; and we have no means to get

1 rid of this building on our own based upon our
2 current tax base.

3 Another thing that I have been
4 speaking about for a number of years is the
5 town aquifer. I have seen bites taken of the
6 aquifer over the years, or attempted bites
7 taken of it. I feel that this warehouse, once
8 it goes in here, while it is going to occupy a
9 large area that's in, what you would consider
10 to be a recharge area for the aquifer -- it's
11 going to block that recharge area.

12 Now, by itself, if that was the only
13 thing that was coming, that might be
14 acceptable; but I think that this is just the
15 beginning of a whole row of warehouses that
16 are either going to come up to accommodate
17 this, or because they know they can get
18 warehouses in there. That's the main business
19 that they have been trying to put in the Town
20 since I moved here a quarter of a century ago
21 is warehouses.

22 We should be able to have something
23 other than that. So, if this goes in, does
24 that begin the chain of warehouses going all
25 up and down 9 and 20; and perhaps in other

1 areas of the Town because that's what we are
2 seen as? And I am afraid it is going to open,
3 kind of, a flood gate for that. And each of
4 those warehouses that come in, whether they're
5 a quarter of a million square feet or a
6 million square feet, block another recharge
7 area.

8 And there's runoff from these things.
9 I am somewhat impressed with their ideas for
10 trying to capture some of the runoff, but as
11 it was pointed out, the salt won't be
12 captured. They said they won't store salt on
13 site. Will they commit to not using salt at
14 all? I doubt that.

15 There's also going to be runoff from
16 these thousand vehicles, these 300 trucks or
17 so a day that are going to be passing here.
18 There's going to be all kinds of things
19 washing off of them, and it is going to get
20 concentrated as it goes into the aquifer in
21 this way.

22 Now, I am also concerned about the
23 cost of this in terms of -- I can't believe
24 that this, in any way, is going to lower
25 anybody's taxes. When you try to look

1 forward, which is what Schodack Planning and
2 Development Association has been trying to do
3 for a long time, how do you lower taxes when
4 you increase demand for services?

5 How do you -- what capacity do we
6 currently have to address serious emergency
7 concerns at this facility? Fire and police
8 and ambulance, and whatever else comes along?

9 How do we address this with our
10 current inventory of resources? I don't see
11 how we do that.

12 So, there's going to have to be
13 expenditures in those areas. Maybe Amazon
14 will be generous and contribute some money
15 here and there towards it; but, largely, I
16 think it is going to lead us towards,
17 something more along the lines of
18 professionalizing, at least in part, our fire
19 companies to help service this, and other
20 warehouses that will follow it. I think it is
21 going to cost us a lot in terms of police
22 calls.

23 I have two brothers that live in
24 Spartanburg, South Carolina, where a nearly
25 identical warehouse has been located for a

1 number of years. I don't know of anybody in
2 that area that -- other than maybe people that
3 are working there and some people that are
4 getting business off of it, and I'm sure that
5 there are those -- but I don't think the bulk
6 of people there are thrilled to have this
7 warehouse. I have been by it, I've seen the
8 size of it. It's massive. I mean, it's
9 really hard to conceive of how big these
10 things really are.

11 And they're not loved by the
12 communities that they're in, not in general.
13 You are not going to find that. And I doubt
14 that Schodack is going to really love this one
15 as much as some of the business owners and the
16 business people -- I appreciate the fact that
17 some people will draw some good. And I can
18 understand why they advocate for their
19 interests in that way. I would, too, if I was
20 in their circumstances; but, by and large,
21 it's likely to knock tens of thousands of
22 dollars off of the values of a significant
23 number of homes, to lead those people grieving
24 their taxes, and could be a net loss of tax
25 revenue for the Town. So, I don't think

1 there's any argument that can really
2 successfully be made that this is going to do
3 anything to lower anybody's taxes. I will be
4 greatly surprised if that happens.

5 In terms of -- they're talking about
6 all the trees they're putting up there, and
7 many of these trees are going to be on berms.
8 My experience is that when you put trees on
9 berms, they dry out, they don't get the water
10 that they need. It's hard for them to sustain
11 life if you got them up, sort of, on a
12 mini-hill kind of thing.

13 How are they going to keep these trees
14 alive that they're going to be putting all
15 over the place? And who is going to take
16 ongoing responsibility for making sure that
17 there's live trees that are going to grow to
18 the sizes that they think they're going to
19 grow to? So, I think that that's something
20 that the Town needs to consider is, will this
21 screening actually be effective, or will it be
22 a bunch of dead trees?

23 I can understand, again, why realtors
24 would be for this, because I think it is going
25 to produce a great deal of turnover of housing

1 in the Town; and that can only be a net
2 positive for realtors. So, there's an
3 advantage to those people to speak in favor of
4 it; but I think there's too many questions.

5 You have had a lot of very articulate
6 people up here, raising very good questions.
7 And I don't hear as many questions as I'd like
8 to be hearing from the board. I have heard
9 more questions sometimes on much smaller
10 issues, than I hear on these bigger issues
11 that come. I can appreciate -- it's always
12 clear to me that Wayne does his homework. He
13 asks a lot of very good questions on
14 everything. And that's very apparent, but on
15 a project that's unprecedented in terms of its
16 potential impact on the Town, I'd like to hear
17 the board showing that they're really asking
18 questions and pushing forward and advocating
19 for the Town because I hope that that's what
20 you are here for; and I ask that you please do
21 that, and you please be the -- whether this
22 goes in or not, get us the best deal you
23 possibly can if it goes in. And if it is not
24 the right thing for the Town, keep it out.
25 Thank you.

1 (APPLAUSE.)

2 MR. MISIASZEK: Paul Misiaszek,
3 M-i-s-i-a-s-z-e-k, Maple Hill Road.

4 A lot of people have spoken tonight.
5 There's been a lot of emotion; a lot of
6 speculation. I think we have to work on
7 facts.

8 Presently, the property pays a very
9 small amount of taxes. These gentlemen have
10 gone to great lengths to prove the financial
11 impact of this property. It's significant.

12 The traffic issue. I have done some
13 limited research, but it appears to me that
14 the traffic on the corridor, from 9 to 20, to
15 Exit 12, is utilized, minimally, probably
16 20 percent what they expected for that size of
17 road.

18 Future development. I see this as a
19 huge catalyst. We are going to pick up
20 infrastructure from the split to their
21 warehouse, but it's also going to give us
22 tremendous visibility. How many people,
23 towns, cities, regions, have been clamoring
24 for Amazon to come to their location?

25 The City of Albany put in a bid. It

1 was denied. I think we are incredibly
2 fortunate they want to come here.

3 Also, when people talk about the
4 opportunities, warehouses, versus
5 non-warehouses, I have spent over 30 years as
6 an environmental professional. I have done
7 due diligence on very large projects, where
8 people have walked in, spent hundreds of
9 thousands of dollars, and been denied for
10 projects; and they just walk away. However,
11 when they are successful, what are they
12 putting in there? Would we want a WalMart,
13 with 10,000 cars and all those people? That
14 would just crush our police force.

15 A warehouse storing kayaks with no
16 fuel tanks, limited environmental impact, not
17 drawing any production water, is a very good
18 opportunity for that site. It's not going to
19 draw as many resources as people speculate.
20 We can't let emotions overrun a good business
21 decision.

22 I think management of the salt would
23 be very prudent. It is going to take a lot of
24 salt to impact the aquifer. It would have to
25 be a chronic misuse for a long time. They

1 just don't put that much salt down in a
2 parking lot.

3 As far as the traffic, I think it's a
4 huge positive, putting in lights, reducing the
5 speed limit, and clearing out the trees from
6 9/20 to, like, the Dirty Bird Warehouse. That
7 visibility is a problem that Amazon did not
8 create. It's been there.

9 So, the issues that people stated
10 about the Planning Board have nothing to do
11 with this project. Some people that have
12 spoken tonight no longer live in the area. I
13 live in the area. I have lived here for 25
14 years; and I think the visibility we will gain
15 is going to be the start of developing the
16 rest of Route 9.

17 So, East Greenbush picks up the
18 majority of the taxes to the School District
19 from this site; however, all the people that
20 work here, all the turnover houses, all the
21 additional houses built, will be a boon to the
22 Maple Hill district.

23 We need kids in our district. If we
24 continue this streak, we will be forced to
25 merge. We will lose our quality of life. So,

1 this goes beyond the two housing developments.
2 It goes for the rest of Schodack. And I think
3 that's very important because 800 jobs is an
4 excellent start. So, maybe we only get a
5 percentage of them, but that's more than we
6 have now because how many people are working
7 there now? A couple tractor operators.

8 How many taxes are they paying now?
9 It's very important that we take advantage of
10 the visibility where you get -- because we can
11 extend our infrastructure. And like the
12 gentlemen said, Schodack Landing can benefit.

13 The issues at Pilot with the trucks
14 can be managed with someone holding people
15 accountable.

16 I think this is a great idea. We
17 should do this. And you talk about legacy?
18 Do you want to be the people that turn away
19 Amazon, when hundreds of other communities are
20 dying to have them come here?

21 Let's have this ware -- this sales
22 distribution center come here. Let's get a
23 good partner. There's social responsibility.
24 They're on the uptake. Amazon is one of the
25 hottest companies because they're cutting

1 edge. It's not like the old warehouses --
2 trucks come in, spills and such. No fuel
3 tanks. I vote yes. I implore everyone else
4 to look at the facts, not speculation.

5 Visibility lives on this life for 20
6 years. Large buildings like this have been
7 taken down. I have worked on projects -- you
8 can look at Horseheads -- the A & P was much
9 bigger than this. People built new
10 development right over it. They had to take
11 out millions of concrete, tons, and it was
12 done. So, we can't let what will be scare us
13 from this opportunity.

14 Thank you.

15 (APPLAUSE.)

16 MS. BRUNNER: Alisia Brunner,
17 B-r-u-n-n-e-r, 1692 Julianne Drive.

18 I was not prepared to speak tonight,
19 but after hearing a lot of the comments
20 tonight, I am very disheartened by what I
21 hear.

22 I have lived in Schodack my whole
23 life. I just graduated from school a few
24 weeks ago. I came back home. Not a lot of
25 people come back home after they graduate,

1 they go somewhere else. They move out across
2 the country. I came back to Schodack. I like
3 my small town. My family is here. Everyone I
4 know is here.

5 I have worked in Schodack. I worked
6 at the town camp in the summertime. I was a
7 counselor there. I am now Assistant Site
8 Director there. I work at the school district
9 as a substitute teacher, and I work right down
10 the road as a waitress at My Place. I'm in
11 Schodack all the time. This is my home.

12 I like how I can drive home at night
13 and not worry about being killed by a
14 tractor-trailer. I like how I can drive home,
15 after working the late shift, knowing that I
16 can walk to my driveway safely. And I can
17 walk through my neighborhood safely, if I want
18 to take my dog for a walk. I don't know how
19 safe I would feel if a distribution center
20 like this came in and took the safety away
21 from me.

22 I have lived here my whole life. I
23 know 22 years isn't too long, compared to some
24 of the residents here who lived here for 40,
25 50, 60 years; but I plan on growing up, I plan

1 on starting my life here, the next chapter of
2 my life here in Schodack. And I was hoping
3 that I could do that in such a rural town.

4 A lot of people have been comparing
5 this warehouse to the Burger King that failed
6 or the Sears that is not here any more. I was
7 not around to see the Sears. I do remember
8 the Burger King, it was right across from my
9 elementary school.

10 This warehouse is on such a larger
11 scale than the Burger King itself, and even
12 the Sears. I strongly urge you to declare a
13 positive declaration for this so that I can
14 raise my family here, like my parents raised
15 me here, and their parents raised them here.
16 Thank you.

17 (APPLAUSE.)

18 MR. VANHOOSE: Stephen VanHoose,
19 architect, at 3 Edinburgh Drive, East
20 Schodack.

21 COURT REPORTER: Could you spell your
22 last name?

23 MR. VANHOOSE: V-a-n-H-o-o-s-e. I
24 almost wasn't going to speak tonight, but
25 after Jen Williams got up here and Mrs.

1 Leonard up here, both sides of the argument, I
2 am looking at this, and one of Mrs. Leonard's
3 comments was, for those that have positive
4 comments about this, those that are against
5 it, she hopes to find a compromise. I think
6 the only way you are going to get to a
7 compromise, to see both sides of this
8 argument, is to really put through and declare
9 a positive declaration and make them do the
10 EIS.

11 I think that's the only proper -- make
12 sure that all the T's are crossed, all the i's
13 have been dotted, all the facts have been
14 brought forward, and we really see the
15 long-term development. I said, at the very
16 beginning of this project, I looked at this
17 as -- I was afraid you were seeing this an
18 easy solution to jump right in and just throw
19 something on the ground and get something
20 moving. And I would tread with caution on
21 that.

22 I still stand here tonight, not in
23 full support of it, but I have been through
24 the EIS. I worked for an architecture firm in
25 my early career. I worked on a high school

1 project down in Beacon. We had to do a full
2 Environmental Impact Statement for a high
3 school that was in a residential neighborhood
4 next to the Fishkill Correctional Facility,
5 with I-84 in the background. That's a small,
6 120,000 square foot school.

7 This is the 1.019,574 warehouse. So,
8 these guys are going to hate it because it's
9 more work they got to do, there's more fees
10 Amazon has to pay -- you know, Amazon can
11 afford it. It's not going to hurt them. They
12 need to do their due diligence. You are
13 pushing this -- I am just afraid you are
14 pushing it through too, too fast because they
15 want it quick, and they want it to come in --
16 do it quick, move on, and then they're going
17 to go to the next town and get it done; but
18 you just have to -- I think this is part of
19 your due diligence -- other process.

20 I have respect for the engineers on
21 the board. You are looking at it from your
22 prospectives as design professionals. I speak
23 to you as a design professional. Mr. Labarge,
24 you are going to do your due diligence. If we
25 have to pay you more fees to do a review on

1 this -- you are using my tax dollars, the
2 court, the Town, tax dollars are being used --
3 Nadine, was I incorrect when I said that?

4 CHAIRWOMAN MAYRER: The developer puts
5 escrow money in to pay for Mr. Labarge.

6 MR. VANHOOSE: Fair enough. I stand
7 corrected.

8 Looking in the long term, I just want
9 to encourage you, make sure you are thinking
10 out of the box on this. We're not, like Jen
11 said, what they present to you is
12 hyper-focused and to their advantage. What is
13 benefiting them the most, the quickest, the
14 fastest.

15 Where do we stand down the road? I
16 don't know that we heard -- what are the state
17 tax incentives coming forward? We have heard
18 what the County IDA is doing for them, but
19 what is the State DDC going to bring to that?

20 So, what does that do to their
21 ten-year pilot, where do they stand with their
22 overall taxes? So, I think that's the
23 responsibility of the Town, than us looking
24 forward -- to bring that to the attention of
25 the residents.

1 So, just a lot of factors at play.

2 So, please, please, consider this for those --

3 I want to see the development, I want to see

4 Schodack grow, but we need to know what is

5 equitable impact going to be down the road?

6 What is the impact for our

7 agricultural areas? How is it going to impact

8 the Village of Castleton?

9 And what happens to our town center,

10 that town center plan that we came up with?

11 My fear is -- and I really hope that it is not

12 a document that you have let sit on the

13 shelves, collect dust, and we don't talk about

14 it, don't address -- and eventually the people

15 that complain a lot about it, go away. You

16 can't do that.

17 Same goes with the Comprehensive Plan.

18 You have that in place. It's there.

19 Reference it, use it. Those that bring

20 development in the Town, abide by it.

21 You are going to do a disservice to

22 the Birchwood -- and I forget the other

23 neighborhood -- Hillcrest. So, I think, even

24 to put their minds at ease on this, you have

25 to do it. You have to do a positive

1 declaration, even if it takes a little bit
2 longer -- just do it, please.

3 Thank you.

4 (APPLAUSE.)

5 MR. SPINK: David Spink, S-p-i-n-k.
6 Just one point, before I forget. I don't know
7 what the average warehouse worker gets as far
8 as a lunch break -- if it's a half-hour,
9 they're not going to be buying burgers or
10 anything. They're probably going to be
11 brown-bagging, and, you know, just trying to
12 relax during that half-hour. You don't have
13 time to go down the road and sit down in a
14 restaurant and have your lunch. I am really
15 concerned -- I don't know what the economic
16 development would be, but I think that is --
17 these people spending money in Town is really
18 overinflated.

19 But I hate to be beating the same drum
20 but, really, a positive declaration is really
21 what you have to do. You have to see -- you
22 are sitting on this board.

23 What are your duties? Who are you
24 reporting to? Are you reporting to a party
25 boss or the Rensselaer County IDA, or a

1 Fortune 500 company; or are you looking out
2 for the people of this Town; and saying:
3 Well, if we are going to go forward with this,
4 we are going to make sure it is
5 environmentally sound, and we are going to
6 make sure it's done properly?

7 I sat down in a meeting with the
8 people from Scannell, meeting with Birchwood,
9 and I came away, really feeling that they
10 didn't, really, have a clue. They didn't have
11 a clue what this would do to the Pilot area
12 when you double or triple the truck traffic
13 there, or you have got a very dangerous
14 intersection on the 9 and 20 merge -- when
15 suppose you have got a semi coming down Route
16 20 that wants to head south on Route 9, and
17 then you have got tractor trailers all over
18 the place, car traffic, and you can't see
19 around the corner. It didn't seem like they
20 really had a clue about this. So, this is why
21 you need the full Environmental Impact
22 Statement.

23 You would be negligent in your duties
24 if you don't do it. You know, it's as simple
25 as that. You -- you know, you can kiss up to

1 whoever you want, but, you know, your job is
2 to do what's right for the people of this
3 Town, and I think you ought to do it.

4 Thank you.

5 (APPLAUSE.)

6 MR. CIOFFI: Hi, my name is Kevin
7 Cioffi, C-i-o-f-f-i. I own several properties
8 on Route 9 in the corridor that we are talking
9 about, and I got to say, I don't see the
10 traffic problems. I don't see -- I can't go
11 down that road and ever be in a line of
12 traffic. It's two or three cars here and
13 there. It's not a lot of tractor-trailer
14 traffic.

15 I also own property directly in front
16 of Pilot, as well as in front of the proposed
17 site for the warehouse. I think -- to share,
18 I think it was Tony who spoke earlier -- the
19 enthusiasm that should be here for this is
20 undeniable. I mean this could be an economic
21 engine for our Town.

22 I brought my businesses out here
23 because I saw some -- this is an area that I
24 thought, maybe I could get into a little bit
25 before the boom, before some of this stuff

1 started. Some of us business people -- and
2 people have mentioned, there's places for
3 sale, and there are, but those places will
4 fill up.

5 You can't tell me 800 people going up
6 and down that road every day aren't going to
7 stop for the pack of gum, soda, get pizza on
8 the way home, the food -- they're not going to
9 stop at the businesses on the way home and get
10 dinner or support the community? They're
11 definitely going to.

12 I also just want to say, you know,
13 looking ten years down the road -- maybe I'm a
14 glass full, half-full type of guy, but I look
15 ten years down the road, and I see an Amazon
16 warehouse that brought a bunch of residential
17 development, economic boom to our schools. I
18 see better schools. When we go to Colonie --
19 and I know that's what some of these people
20 don't want, and I get that -- but look at the
21 resources they have, look at the town parks,
22 look at the schools, look at the
23 infrastructure that they have.

24 These places do this because they give
25 incentives to some of these big companies to

1 come in and bring the jobs, bring the
2 development -- and that's what it does,
3 whether it's going to lower taxes or stabilize
4 taxes. I'd rather be stabilized than higher.

5 So, at this point, I'm thinking, we
6 got to share in the enthusiasm of this thing
7 and run with it -- if you don't, I mean I
8 really feel like you are going to miss a lot
9 of opportunity.

10 I think people look at Amazon coming
11 to Schodack, and they're going to go: Wow,
12 what's in Schodack? And they're going to
13 start looking up and down this corridor, and
14 they're going to start buying the buildings,
15 and they're going to start developing the
16 land.

17 So, I am just here to say, I really
18 think you should move this thing as quick as
19 you can. Get it going. Get the community
20 behind us on it; and I think ten years down
21 the road, we got a great Town here. So,
22 that's all.

23 Thank you.

24 (APPLAUSE.)

25 CHAIRWOMAN MAYRER: Going, going?

1 Okay, Public Hearing is closed.

2 Okay, members, any additional comments
3 before we adjourn?

4 (NO AFFIRMATIVE RESPONSE.)

5 Do I have a motion to adjourn?

6 AUDIENCE MEMBER: Is it still open for
7 written comments?

8 CHAIRWOMAN MAYRER: It will be open
9 ten days from now.

10 We will leave the written comment
11 period for ten days from now. The Public
12 Hearing, though, was closed.

13 Members, anything else?

14 (NO AFFIRMATIVE RESPONSES.)

15 CHAIRWOMAN MAYRER: Motion to adjourn?

16 MR. D'ANGELO: So moved.

17 Second; all in favor?

18 (MEMBERS IN AFFIRMANCE.)

19 Thanks, everybody.

20

21 (9:45 P.M. - WHEREUPON, THE ABOVE
22 PROCEEDINGS CONCLUDED.)


23

24

25

C E R T I F I C A T I O N

I, THERESA C. VINING, hereby certify and say
that I am a Court Reporter and Notary Public within and
for the State of New York; that I acted as the reporter at
the Public Hearing herein, and that the transcript to which
this Certification is annexed, is a true, accurate and complete
record of the minutes of the proceedings to the best of my
knowledge and belief.



THERESA C. VINING

DATED: June 28, 2018

\$				
\$1,046,757 (1) 18:15	actually (12) 13:20, 21:15;12,16,17,21; 19:10;26:21;47:22; 64:10,19;86:21	again (19) 4:7;14:9; 16:14;21:13,25;22:5; 16:23;6;25:8;33:18; 37:3;45:10;46:10; 64:8,24;67:17;70:3; 76:14;86:23	Antique (1) 56:4	around (11) 17:12; 20:9;25:3,21;29:24; 38:15;42:16;64:2; 80:12;94:7;100:19
\$12,000 (1) 15:19	add (1) 38:23	against (3) 77:11,23; 95:4	anymore (1) 41:24	Article (3) 65:24; 66:17;67:12
\$120,000 (1) 27:9	added (7) 19:19,20; 20:1;23:2,5;38:6; 56:11	agencies (1) 33:2	apart (1) 70:17	articles (1) 62:11
\$13,000 (1) 18:21	adding (1) 21:9	agency (3) 32:2,23; 33:1	apartment (1) 36:2	articulate (1) 87:5
\$15,000 (1) 18:11	addition (6) 19:22; 24:24;38:8;47:3; 55:18;62:4	agenda (1) 44:18	apparent (1) 87:14	articulated (1) 62:23
\$193,800 (1) 26:16	additional (24) 11:8; 12:25;17:24;18:25; 19:1,2,16,18,20:1,14, 18,20,25;21:15,15, 25:22;6,16;23:5; 30:11;31:9;38:5; 90:21;104:2	agent (1) 43:5	appear (2) 65:14; 68:2	articularional (1) 8:14
\$206,000 (1) 18:19	address (8) 4:18; 5:10;23:13;35:13; 56:12;84:6,9;98:14	ago (11) 27:3;35:17; 41:17;54:17;58:20; 60:2,5;79:5,7;82:20; 92:24	appears (4) 36:14; 67:9;79:24;88:13	aspect (1) 37:10
\$21,000 (1) 18:20	addressed (7) 29:11, 12;31:5;59:7;60:5; 69:9,11	agreed (2) 12:15; 29:14	applaud (1) 59:8	aspects (1) 25:25
\$22 (1) 17:19	addressing (1) 59:20	agreement (1) 28:11	APPLAUSE (23) 13:18;17:1;35:3; 39:9;44:12;46:11; 49:11;50:8;52:14; 55:1;58:6;60:23; 61:12;68:21;75:8; 77:16;78:20;88:1; 92:15;94:17;99:4; 101:5;103:24	assessed (3) 18:12; 26:13,15
\$228,000 (1) 26:14	adequately (2) 30:14; 31:12	aids (1) 77:3	Applicant (10) 32:11; 35:25;36:4,9,15; 55:7;57:12,16;73:25; 74:4	Assistant (1) 93:7
\$25,000 (1) 77:6	adhere (1) 62:22	Albany (2) 17:8;88:25	application (2) 35:23; 36:9	associate (1) 38:13
\$27,000 (4) 34:10; 47:8;76:18,21	adjacent (3) 23:9; 24:13;26:18	Alisia (1) 92:16	appointed (1) 63:19	associated (1) 41:19
\$27,000-a-year (1) 58:24	adjoin (3) 104:3,5, 15	alive (1) 86:14	approach (1) 11:25	associates (4) 15:20, 23;16:5;17:7
\$3,000 (1) 15:18	administrations (1) 79:7	allow (2) 30:10;54:13	appropriate (1) 68:10	Association (7) 34:7; 50:25;71:14;73:18; 79:4,5;84:2
\$35,000 (1) 76:22	adopted (1) 62:23	almost (2) 26:6;94:24	approval (5) 11:13; 26:24;27:21;38:17; 62:24	Assuming (2) 53:19; 58:25
\$45,000 (1) 18:22	advanced (2) 16:3; 36:18	alone (1) 65:5	approvals (1) 13:9	attempted (1) 82:6
\$55 (1) 18:13	advantage (5) 36:19, 20;87:3;91:9;97:12	along (20) 6:16;8:13, 15;11:13;12:12,16; 19:19;22:5,20,25; 25:17;27:6;39:23; 46:24;54:14;56:8; 62:11;76:20;84:8,17	approve (2) 37:10; 72:25	attendance (1) 35:16
\$8,000 (2) 48:22,23	adverse (2) 31:24; 32:21	Although (1) 64:1	approved (1) 28:2	attended (1) 65:19
\$9,000 (1) 18:21	advised (2) 40:18; 41:8	always (4) 37:4;62:6; 71:22;87:11	approximately (2) 18:4;62:20	attender (1) 81:3
	advising (1) 32:15	Amazon (40) 13:16, 25;15:17;16:15,18, 22;33:16;35:15; 36:19;38:4,24;39:5; 42:21;44:15;46:21; 47:7;48:13;50:4; 54:20;56:25;57:3; 60:21;61:5;62:3,19; 69:14;73:21;75:1,15; 77:10;78:11;84:13; 88:24;90:7;91:19,24; 96:10,10;102:15; 103:10	approaches (1) 11:25	attention (2) 58:5; 97:24
	advocate (2) 16:19; 85:18	Amazon's (1) 81:23	approvals (1) 13:9	attract (1) 55:10
	advocating (2) 62:21; 87:18	ambulance (5) 18:21; 19:4;67:15,22;84:8	approve (2) 37:10; 72:25	attractive (2) 41:7; 80:2
	aerial (1) 7:10	amount (3) 16:11; 19:2;88:9	approved (1) 28:2	Aubuchon (1) 60:7
	affect (2) 68:13;78:15	and/or (1) 67:1	approval (5) 11:13; 26:24;27:21;38:17; 62:24	audible (1) 29:22
	affected (7) 24:14; 29:4,5;40:21;44:2,7; 78:25	angle (1) 22:12	approvals (1) 13:9	audience (3) 4:21; 21:3;104:6
	AFFIRMANCE (1) 104:18	annual (5) 17:19,22, 25;18:19;34:9	approve (2) 37:10; 72:25	auto (2) 5:16;7:18
	AFFIRMATIVE (2) 104:4,14	annually (2) 18:11; 76:22	approved (1) 28:2	automobile (1) 7:20
	afford (4) 56:19; 76:24;77:8;96:11	answered (3) 64:7; 69:2;70:10	approximately (2) 18:4;62:20	automobiles (1) 7:1
	afraid (4) 38:24;83:2; 95:17;96:13		aquifer (18) 5:5;9:8; 10:2,14;24:14;25:1; 39:4;66:11;70:3,17; 71:11,12;72:23;82:5, 6,10;83:20;89:24	available (1) 27:21
	afternoon (1) 49:12		architect (1) 94:19	Ave (2) 41:20;42:14
			architecture (1) 95:24	average (5) 18:18,19; 34:9;53:18;99:7
			area (24) 11:16;17:8; 25:22;34:19;38:7; 44:1;48:7;49:15; 55:10;60:4,12;61:6, 8;67:11;78:17;82:9, 10,11;83:7;85:2; 90:12,13;100:11; 101:23	avoid (1) 37:6
			areas (8) 6:11;10:21; 38:11;44:6;51:10; 83:1;84:13;98:7	away (8) 42:7;53:12; 77:14;81:13;89:10; 91:18;93:20;100:9
			argument (3) 86:1; 95:1,8	
				B
				back (12) 13:20,24; 15:13;19:14;44:10; 60:6;65:10;79:5; 81:23;92:24,25;93:2
				background (2) 8:16; 96:5
				backs (1) 53:7
				backup (3) 29:10,19, 25
				backyards (3) 8:6,10, 13
				bad (1) 46:3

<p>ballpark (1) 54:1 bank (1) 36:1 Barb (1) 56:14 Barbara (1) 33:25 barely (2) 49:24,25 base (1) 82:2 based (6) 17:8,21; 57:23;74:11;80:3; 82:1 basically (2) 6:15; 48:18 basin (7) 6:22,23; 9:22,23,25;24:21,22 basins (2) 6:20;10:9 basis (2) 33:1;49:19 bay (1) 6:22 Beacon (1) 96:1 bear (1) 19:13 beating (1) 99:19 beautiful (2) 59:9; 79:16 becomes (1) 37:14 beeper (1) 29:25 beepers (2) 29:10,20 begin (1) 82:24 beginning (3) 14:19; 82:15;95:16 behind (2) 79:22; 103:20 Below (2) 26:9;32:22 benefit (9) 40:8;41:3; 45:3,6;56:16;58:22; 74:15;76:20;91:12 benefiting (1) 97:13 benefits (8) 14:10,11, 12;15:14;57:2;58:25; 66:1;68:5 Berkshire (1) 37:21 berm (6) 6:4,5;20:1, 25;21:15;31:10 berming (1) 8:14 berms (3) 55:14;86:7, 9 beside (1) 79:22 best (6) 14:24;31:13; 45:11;58:13;80:18; 87:22 better (4) 30:13; 41:14;54:5;102:18 beyond (8) 17:9; 24:17;54:7;67:3; 70:14,15;80:22;91:1 bid (1) 88:25 big (5) 37:24;41:19; 58:23;85:9;102:25 bigger (5) 48:18; 71:22,24;87:10;92:9 biggest (1) 47:4 Bill (3) 46:15;78:15, 17 Birch (1) 49:14 Birchwood (7) 34:6; 50:25;65:7;73:17;</p>	<p>78:23;98:22;100:8 Bird (2) 56:4;90:6 bit (18) 4:12,22;5:8; 6:19,24;8:12;14:6; 18:17;21:12,14; 22:13;23:2,7;57:17; 80:8,10;99:1;101:24 bites (2) 82:5,6 block (4) 30:2;35:6; 82:11;83:6 blocking (1) 37:25 board (42) 4:10;9:15; 13:15;19:18;20:23; 26:4;28:1;32:2,16, 16;36:22,22;39:19; 41:8;43:22;44:3,19; 48:4;49:18;51:4,23, 24;61:9;63:16,17,18, 19;75:6;76:2,3;78:2; 79:10,12,15;81:4,5, 18;87:8,17;90:10; 96:21;99:22 boards (4) 14:23; 36:8;37:3,9 Board's (1) 26:23 boasts (1) 66:6 boat (1) 67:9 Bob (1) 50:9 body (2) 39:6;40:10 BOISVERT (4) 9:11; 19:10;21:4,24;15 B-o-i-s-v-e-r-t (1) 9:13 boom (2) 101:25; 102:17 boon (1) 90:21 bore (1) 68:24 boss (1) 99:25 both (4) 29:12;31:15; 95:1,7 box (2) 48:19;97:10 brakes (1) 42:25 break (2) 19:21;99:8 breakdown (1) 18:16 breaking (1) 78:5 breaks (1) 65:19 Brewer (4) 25:12,14; 28:4,4 brightest (1) 14:24 bring (12) 17:12,18; 27:15;29:7;66:10; 80:23;81:1;97:19,24; 98:19;103:1,1 bringing (1) 48:21 brings (1) 66:10 brothers (1) 84:23 brought (4) 27:19; 95:14;101:22;102:16 brown-bagging (1) 99:11 BRUNNER (6) 61:13, 13,17,17;92:16,16 B-r-u-n-n-e-r (2) 61:17;92:17</p>	<p>bucket (2) 72:10,11 Buffalos (1) 52:1 Build (4) 49:1,10; 54:9;69:13 building (17) 5:19; 7:17;8:11;19:21; 40:8;41:4;44:9;48:8; 54:8;58:23;79:22,22, 23;80:1;81:12,21; 82:1 buildings (4) 9:1,2; 92:6;103:14 builds (1) 9:2 built (8) 9:3;40:17; 43:3;44:9;58:18,19; 90:21;92:9 bulk (1) 85:5 bulkier (1) 15:3 bunch (3) 8:20;86:22; 102:16 burger (5) 34:22; 60:7;94:5,8,11 burgers (1) 99:9 bus (2) 51:7;77:3 buses (1) 42:18 business (19) 25:7; 40:12;50:1;55:9; 58:11;59:10,11;60:9; 63:11;75:23;76:6,11, 23;82:18;85:4,15,16; 89:20;102:1 businesses (9) 25:18, 19;40:4;42:16;60:3, 8;61:7;101:22;102:9 buy (4) 34:21,22; 47:17;49:25 buying (3) 17:23; 99:9;103:14</p>	<p>35:8;36:4,6;40:5; 41:2;42:5;43:7,25; 45:22;47:9,16;49:2, 6;53:4;55:11;59:18; 60:11,12;66:1,16,21; 68:10;71:15;77:8,12; 80:18;82:17;85:17; 86:1,23;87:1,11,23; 91:10,12,14;92:8; 93:12,14,16,16; 94:13;96:10;100:25; 103:19 canoe (1) 69:16 canoes (1) 15:4 capacity (3) 28:10,13; 84:5 capital (3) 13:21,22; 48:11 caps (1) 23:11 capture (1) 83:10 captured (1) 83:12 captures (2) 7:17; 17:20 car (3) 36:1;53:20; 100:18 card (1) 36:2 care (2) 65:1;79:1 Career (3) 15:15; 25:20;95:25 careful (1) 16:15 Carolina (1) 84:24 carries (1) 31:22 cars (7) 11:2;40:11; 59:15;75:2;77:20; 89:13;101:12 case (4) 32:3,25; 33:1,7 CASH (5) 35:5,6,10; 52:15,16 C-a-s-h (2) 35:10; 52:16 casino (2) 40:23,25 Castleton (3) 61:14; 62:5;98:8 catalyst (1) 88:19 catch (2) 10:9;24:21 Catering (1) 49:14 cause (1) 69:24 causing (1) 37:23 caution (1) 95:20 CDL (1) 16:3 center (14) 28:2; 30:24;33:8;41:3; 48:1;54:22;69:15,17; 75:16;78:14;91:22; 93:19;98:9,10 centers (1) 78:16 Central (4) 41:20; 42:13;77:4,5 centrally (1) 27:5 century (1) 82:20 certain (2) 22:10; 80:16</p>	<p>certainly (6) 15:7; 16:18;25:23;36:23; 39:1;77:8 certificates (1) 15:24 cetera (1) 39:4 chain (1) 82:24 Chair (1) 13:12 Chairman (1) 4:9 CHAIRWOMAN (17) 4:3;9:9;13:14;21:2; 23:21;24:4,8;28:7; 33:12;35:4;46:12; 60:24;78:21;97:4; 103:25;104:8,15 change (4) 23:14; 43:23;52:3;65:9 changed (5) 4:11;6:1; 43:7;57:6;75:3 changes (4) 12:20; 19:15;23:11,19 changing (2) 51:10; 52:3 chapter (1) 94:1 check (1) 44:1 checked (2) 48:22; 71:6 children (2) 69:23; 76:12 Choice (1) 15:16 Christa (1) 61:2 chronic (1) 89:25 Cindy (1) 39:10 CIOFFI (2) 101:6,7 C-i-o-f-f-i (1) 101:7 circulated (1) 79:14 circumstances (1) 85:20 cities (1) 88:23 citizens (3) 36:17; 37:4;38:19 city (2) 41:19;88:25 claimed (1) 67:11 clamoring (1) 88:23 cleansing (1) 10:6 clear (6) 11:13;33:16; 38:25;50:15;62:1; 87:12 clearing (1) 90:5 clearly (2) 67:12; 75:17 Clifton (2) 42:4,14 close (4) 25:18; 35:10;55:8;77:5 closed (2) 104:1,12 closing (1) 43:20 clue (3) 100:10,11,20 collateral (1) 51:1 collect (1) 98:13 college (2) 15:25; 16:1 Colonie (1) 102:18 Columbia (1) 47:1 coming (11) 46:21;</p>
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47:7;48:5;49:18,20; 50:7;61:5;82:13; 97:17;100:15;103:10 comment (11) 4:7,19; 23:13;25:22,24; 33:17;39:14;51:15; 55:5;76:16;104:10 comments (7) 39:18; 76:18;92:19;95:3,4; 104:2,7 commercial (14) 25:17;27:1,24;58:17; 19:61;19:25;62:3,24; 79:8,13,17,20;80:16 commercially (1) 69:7 commission (1) 43:13 commissioned (1) 17:7 commit (1) 83:13 commitment (6) 15:10,12,21;16:21, 22;38:22 committed (2) 13:8; 48:13 committee (1) 79:6 committing (2) 24:24; 38:21 common (3) 64:2; 66:25;77:12 communicate (1) 67:16 communities (4) 26:19;50:6;85:12; 91:19 community (28) 13:15;14:24;15:25; 16:1,12,16,17,24; 18:9;25:10,12,16,19; 26:4;31:7;37:2; 38:20;47:7;56:17,19; 57:5;61:3;77:7;78:3; 79:12;80:5;102:10; 103:19 companies (5) 40:7; 48:17;84:19;91:25; 102:25 company (3) 14:12; 15:11;100:1 comparable (1) 49:5 compared (1) 93:23 comparing (2) 32:6; 94:4 complain (1) 98:15 complete (3) 20:9; 29:15;36:23 completed (2) 14:21; 15:20 comply (1) 63:5 compounding (1) 36:25 Comprehensive (3) 62:23;63:8;98:17 comprising (1) 32:11	compromise (2) 95:5; 7 computer (1) 54:22 conceive (1) 85:9 concentrated (1) 83:20 conceptual (1) 63:8 concern (4) 10:21; 39:21;77:22;79:2 concerned (6) 40:1; 43:12;55:22;72:7; 83:22;99:15 concerns (6) 56:5,13, 14;58:5;80:22;84:7 concise (1) 68:25 CONCLUDED (1) 104:22 concludes (1) 33:10 conclusion (1) 57:7 concrete (3) 8:21; 26:18;92:11 concurrent (1) 11:9 conducted (1) 29:1 conflict (1) 52:20 confusing (1) 52:19 congested (1) 38:7 connect (1) 72:12 consider (5) 35:11; 43:15;82:9;86:20; 98:2 consideration (2) 58:4;61:10 considered (2) 42:17; 51:1 considering (1) 75:15 considers (1) 32:23 constructed (1) 24:12 construction (10) 16:9;18:5,5;29:9,13, 18;30:6;40:7;48:7; 51:18 contacted (1) 67:16 contain (1) 31:1 contamination (1) 66:11 contingent (1) 13:9 continue (2) 27:7; 90:24 continued (1) 12:9 continuing (3) 22:5, 25;23:6 contract (2) 26:9,12 contractor (2) 43:4,11 contractors (1) 48:15 contribute (1) 84:14 corner (11) 6:16,17; 7:14,17,21;8:1,5,17; 27:1;77:19;100:19 cornfield (2) 72:16,17 corporations (1) 34:25 corrected (1) 97:7 Correctional (1) 96:4	corridor (8) 12:12; 27:7;39:23;46:25; 47:17;88:14;101:8; 103:13 corridors (1) 25:17 cost (2) 83:23;84:21 costs (1) 19:1 counselor (1) 93:7 countless (1) 25:18 country (1) 93:2 County (7) 18:14; 41:10;47:1,60:1; 65:20;97:18;99:25 couple (8) 4:15;6:3; 7:4;12:6;49:4,18; 79:7;91:7 course (2) 28:1;39:25 COURT (6) 35:8; 40:5;50:11;61:15; 94:21;97:2 crash (1) 59:11 create (7) 12:13; 14:18;18:4;26:21; 30:9;34:16;90:8 created (1) 17:21 creating (4) 37:23; 38:4;53:8;69:6 criteria (1) 32:8 critical (1) 62:11 crossed (1) 95:12 Crossgates (1) 42:9 crowd (1) 28:5 crush (1) 89:14 Crystal (1) 55:2 Cumberland (1) 60:11 curb (2) 7:1,2 curious (1) 34:1 current (6) 17:10; 36:14;65:2;66:23; 82:2;84:10 currently (7) 6:5; 18:10;28:17;29:8; 56:7;68:15;84:6 custodians (1) 37:11 customers (1) 15:6 cut (2) 7:1,2 cutting (2) 56:3;91:25	day (11) 14:10,16,19; 21:20;41:25;68:4; 77:1,9,21;83:17; 102:6 days (2) 104:9,11 DDC (1) 97:19 dead (1) 86:22 deal (3) 78:6;86:25; 87:22 debating (1) 39:2 DEC (3) 9:17,21; 24:17 decade (1) 26:6 decay (1) 41:16 decide (2) 37:10; 74:16 decided (1) 43:10 decides (1) 41:13 decision (4) 43:25; 73:23;77:24;89:21 declaration (12) 33:3; 57:8;62:15;68:9,18; 73:2;74:14,21;94:13; 95:9;99:1,20 declare (4) 68:9; 73:25;94:12;95:8 decline (1) 25:3 decrease (1) 64:17 decreased (1) 64:12 deeds (2) 38:22;75:4 definitely (1) 102:11 DeFRANCESCO (2) 58:7,8 D-e-F-r-a-n-c-e-s-c-o (1) 58:8 demand (2) 26:21; 84:4 demonstrating (2) 22:16;23:5 demonstration (2) 21:8;50:17 denied (4) 36:11; 47:23;89:1,9 dental (1) 14:14 deny (1) 47:22 department (1) 67:14 description (1) 54:24 design (10) 6:5,19; 9:18;12:10;23:14; 79:8,13;80:16;96:22, 23 designated (1) 32:13 designed (6) 5:21; 6:21;9:17;24:12; 31:1;32:20 despite (1) 27:11 detail (1) 66:16 determination (3) 32:4,25;33:6 determine (2) 73:15, 19 detrimental (1) 31:5 devaluation (1) 26:19	develop (6) 36:15; 72:16,17,17;74:23,24 developer (6) 43:4, 11;67:15;68:2,16; 97:4 Developers (1) 34:8 developing (2) 90:15; 103:15 development (38) 14:23;25:7,16; 28:14;41:1;42:3,8; 43:15;57:24;61:8,20, 24;62:3,25;63:3,11; 67:3,8;68:18;69:8; 71:3,8,11,19;72:2,22; 74:11;77:13;79:4; 84:2;88:18;92:10; 95:15;98:3,20;99:16; 102:17;103:2 developments (3) 63:2;72:4;91:1 Dewey (1) 47:3 difference (1) 20:25 different (8) 8:20; 20:10;48:9;49:3,3,4; 67:25;79:14 difficult (1) 46:7 diligence (4) 89:7; 96:12,19,24 diner (1) 12:4 dinner (2) 11:2; 102:10 direction (1) 22:12 directly (2) 62:13; 101:15 Director (1) 93:8 Dirty (2) 56:4;90:6 disappointment (1) 43:21 discharge (1) 10:8 disclose (1) 36:3 discounted (1) 63:1 discretion (1) 37:12 discussed (1) 11:18 discusses (1) 66:17 discussion (1) 10:20 disheartened (1) 92:20 disposition (1) 63:5 disservice (1) 98:21 distance (1) 8:9 distances (3) 12:24; 30:14,20 distribution (9) 28:2; 30:24;33:8;48:1; 69:14,17;75:16; 91:22;93:19 district (10) 18:20,20, 21,23;48:11;69:5; 90:18,22,23;93:8 disturbance (4) 57:13, 14;74:1,2 disturbing (2) 50:24;
		D		
		damage (1) 51:2 damaged (1) 70:18 D'ANGELO (1) 104:16 dangerous (1) 100:13 dark (1) 54:15 data (4) 17:14,16; 78:14,16 date (3) 4:24;24:1; 63:25 dated (1) 65:15 David (1) 99:5		

55:6 diversity (1) 15:8 docks (2) 5:19,20 document (2) 79:16; 98:12 documentation (2) 50:16,21 dog (1) 93:18 Dollar (2) 47:25;48:1 dollars (10) 18:3,6, 12;19:6;43:16;59:1; 85:22;89:9;97:1,2 done (17) 5:4;11:8; 12:18;20:8;39:16; 41:1;48:25;58:3; 67:2;68:11;70:18; 76:6;88:12;89:6; 92:12;96:17;100:6 door (1) 76:24 dot (11) 8:5;10:17,22; 11:12;17,22;12:9,20; 30:12;18,20 dotted (1) 95:13 double (1) 100:12 doubt (3) 36:25; 83:14;85:13 down (47) 11:5; 23:25;29:7;40:6,23; 42:24;45:22,23,24; 46:3,4,5;49:16;51:7; 53:9;59:13,14,18; 60:10;69:19,19,20; 70:23;71:3,7,16; 73:19;79:25;81:10; 16;82:25;90:1;92:7; 93:9;96:1;97:15; 98:5;99:13,13;100:7, 15;101:11;102:6,13, 15;103:13,20 dozen (1) 81:5 dragged (1) 63:13 drain (1) 67:19 draw (4) 78:13,13; 85:17;89:19 drawing (1) 89:17 drinking (1) 46:2 Drive (11) 11:14,24; 26:8;30:3;61:14; 65:5;68:23;92:17; 93:12,14;94:19 driven (1) 41:20 drivers (3) 38:9;53:3; 77:3 drives (1) 53:20 driveway (1) 93:16 driving (2) 42:8,24 drones (1) 64:22 drop (3) 42:18;72:9, 10 drum (1) 99:19 dry (1) 86:9 due (4) 89:7;96:12, 19,24	during (9) 6:8;14:20; 18:5;25:15;29:10,12, 17;37:14;99:12 dust (1) 98:13 duties (2) 99:23; 100:23 dying (1) 91:20	employees (8) 14:8; 34:20;53:16,17,19; 54:3;57:4;71:5 employment (1) 44:17 empty (1) 41:15 encourage (2) 51:6; 97:9 end (12) 4:17;5:9; 46:8;53:4;55:13; 68:4;69:5;71:1; 72:21;77:9;80:25; 81:12 engagement (1) 16:12 engine (2) 78:5; 101:21 engineer (2) 43:4,11 Engineers (4) 32:14, 14;48:3;96:20 enough (7) 25:22,24; 50:1;55:14,15;77:24; 97:6 ensure (2) 24:12; 28:12 enthusiasm (2) 101:19;103:6 entire (7) 23:8;45:6; 46:6;70:19;76:4,5; 78:17 entrance (5) 7:20,22; 11:21;12:11;52:22 entrances (2) 30:2; 37:25 environment (2) 31:24;37:1 environmental (16) 17:10;32:22;33:3; 34:2,5;36:24;53:11; 57:9,22;62:16;71:25; 74:10;89:6,16;96:2; 100:21 environmentally (1) 100:5 equals (1) 40:11 equitable (1) 98:5 Eric (9) 13:6,10,12, 16;17:2,17;44:13; 46:20;48:23 escrow (1) 97:5 ESFR (1) 30:25 especially (4) 28:23; 46:24;48:25;54:14 estate (8) 18:9;25:6, 21,25;26:5;43:4,11; 54:6 estimate (1) 54:2 et (1) 39:4 ethical (1) 68:6 ethically (1) 52:5 euphemism (1) 52:11 evaluated (2) 28:23; 30:15 evaporate (1) 70:7	even (15) 10:4;30:12; 39:22;42:17;43:15, 17;48:12;64:20; 70:15;76:13,23;78:1; 94:11;98:23;99:1 evening (10) 9:11; 13:12;28:23;35:5,22; 44:13;46:14;52:15; 61:1;68:22 eventually (3) 45:23; 64:23;98:14 evergreen (3) 6:9; 8:15;22:23 evergreens (3) 6:6; 21:18,21 everybody (1) 104:19 everybody's (1) 78:15 everyone (8) 4:13; 14:12;17:3;33:15; 34:11;68:14;92:3; 93:3 evidence (2) 26:18; 51:20 evolution (1) 37:13 exact (1) 20:4 example (1) 19:2 exceed (1) 9:17 excellent (1) 91:4 excess (2) 28:18;38:3 excited (3) 58:9; 60:18,20 exclusive (1) 69:7 executives (1) 34:11 exist (1) 30:5 existing (4) 8:8;21:8; 22:1,18 exists (1) 28:13 Exit (10) 27:7,8; 30:12;37:18;52:21, 25;53:2;59:20;67:5; 88:15 expand (1) 19:11 expansion (1) 47:13 expansions (1) 66:4 expected (2) 32:7; 88:16 expenditures (1) 84:13 experience (2) 26:19; 86:8 expertise (1) 79:10 explain (2) 19:9; 67:12 express (1) 43:20 expressed (1) 35:18 expressing (1) 38:22 extend (3) 38:9; 75:14;91:11 extended (3) 19:25; 45:23,23 extending (2) 5:22; 55:4 extends (1) 38:18	extent (1) 23:18 exterior (1) 10:8 extreme (1) 63:3 eyes (1) 54:12 eyesore (1) 41:15
F				
Facebook (2) 66:2,5 facilities (1) 9:7 facility (20) 10:15; 14:9;15:2;34:10; 35:11,12,24;44:5; 47:11;51:6,9,15; 54:24;55:9;56:5; 65:4;75:22;81:19; 84:7;96:4 fact (4) 33:6;63:13; 65:5;85:16 factoring (1) 80:24 factors (1) 98:1 facts (3) 88:7;92:4; 95:13 failed (3) 60:9,10; 94:5 fair (2) 71:20;97:6 Falls (3) 66:14;75:17; 81:23 familiar (1) 54:5 families (1) 38:19 family (2) 93:3;94:14 far (9) 15:7,14;16:12; 53:9;54:7;72:7;76:9; 90:3;99:7 farthest (1) 21:10 fast (2) 72:3;96:14 fastest (1) 97:14 favor (7) 46:19;49:1, 9,17;51:12;87:3; 104:17 favorable (1) 26:23 fear (1) 98:11 FedEx (2) 40:16; 75:21 feel (8) 31:13;35:20; 36:5;39:24;76:4; 82:7;93:19;103:8 feeling (2) 39:15; 100:9 feelings (1) 77:11 feels (1) 66:4 fees (3) 18:25;96:9, 25 feet (15) 5:15,15,17, 20;6:5,10,11;40:17; 41:5;53:24;54:3,11; 63:14;83:5,6 FELDMAN (2) 49:12, 13 F-e-l-d-m-a-n (1) 49:13 felt (1) 54:14 fence (1) 52:2				

few (6) 10:17;25:19; 34:11;48:17;60:4; 92:23 field (1) 52:1 fields (1) 15:22 figure (3) 11:7;36:4; 47:19 figured (1) 19:3 files (1) 7:12 fill (2) 21:23;102:4 filled (1) 15:6 final (2) 9:4;10:13 finally (1) 27:16 financial (1) 88:10 find (8) 14:23;16:1; 51:17;57:3;64:9; 80:1;85:13;95:5 fingers (1) 63:15 fire (9) 18:21;19:21; 30:23;31:2;65:3; 67:14,16;84:7,18 firm (1) 95:24 first (9) 9:20;21:5; 33:23;60:25;65:12, 22;77:1;80:12,13 fiscal (4) 5:3,4;17:6, 20 Fishkill (1) 96:4 fit (3) 54:2,23;64:25 five (5) 15:12;21:22; 47:24;67:5;78:7 flashing (3) 11:25; 12:2;42:25 flip (1) 45:14 floating (1) 17:12 flood (1) 83:3 floor (1) 68:7 flow (3) 37:23,24; 41:23 flowers (1) 52:2 fly (1) 59:16 folks (7) 51:12;52:8; 58:15;60:19;76:24; 77:11,13 follow (2) 48:18; 84:20 follows (1) 38:11 follow-up (1) 30:18 food (2) 72:3;102:8 foot (8) 18:13;33:7; 41:3;44:5;51:6,8; 81:12;96:6 force (2) 14:22;89:14 forced (2) 63:3;90:24 foreground (2) 22:2,7 forever (4) 8:3;43:24; 51:11;75:3 forget (2) 98:22;99:6 format (1) 4:11 formed (1) 79:6 fortunate (1) 89:2 Fortunately (1) 78:24 Fortune (1) 100:1	FORUM (1) 4:1 forward (13) 14:17; 16:15,23;26:23; 45:20;50:6;80:23; 84:1;87:18;95:14; 97:17,24;100:3 four (2) 15:19;39:17 four-bay (1) 6:21 four-lane (2) 41:21; 47:18 fourth (2) 38:23;70:7 frame (1) 41:11 Frankfort (1) 33:9 free (1) 39:13 Friday (2) 41:6,22 front (12) 8:23;48:4; 55:19,21,23;56:8; 59:16;72:13;79:23; 81:15;101:15,16 frontage (1) 12:17 frustrated (1) 27:12 fuel (2) 89:16;92:2 fueling (1) 67:10 full (16) 14:8,10,13; 17:18;32:10;34:5; 36:23;53:11;67:2,13; 69:9;72:9;95:23; 96:1;100:21;102:14 full-time (2) 14:10; 58:25 further (10) 8:12; 14:5;23:1;45:24; 69:8,19;71:3,16,18; 73:19 future (10) 28:13; 36:7;47:18;67:7,7; 68:17;72:22;73:21, 22;88:18	gets (3) 67:22;80:20; 99:7 giant (1) 63:4 gives (1) 61:10 giving (1) 80:8 glad (2) 17:2;56:25 glass (1) 102:14 goal (3) 11:6;36:17; 38:21 goes (15) 8:12;15:7, 14;39:13;52:4;70:16; 73:19;82:8,23;83:20; 87:22,23;91:1,2; 98:17 Good (27) 9:11; 13:12;17:14;27:4; 34:14,16,24;35:5; 37:11;46:14;49:12; 50:5;52:15;57:3; 61:1;66:15;68:22; 76:10;77:8;80:11,12; 85:17;87:6,13;89:17, 20;91:23 gorgeous (1) 75:22 grade (1) 70:7 grading (1) 29:15 Gradually (1) 80:8 graduate (1) 92:25 graduated (1) 92:23 grand (1) 63:9 gravity (1) 23:17 great (12) 34:3; 39:24;40:20;44:15; 56:16;70:3;71:10; 76:3;86:25;88:10; 91:16;103:21 greater (2) 17:8; 30:21 greatly (1) 86:4 Greenbush (10) 18:22;28:11,16; 39:24;42:11;61:4; 75:20,21;77:5;90:17 grew (2) 61:3;75:19 grieving (1) 85:23 ground (3) 10:12; 77:12;95:19 groundwater (1) 66:11 Group (2) 63:9;79:3 Group's (1) 23:13 grow (6) 8:24;21:23; 47:9;86:17,19;98:4 growing (2) 47:7; 93:25 growth (12) 25:9,16; 27:6;46:23;47:4,20; 50:2;59:3;61:6;69:9; 71:25;74:21 guarantee (1) 55:11 guard (1) 7:22 guess (4) 11:3,6; 46:12;51:13	gum (1) 102:7 guy (1) 102:14 guys (2) 43:17;96:8 H half (2) 18:6;43:17 half-full (1) 102:14 half-hour (2) 99:8,12 hamburger (1) 77:8 handle (2) 15:3;65:4 handled (1) 62:9 Hannaford (4) 53:7; 64:14;67:10;72:8 happen (11) 14:19; 52:10,12;58:10,14; 59:5;60:13,17;72:22, 23,24 happened (1) 67:20 happening (2) 60:8; 62:8 happens (3) 41:13; 86:4;98:9 happy (1) 14:4 hard (4) 49:25;51:17; 85:9;86:10 Hardware (1) 60:7 Harris (3) 63:20; 64:15;66:2 hate (2) 96:8;99:19 havoc (1) 38:6 head (1) 100:16 heading (3) 12:3; 52:24;59:15 health (1) 76:25 hear (6) 42:2;76:18; 87:7,10,16;92:21 heard (15) 26:2; 27:14;33:15;50:23; 52:18,21,22;53:15, 23;54:16;61:19; 64:18;87:8;97:16,17 Hearing (10) 4:6; 19:8;33:14;39:14; 62:13;65:12;87:8; 92:19;104:1,12 Heather (1) 77:17 heavy (1) 61:25 heck (2) 56:23;81:11 help (6) 12:6,12; 34:16;42:16;52:3; 84:19 helping (1) 71:21 Hi (3) 58:7;77:17; 101:6 hide (2) 79:19,21 high (4) 21:21;55:14; 95:25;96:2 higher (1) 103:4 highly (1) 56:18 highway (3) 41:21; 47:18;59:19 hill (9) 40:15,22; 45:24;49:14;67:4,6; 78:22;88:3;90:22 Hillcrest (2) 51:2; 98:23 hire (1) 15:11 hiring (4) 14:16,25; 15:7,10 history (3) 10:24; 11:1;37:15 hit (2) 5:7;6:3 holding (1) 91:14 home (20) 26:3,15, 20;47:17;55:13,19, 21,25,25;56:8;61:21; 67:21;69:23;92:24, 25;93:11,12,14; 102:8,9 homes (8) 26:7,11; 34:23;49:4;51:22; 56:19;59:17;85:23 homework (1) 87:12 hood (3) 10:7;24:22; 70:4 Hoosick (1) 66:14 hop (1) 8:2 hope (7) 40:8;60:19; 61:9;77:25;80:17; 87:19;98:11 hopeful (3) 39:15; 75:24;77:10 Hopefully (3) 7:6; 27:21;78:3 hopes (2) 4:13;95:5 hoping (1) 94:2 Horseheads (1) 92:8 hostage (1) 35:12 hottest (1) 91:25 hour (1) 41:25 hours (5) 29:13; 39:17;41:5;53:4,6 house (4) 67:16; 77:21;78:24;81:10 houses (3) 58:18; 90:20,21 Housing (3) 72:4; 86:25;91:1 Hudson (1) 15:25 huge (4) 7:12;75:19; 88:19;90:4 hugely (1) 77:7 hundred (1) 18:3 hundreds (2) 89:8; 91:19 hurt (3) 67:1,22;96:11 husband (2) 63:23; 65:19 hyper-focused (1) 97:12	
	G			I
	gain (2) 58:1;90:14 gallons (3) 28:16,18, 20 gaps (3) 12:13;21:23; 30:9 gas (5) 5:23;17:23; 27:15,17;64:14 gate (1) 83:3 gathering (1) 52:1 gave (1) 69:3 General (3) 47:25; 54:1;85:12 generate (1) 25:9 generated (2) 16:9; 55:17 generation (1) 56:15 generator (1) 45:1 generous (2) 14:15; 84:14 gentleman (1) 42:21 gentlemen (2) 88:9; 91:12			I-84 (1) 96:5 I-90 (2) 27:6;37:21

<p>IDA (6) 18:14;41:10; 65:20;66:3;97:18; 99:25 idea (3) 44:15;81:7; 91:16 ideas (2) 63:4;83:9 identical (2) 41:21; 84:25 identified (4) 16:13; 35:15,25;36:9 identify (1) 16:16 ie (1) 32:2 illegally (1) 37:20 image (3) 7:25;8:4,8 imagery (1) 7:10 images (1) 7:24 imagine (6) 21:22; 36:1,13;37:7;38:5; 67:21 immediately (2) 29:16;78:25 impact (27) 5:4;17:6, 20;18:24;19:5;31:24; 39:3,3;45:7;53:11; 57:22;62:16;67:2,13; 69:10;72:1;74:10,21; 87:16;88:11;89:16, 24;96:2;98:5,6,7; 100:21 impacts (10) 5:3; 17:4;31:4,14;32:6, 22;37:1;57:19;67:7; 74:7 implore (2) 74:20; 92:3 imploring (1) 74:14 important (5) 16:17, 18;73:6;91:3,9 impressed (1) 83:9 impropriety (2) 37:6,7 improve (1) 20:17 improvement (1) 12:11 improvements (2) 11:8;30:12 improving (1) 45:21 inactive (1) 36:11 incentive (1) 65:23 incentives (2) 97:17; 102:25 inclined (1) 64:12 include (1) 52:5 included (1) 68:16 inclusion (1) 15:8 income (1) 56:17 incomplete (1) 36:10 inconvenient (1) 11:3 incorporated (1) 79:9 incorrect (2) 50:22; 97:3 increase (6) 26:21; 38:4;55:10;78:3,16; 84:4</p>	<p>increased (3) 55:9,18, 23 incredibly (2) 51:17; 89:1 in-demand (1) 16:2 independent (6) 32:15;36:24;39:6; 68:15;69:11,12 independently (1) 70:10 indicated (1) 65:20 Indicating (59) 5:13, 16,24;6:2,13,25;7:3, 13,18,23;8:1,7,11,16, 24;9:5,24;10:3,12; 11:11,22;12:8,14,17; 18:1,7,23;19:6,24; 20:13,21;21:1,11,17, 24;22:4,9,15,19,24; 23:3,10;24:23;28:21; 29:8,18,25;30:13,22; 31:3,16,25;32:5,9,17, 24;33:5,9,24 indirect (1) 17:24 individual (3) 40:10, 14;54:19 individuals (3) 39:22; 40:3;42:15 induced (2) 69:10; 72:1 infiltrated (1) 10:11 infiltration (2) 6:23; 9:23 influx (1) 66:21 information (7) 13:1; 26:17;32:12;69:3; 74:16,19;77:24 informative (1) 76:5 informed (2) 34:8; 43:25 infrastructure (5) 65:2;66:24;88:20; 91:11;102:23 infuse (1) 34:19 initial (1) 19:18 inside (1) 38:12 installed (1) 31:10 installing (1) 29:21 instead (2) 64:12; 69:22 insurance (1) 76:25 intact (1) 22:4 interchange (1) 12:8 interest (4) 27:10; 36:21,22;59:8 interested (1) 15:22 interests (2) 45:11; 85:19 interfering (1) 37:22 intersection (2) 78:4; 100:14 interstate (2) 5:12; 31:14</p>	<p>into (13) 10:11;16:6; 25:19;34:19;38:11; 41:11;46:5;57:5; 61:10;81:2,23;83:20; 101:24 introduce (1) 13:6 introducing (4) 4:15; 10:5,7;24:19 introduction (1) 4:25 inventory (1) 84:10 invested (1) 77:7 investment (4) 16:7, 11;18:2;27:4 invite (1) 66:13 involve (1) 11:19 involved (1) 58:12 ironically (2) 40:4,25 i's (1) 95:12 issue (4) 40:19;57:7; 67:18;88:12 issued (1) 33:2 issues (7) 59:20; 66:9;68:13;87:10,10; 90:9;91:13 Item (1) 4:3 items (6) 4:15;11:19; 12:6;15:3;33:11; 54:19</p>	<p>kids (3) 42:18;47:13; 90:23 killed (2) 67:1;93:13 kind (7) 6:7;44:19; 55:6;80:25;81:1; 83:3;86:12 kinds (1) 83:18 King (4) 60:8;94:5,8, 11 Kingman (1) 37:20 kiss (1) 100:25 knock (1) 85:21 knowing (2) 43:15; 93:15 knowledgeable (1) 25:24 known (2) 15:1,15 knows (1) 17:3</p>	<p>84:18 leave (3) 14:15; 55:25;104:10 leaving (2) 28:20; 71:12 Lee (1) 42:9 left (6) 21:6;22:14; 30:2,8;37:19;39:15 legacy (1) 91:17 legislators (1) 66:8 lengths (1) 88:10 lengthy (1) 25:11 lens (1) 22:13 LEONARD (5) 44:13, 13;75:9,10;95:1 L-e-o-n-a-r-d (2) 44:14;75:10 Leonard's (1) 95:2 less (4) 18:10;34:22, 23;57:17 letter (7) 23:13;25:12; 28:6,8;63:23;64:4; 65:15 letting (2) 45:20; 77:12 level (1) 29:23 levels (2) 29:7;30:5 library (1) 36:2 life (14) 13:22;39:13; 61:2;62:6,7;80:25; 81:12;86:11;90:25; 92:5,23;93:22;94:1,2 life-long (1) 62:4 lift (1) 46:8 light (3) 12:10;59:19; 61:25 lighting (2) 40:19; 55:16 lights (3) 19:13; 42:25;90:4 likely (2) 31:23;85:21 limit (4) 11:20;12:1,2; 90:5 limited (4) 29:13; 53:3;88:13;89:16 line (25) 5:18,21; 19:20;20:2;22:6,18, 21;23:1,9;27:15; 37:20;47:1;55:15; 56:7;69:7,20,20,20; 70:24;71:2,13,17; 72:20;81:16;101:11 lines (1) 84:17 list (3) 23:25;24:5; 76:10 listed (2) 32:8;65:13 listened (2) 39:20,22 listening (2) 26:1; 34:1 little (24) 4:12,22;5:2, 8;6:19,24;8:12;14:6; 18:17;21:12;22:13; 23:7;25:11;29:22;</p>
			L	
			<p>Labarge (3) 63:9; 96:23;97:5 Laberge (3) 23:13; 32:14;54:4 labor (2) 18:6;48:20 lack (1) 66:18 land (2) 43:5;103:16 Landing (6) 44:22; 45:16,25;46:2,17; 91:12 landowner (1) 43:12 lands (1) 62:21 landscape (3) 6:9; 20:20;22:22 landscaping (12) 8:10,14,23;19:20; 20:1,15,16;21:9,15; 22:17;23:2;31:10 large (9) 15:4;31:2; 35:23;78:12,13;82:9; 85:20;89:7;92:6 largely (1) 84:15 larger (1) 94:10 last (18) 9:4;19:7; 20:11;23:4,19;33:8, 21;35:9,16;47:5,23, 25;50:12;61:16; 65:20;66:4;71:6; 94:22 late (1) 93:15 later (2) 27:9;73:19 Law (5) 57:10;68:19; 73:7,8;74:17 Lawrence (1) 52:16 layman (1) 74:17 lead (8) 27:22;32:2, 22;33:1,2;36:15; 84:16;85:23 learning (2) 55:6,19 lease (1) 41:10 least (6) 6:1;14:8; 27:20;57:11;67:5;</p>	
		J		
		<p>janitors (1) 77:3 JANSING (3) 50:9,9, 13 J-a-n-s-i-n-g (1) 50:13 Jen (2) 94:25;97:10 Jennifer (1) 68:23 job (8) 17:18;34:3; 36:2;47:8;59:23; 73:6;76:3;101:1 jobs (19) 14:18;16:7, 9;17:24;18:5;34:14, 16,24;49:21;56:15, 17;58:24,25;59:2; 64:18,18,23;91:3; 103:1 jockey (1) 29:20 Julianne (3) 61:14; 68:23;92:17 jump (1) 95:18 June (3) 34:6;41:9; 63:24</p>		
		K		
		<p>kayaks (2) 15:4;89:15 keep (7) 42:16;52:7; 60:2,3;72:8;86:13; 87:24 keeping (1) 54:14 Ken (1) 78:22 Kevin (1) 101:6 kid (1) 47:9</p>		

42:12;47:3;53:14; 57:17;60:15;65:18; 80:8,10;99:1;101:24 live (24) 34:13,22; 35:6;39:11,23,25; 46:15;49:16,23; 51:13;52:16;61:20; 63:2;68:11;69:21,21, 24;70:1;77:19;78:24; 84:23;86:17;90:12, 13 lived (8) 37:17;46:22; 58:12;62:5;90:13; 92:22;93:22,24 lives (5) 40:14;43:6, 24;67:11;92:5 living (1) 41:19 loading (2) 5:19,19 loan (1) 36:1 local (9) 14:22;15:25; 42:11;48:9,15,20; 50:1;61:4;75:23 locally (3) 42:15; 45:8;67:20 located (3) 27:5,8; 84:25 location (12) 20:4,12; 21:10,12,25;22:9,14, 15,21;23:7;75:21; 88:24 locations (4) 11:11; 20:10;22:11;30:18 long (12) 18:8;33:18; 38:1;55:15;59:21; 61:2;71:12;80:24; 84:3;89:25;93:23; 97:8 longer (4) 81:22,22; 90:12;99:2 long-term (8) 16:21, 22;38:21;72:18,19; 79:1,2;95:15 look (31) 9:1;12:21; 14:18;15:9;16:23; 18:16;21:20;26:22; 44:18;50:6;51:8,25; 53:9;66:14;67:7; 69:12,19;70:21; 71:24;73:14;80:13, 19;83:25;92:4,8; 102:14,20,21,22,22; 103:10 looked (5) 12:24; 30:5,17;72:6;95:16 looking (21) 8:6;11:1, 4,15;12:6;13:3;23:7; 44:16;45:11,19;67:3; 71:22;72:1;74:23; 95:2;96:21;97:8,23; 100:1;102:13;103:13 looks (6) 51:9;59:6; 71:4,5;72:9,11 loop (1) 11:23	lose (3) 34:4;58:1; 90:25 loss (2) 25:4;85:24 lot (33) 7:18;17:11, 14,15;31:2,11,11; 48:6;55:17;56:23; 58:16;60:8;61:19; 64:18;69:2;75:12,23; 79:9;84:21;87:5,13; 88:4,5,5;89:23;90:2; 92:19,24;94:4;98:1, 15;101:13;103:8 loud (1) 78:6 love (2) 50:2;85:14 loved (2) 67:21;85:11 lower (6) 29:22; 56:17;83:24;84:3; 86:3;103:3 lowering (2) 40:1; 47:6 lunch (3) 17:23;99:8, 14	materials (1) 8:21 maternity (1) 14:15 math (1) 53:15 matters (1) 44:20 mature (1) 56:7 May (8) 23:14;26:20; 31:25;32:6;42:12; 54:21;64:7;65:10 maybe (12) 39:17; 41:6;42:14;57:6,17; 60:11,12;84:13;85:2; 91:4;101:24;102:13 MAYRER (16) 4:3; 9:9;21:2;23:21;24:4, 8;28:7;33:12;35:4; 46:12;60:24;78:21; 97:4;103:25;104:8, 15 McFarland-Johnson (1) 9:12 mean (4) 48:17;85:8; 101:20;103:7 means (8) 9:19,20; 10:6,10;24:19;40:11; 79:21;81:25 measure (1) 29:6 medical (1) 14:14 MEEHAN (2) 68:22, 23 meeting (10) 10:18; 11:18;20:7,11;23:20; 66:8;81:6,6;100:7,8 meetings (5) 4:19,24; 9:15;24:1;54:17 member (4) 25:12; 50:24;79:3;104:6 members (8) 4:10; 13:14;32:16;48:10; 81:4;104:2,13,18 memory (1) 47:24 mention (1) 10:13 mentioned (7) 9:22; 14:7;19:12,25;20:8; 24:16;102:2 merge (2) 90:25; 100:14 mess (2) 53:2,8 message (1) 39:1 met (4) 10:17;34:7; 66:3;69:1 might (4) 19:10; 38:14;65:17;82:13 mile-an-hour (1) 30:22 miles (2) 67:6;71:12 MILLER (2) 39:10,10 million (17) 17:19; 18:1,3,6,12,23;19:6; 33:7;41:3;43:16; 44:5;51:5,8;59:1; 81:11;83:5,6 millions (2) 48:24; 92:11	mind (3) 20:23;27:18; 52:7 minds (1) 98:24 mini-hill (1) 86:12 minimally (1) 88:15 minimize (1) 78:4 minimum (6) 34:12, 20;57:19,21;74:6,9 minus (1) 18:3 minutes (5) 41:24; 42:6,9,9;78:7 miraculously (1) 65:16 misguided (1) 38:10 MISIASZEK (2) 88:2,2 M-i-s-i-a-s-z-e-k (1) 88:3 miss (1) 103:8 missed (1) 67:9 misuse (1) 89:25 mitigate (3) 11:10; 29:17;32:21 mitigation (1) 29:6 mitigations (1) 28:24 mobility (1) 16:5 mocked (1) 77:6 moment (1) 44:14 Monday (2) 41:5,22 money (10) 34:19,21, 25;49:20;54:9;58:22; 77:2;84:14;97:5; 99:17 monitor (2) 37:13; 38:16 monitoring (1) 37:15 monstrosity (2) 51:3; 52:6 month (1) 6:2 months (2) 6:8;9:4 monument (1) 75:5 monuments (1) 75:5 moral (1) 68:6 more (35) 6:24; 34:25;40:11,11,12, 12;41:7;42:3,12; 49:20,21,22;57:13, 20;60:2,3;64:24; 65:25;68:2;69:3; 70:15;74:2,8;76:13, 14;80:6,8,10;84:17; 87:9;91:5;94:6;96:9, 9,25 most (7) 26:10;48:10, 16,19;56:20;59:6; 97:13 mostly (2) 42:19; 48:15 mother (1) 76:11 motion (2) 104:5,15 move (7) 41:13;42:4; 47:13;62:2;93:1; 96:16;103:18 moved (6) 41:17;	42:7;45:22;61:20; 82:20;104:16 movement (1) 30:10 moving (3) 29:23; 46:5;95:20 Mrs (2) 94:25;95:2 much (10) 13:19; 30:21;34:22;39:8; 49:17;77:2;85:15; 87:9;90:1;92:8 Muitzeskill (2) 46:16; 49:6 M-u-i-t-z-e-s-k-i-l-l (1) 46:16 multiple (1) 26:14 Murray (4) 13:6,11, 13,16 M-u-r-r-a-y (1) 13:13 music (1) 66:7 must (1) 37:3 myself (3) 35:11; 39:21;43:23 mystery (2) 35:14; 62:18
M		N		
Ma'am (1) 40:5 Madam (3) 4:9;13:12, 14 magnitude (1) 65:5 main (3) 12:20;52:22; 82:18 maintained (1) 75:23 majority (3) 14:18; 33:2;90:18 making (4) 34:20,25; 73:22;86:16 mall (1) 27:4 managed (1) 91:14 management (3) 5:6; 9:7;89:22 mandate (1) 36:23 mandated (2) 57:10; 68:19 manholes (1) 10:9 Manual (1) 9:19 manufacturing (1) 16:3 many (21) 14:2; 35:17;36:25;39:20; 42:2,23;47:21;58:20, 20;59:5;60:9;64:20; 76:9,14;86:7;87:4,7; 88:22;89:19;91:6,8 maple (7) 6:6;45:24; 67:4,6;78:22;88:3; 90:22 Marci (1) 61:13 market (3) 26:5,7,14 marketing (1) 63:11 markets (1) 9:3 mask (1) 8:24 mass (2) 29:15;49:8 massive (1) 85:8		Nadine (2) 33:20; 97:3 name (16) 9:10; 13:16;25:13;33:21, 21;35:5,9;39:10; 46:14;50:12;52:15; 61:1,16;75:9;94:22; 101:6 Nassau (2) 45:17; 52:17 natural (3) 5:23; 27:15,17 near (4) 47:18;51:13, 14;63:2 nearest (1) 42:6 nearly (1) 84:24 necessarily (1) 36:20 necessary (1) 48:6 need (19) 23:15; 37:11,12;42:10; 53:21;60:2,3,4; 63:15;67:12;70:23; 71:24;73:24;80:3; 86:10;90:23;96:12; 98:4;100:21 needed (2) 53:12,12 Needless (1) 39:16 needs (11) 14:25; 41:1;42:3;43:10; 49:19,19,20,21; 58:21;70:9;86:20 negative (1) 33:3 negligent (1) 100:23 neighbor (1) 50:5 neighborhood (11) 26:8;31:12;34:7;		

<p>40:24;45:9;51:2,21; 77:13;93:17;96:3; 98:23 neighborhoods (4) 31:6,15;40:18;45:9 neighboring (1) 26:3 neighbors (4) 20:3; 41:7;43:22;47:16 neighbors' (1) 59:17 neither (1) 66:15 net (2) 85:24;87:1 new (20) 4:15;7:4,24; 8:9;9:17;10:17; 17:18;20:19;22:8; 24:17;25:19;33:9; 34:15;24:56:15; 57:10;65:23;66:14; 68:19;92:9 newbies (1) 68:12 newest (1) 47:1 next (10) 10:19; 11:18;15:12;28:9; 39:11;45:10;46:13; 94:1;96:4,17 nice (1) 69:2 night (2) 39:17;93:12 nine (1) 79:5 nobody (1) 43:18 noise (12) 22:23; 23:3,9;28:22;29:4,5; 9,24;40:19;41:19; 55:16;78:6 none (1) 64:1 non-sort (1) 15:2 non-warehouses (1) 89:5 normal (1) 37:22 north (12) 5:17;6:4, 12;7:1,7;12:23;20:2; 22:6;29:3;31:10,16; 45:17 northeast (3) 7:14,17; 55:13 Northway (1) 42:5 northwest (2) 8:1,5 note (1) 21:18 Notice (1) 65:13 noticed (1) 44:20 number (13) 4:3;16:7, 8;20:12;24:11;64:21; 65:24;80:14,15,21; 82:4;85:1,23 numbers (2) 7:7;53:3 numerous (1) 30:17 nursing (1) 16:3</p>	<p>occurred (2) 19:15; 23:19 off (13) 5:11,20;23:1; 31:14;34:13;35:1; 42:18;46:18;47:17; 53:5;83:19;85:4,22 offer (3) 41:14;71:15, 16 offering (2) 72:3,4 offers (1) 26:15 office (3) 5:15;53:24; 54:4 offices (1) 54:11 officials (1) 68:8 often (2) 37:22;38:12 oil-water (3) 10:1,5; 24:20 old (2) 62:5;92:1 once (6) 14:20;44:9; 51:18;70:16,17;82:7 one (36) 8:6;10:13; 14:11,16,19;15:20; 18:15;21:20;22:12; 23:4;24:11;26:13; 33:7;35:22;43:21; 44:19;46:22;47:25; 49:4,5;53:19;54:16, 18,18;57:12;58:13; 64:25;65:24;67:21; 79:18;80:22;81:24; 85:14;91:24;95:2; 99:6 ongoing (1) 86:16 only (24) 7:2,3;11:16; 36:4;37:6;38:4;39:7; 40:1,16;41:24;43:12; 44:7;49:6;67:17; 68:16;71:4,18;73:10; 74:18;82:12;87:1; 91:4;95:6,11 onto (1) 53:5 open (7) 4:6,20;24:3; 33:15;83:2;104:6,8 operate (2) 19:1; 49:14 operated (1) 24:12 Operating (1) 48:3 operation (1) 54:22 operations (1) 29:10 operators (1) 91:7 opportunities (3) 44:17;59:6;89:4 opportunity (14) 13:24;39:25;59:7, 25;60:19;61:7;66:5; 75:13;76:7,13;77:14; 89:18;92:13;103:9 opposite (2) 40:15,21 options (1) 11:16 Orchard (1) 44:24 orders (1) 15:5 organization (1) 47:14</p>	<p>originally (1) 58:18 others (3) 14:4;16:1; 49:18 otherwise (2) 4:16; 37:8 ought (1) 101:3 ours (1) 15:20 out (23) 10:9;11:2,7; 17:8;23:17;26:4; 43:22;44:4;45:11,19; 48:20;49:7,7;64:9; 83:11;86:9;87:24; 90:5;92:11;93:1; 97:10;100:1;101:22 outcome (1) 61:11 outfits (1) 48:18 outreach (1) 47:12 outside (1) 56:21 over (28) 8:23;10:8; 13:22;15:11,11;16:7; 18:18;19:5;21:6,21; 27:2,9;32:11;41:25; 44:18,21;50:4;54:7,9, 12;64:12;67:23; 70:18;82:6;86:15; 89:5;92:10;100:17 overall (1) 97:22 overinflated (1) 99:18 overrun (1) 89:20 overview (3) 4:23; 5:2;13:2 own (13) 33:10;40:3; 43:8;49:2,4;53:20; 69:23;74:15;82:1; 101:7,15 owner (3) 43:5;76:7, 23 owners (3) 27:24; 75:24;85:15 owning (1) 58:10 owns (1) 40:10</p>	<p>partially (1) 74:18 participate (1) 52:2 particular (1) 31:20 particularly (1) 80:2 partner (2) 16:23; 91:23 partners (3) 16:16; 26:25;27:23 party (2) 32:15;99:24 pass (3) 56:22;71:14, 19 passing (1) 83:17 past (6) 12:4;27:15; 52:19,21;53:13; 77:20 Paul (1) 88:2 pay (10) 34:23;42:12; 49:7,8;51:7;59:1; 65:21;96:10,25;97:5 paying (1) 91:8 pays (1) 88:8 PD-3 (3) 61:22,23; 75:17 PE-3 (1) 64:25 peak (1) 53:6 peculiar (1) 15:16 pedestrian (1) 55:23 pedestrians (1) 56:3 people (66) 12:2; 17:23;35:18;37:1; 38:13;42:2;44:7,17, 22,22;45:12,12,15, 16;46:6;47:15;48:7, 16;49:21,22;51:20; 52:1;56:20;58:16; 60:1,2;66:13;67:1; 71:16,18;72:8,13; 75:12;85:2,3,6,16,17, 23;87:3,6;88:4,22; 89:3,8,13,19;90:9,11, 19;91:6,14,18;92:9, 25;94:4;98:14;99:17; 100:2,8;101:2;102:1, 2,5,19;103:10 percent (16) 12:22, 23;15:18;28:20,21; 41:11;42:20;52:24; 57:14,18,21;65:22; 74:2,6,9;88:16 percentage (1) 91:5 performed (1) 68:16 perhaps (2) 45:24; 82:25 period (5) 15:19; 18:18;55:5,7;104:11 permit (1) 36:5 pertain (1) 62:13 petition (2) 62:17; 65:8 phenomenal (1) 77:14 philanthropic (1) 16:19</p>	<p>Phillips (2) 44:25; 45:18 photo (8) 19:11;20:6, 8,16,24;21:7,13;22:8 photo-op (1) 66:6 photos (1) 9:4 photo-sim (1) 23:4 Physical (1) 17:4 physically (1) 44:1 pick (3) 12:4;42:18; 88:19 picks (1) 90:17 picture (2) 71:23,25 piece (1) 48:21 Pile (1) 47:3 pilot (15) 18:13; 35:11,12;37:18;38:1, 12;47:2;48:25;64:14; 67:10;72:9;91:13; 97:21;100:11;101:16 pipe (1) 10:9 pizza (2) 60:10;102:7 place (9) 47:9;65:3,4; 80:12,13;86:15; 93:10;98:18;100:18 placed (1) 51:9 places (3) 102:2,3,24 plan (11) 5:25;6:4; 10:2;20:16;24:18; 62:24;81:15;93:25, 25;98:10,17 Planning (24) 9:15; 13:15;23:8;26:23; 32:2,15,16;36:18; 39:19;41:8;43:21; 44:3,19;54:21;61:9; 63:16,18;75:6;76:3; 78:2;79:3,14;84:1; 90:10 plans (4) 6:9;36:15; 54:6;63:8 planted (2) 22:1,17 plantings (6) 20:4; 21:19;22:1,6,24;23:5 play (1) 98:1 please (8) 40:5; 49:10;74:19;87:20, 21;98:2,2;99:2 pleased (1) 20:3 pleasure (1) 13:19 plus (3) 18:3;30:10; 74:5 PM (5) 4:1;29:14; 41:22;78:7;104:21 Point (13) 4:13;7:13; 10:13;13:5;26:4; 35:22;36:21;37:9; 38:23;54:16;69:18; 99:6;103:5 pointed (2) 63:24; 83:11 pointing (1) 63:15 points (4) 7:6;35:22;</p>
<p>O</p>		<p>P</p>		
<p>obligation (2) 38:16, 18 obligatory (1) 37:5 obstruct (1) 55:16 occupy (1) 82:8</p>		<p>pack (1) 102:7 package (1) 76:20 pages (3) 32:12; 68:25;74:19 paid (4) 27:10;63:8; 76:25;81:24 pain (2) 60:15,15 painted (1) 8:22 paper (1) 72:25 parents (2) 94:14,15 Park (3) 42:4,14;66:8 parking (13) 5:16; 7:18;31:11,11;53:5, 21;54:10;55:17; 57:16;74:4;79:20,23; 90:2 parks (2) 5:21;102:21 part (4) 32:9;48:19; 84:18;96:18</p>		

69:4;76:17 Police (4) 65:3;84:7, 21;89:14 policy (2) 36:13,14 Pollution (3) 9:18; 24:18;78:6 poor (1) 37:24 population (3) 38:10; 57:24;74:12 populous (1) 36:20 posed (1) 14:3 position (1) 63:15 positions (2) 14:9; 17:18 positive (15) 57:8; 61:11;62:15;68:9,18; 73:1;74:14,21;87:2; 90:4;94:13;95:3,9; 98:25;99:20 possible (1) 66:24 possibly (2) 55:20; 87:23 post (2) 6:22;66:2 potable (1) 24:13 potential (5) 11:10, 16;12:7;32:21;87:16 Potentially (2) 11:23; 12:1 Power (11) 4:12; 7:13;73:11,13,15,18; 78:12,12,13,15,17 practice (1) 64:2 prefer (1) 42:10 preparation (2) 20:5; 31:20 prepared (3) 20:6; 63:9;92:18 prepay (1) 15:17 present (2) 35:13; 97:11 presentable (1) 80:10 presentation (3) 4:5, 13;26:2 presented (2) 20:11; 50:17 presenting (1) 59:24 Presently (1) 88:8 preserve (2) 31:13; 62:21 pressures (1) 68:7 presumption (1) 31:23 pretty (2) 46:24;77:5 prevent (1) 56:2 Prevention (2) 9:18; 24:18 preview (1) 73:3 previous (8) 4:19; 9:15;20:7,24;21:6, 13;22:8;76:17 previously (5) 9:14; 22:3,21;24:16;51:24 price (2) 27:11;51:22	primarily (1) 19:16 Prime (2) 39:13;71:8 prior (2) 10:11;24:20 private (1) 55:24 probably (9) 47:5,23; 51:14;54:4;56:22; 58:13;76:21;88:15; 99:10 problem (5) 42:8; 53:14;59:16;69:25; 90:7 problems (2) 81:8; 101:10 PROCEEDINGS (1) 104:22 process (3) 76:4,5; 96:19 produce (1) 86:25 production (1) 89:17 professional (2) 89:6; 96:23 professionalizing (1) 84:18 professionals (3) 79:11;80:15;96:22 profits (1) 43:13 profoundly (1) 62:14 program (3) 15:15,16, 17 progress (2) 46:5; 58:24 project (69) 4:17,23; 5:3,4,14;9:15;11:21; 12:16;13:8;14:6,7,17, 20;15:1;16:10,14; 17:5;21:14,16;24:11; 25:3;26:20,24;27:14, 22,25;28:13,19,22; 31:4,21;32:7,19,20; 34:23;36:21,25; 37:10,13;38:17;40:9; 42:20;43:23;45:1,5,8, 20,22;46:19;47:2; 48:5,15;49:1,1,9,17; 57:9,11,20;61:11; 74:8;75:17,24;77:10, 23;87:15;90:11; 95:16;96:1 projected (1) 18:11 projects (9) 11:9; 25:8;37:16;45:2; 47:21,23;89:7,10; 92:7 promise (2) 63:21; 68:24 promised (2) 64:13, 23 promote (1) 15:8 promoted (1) 51:25 propensity (1) 15:9 proper (1) 95:11 properly (1) 100:6 Properties (15) 4:4,	11;14:1;16:11;26:22; 29:3,4;48:14;49:3; 65:12;69:1;71:7; 72:5;75:14;101:7 property (43) 5:18,20; 6:12,14,16;7:6; 10:15;18:10;19:19, 24;20:2,10;22:6,21; 23:1,9;24:25;25:3, 10;27:1,8,11,15,22, 24;29:2;48:21;51:16, 18;52:4;55:10,12,15; 56:3;58:18,19,20; 69:6;71:1;72:21; 88:8,11;101:15 proponent (1) 75:19 proposal (7) 35:14; 36:8;38:5;52:4;55:5; 62:14;64:19 proposed (16) 11:17; 18:13;22:3,8,22; 28:19,25;30:1,39;11; 55:14;57:10,20;63:2; 67:19;74:8;101:16 proposes (4) 57:12, 16;74:1,4 proposing (2) 8:21; 22:23 propped (1) 81:8 prospective (3) 13:7; 15:5;17:3 prospectives (2) 7:5; 96:22 prosper (1) 47:13 protect (3) 36:16; 37:4;68:11 protecting (3) 45:12, 15,15 protection (6) 5:6;9:8, 16;10:2,14;25:1 prove (1) 88:10 proved (1) 69:3 proven (1) 50:4 provide (10) 7:9;13:4; 16:19;20:18;34:14; 61:6;64:11;70:2,12; 73:22 provided (3) 13:1; 19:3;30:24 provides (3) 17:13; 26:17;36:14 providing (3) 9:19; 19:16;34:24 provisions (1) 67:17 prudent (1) 89:23 PUBLIC (14) 4:1,6,7; 19:7;27:16;33:14,17; 39:14;55:4;62:12; 65:12,13;104:1,11 pull (5) 11:2;69:5,18; 70:25;72:20 pulled (1) 54:12 pulling (2) 10:23,25	pump (1) 23:16 purchased (1) 26:25 purify (2) 9:20;24:19 purifying (2) 10:6,10 purpose (3) 69:13,13; 81:23 purposes (1) 72:5 pursue (1) 15:22 pursuing (1) 30:11 pushed (1) 67:18 pushing (4) 43:5; 87:18;96:13,14 put (19) 7:11,25;8:22; 12:15;17:6;29:6; 43:8;48:16;54:9,10, 21;56:11;75:1;82:19; 86:8;88:25;90:1; 95:8;98:24 puts (1) 97:4 putting (9) 29:16; 47:3;69:16;70:4; 79:21;86:6,14;89:12; 90:4 Q Q-3 (1) 14:20 qualified (1) 70:11 quality (1) 90:25 quarter (3) 13:22; 82:20;83:5 quick (3) 96:15,16; 103:18 quickest (1) 97:13 quickly (4) 26:9; 43:10;75:11;76:16 quiet (1) 21:16 quieter (1) 29:24 quite (4) 7:16;21:14; 23:2;79:25 quoting (1) 74:17 R radius (1) 48:11 raise (1) 94:14 raised (2) 94:14,15 raising (1) 87:6 ramps (1) 37:21 ran (1) 63:20 rapid (2) 47:12,12 rate (1) 17:25 rather (2) 31:21; 103:4 ratio (2) 57:23;74:11 reach (2) 44:4;48:20 reached (1) 43:22 read (4) 25:13;65:25; 66:16;74:18 ready (1) 71:2 real (12) 18:9;25:6, 20,24;26:5;43:4,11; 54:6;63:10;66:12;	68:13;69:15 reality (1) 37:14 really (30) 23:11; 24:25;46:3,23;55:22; 56:21,25;58:1;60:20; 62:8;64:19;66:21; 68:4;85:9,10,14; 86:1;87:17;95:8,14; 98:11;99:14,17,20, 20;100:9,10,20; 103:8,17 realtor (1) 61:4 realtors (2) 86:23; 87:2 reason (3) 36:4; 49:22;81:25 reasonably (1) 32:7 reasons (6) 57:12; 73:2,9,24;76:9,14 recall (4) 20:7;21:10; 22:10;33:14 recap (1) 4:16 receive (1) 65:8 received (1) 64:1 receives (1) 14:13 receiving (1) 39:1 recent (2) 10:22; 26:10 recently (3) 11:17; 52:18;67:15 recharge (3) 82:10, 11;83:6 recommend (1) 59:13 recommendations (1) 39:19 recurring (1) 26:2 reduce (5) 12:6,12; 41:4;49:19;56:9 reduced (3) 50:18; 52:8;65:21 reducing (1) 90:4 reduction (4) 11:19; 41:12;50:20;52:9 reductions (1) 27:11 Reference (1) 98:19 refine (1) 12:10 reflect (1) 68:17 reflection (1) 35:21 refresh (1) 64:5 regard (2) 10:13;45:6 regarding (3) 62:24; 65:8;67:17 regardless (1) 68:7 region (3) 13:21,23; 26:22 regions (1) 88:23 regular (1) 81:3 regulations (2) 31:19, 21 rejected (1) 40:23 rejecting (1) 62:18 related (1) 26:2 relating (1) 19:16
--	--	--	--	--

<p>relax (1) 99:12 relief (3) 64:10,11,13 remain (1) 30:7 remaining (2) 22:4; 28:21 remains (3) 4:6; 33:15;66:8 Remember (3) 41:23; 75:4;94:7 reminder (1) 4:4 removed (2) 56:11; 81:10 rendering (1) 7:15 Rensselaer (5) 18:14; 41:10;60:1;65:19; 99:25 repeat (1) 48:23 replace (1) 64:23 report (4) 17:14; 25:23;34:2,5 REPORTER (5) 35:8; 40:5;50:11;61:15; 94:21 reporting (2) 99:24,24 reports (1) 32:10 represent (1) 13:16 representative (3) 9:2;48:2;57:1 requested (5) 12:25; 19:17;20:15;33:20; 63:25 requests (1) 58:5 require (2) 31:19,25 required (5) 10:1; 17:9;30:21;31:17; 32:19 requirement (3) 9:21; 57:23;74:10 requirements (1) 24:18 requires (1) 70:14 research (4) 57:2; 61:22;65:18;88:13 resemble (1) 75:25 reserved (1) 28:16 reside (1) 39:22 resident (7) 25:14; 50:14;61:3;62:4; 71:15;75:10;78:23 residential (12) 8:10; 25:20;26:5,10,22; 31:6;40:18;44:6; 51:10;61:8;96:3; 102:16 residents (14) 13:15; 39:20;41:2;43:14; 59:25;62:20;63:1,18; 64:11,13;65:7;73:17; 93:24;97:25 resources (4) 67:20; 84:10;89:19;102:21 respect (5) 38:8,10; 69:25;70:1;96:20</p>	<p>response (5) 42:4; 63:25;64:6;65:8; 104:4 RESPONSES (1) 104:14 responsibility (6) 32:3;63:17;68:6; 86:16;91:23;97:23 responsibly (1) 76:6 rest (3) 35:1;90:16; 91:2 restaurant (3) 49:24; 72:3;99:14 resubmitted (1) 30:19 result (3) 16:10;25:4; 32:7 resulting (1) 40:12 retail (2) 27:4;42:6 retain (1) 19:23 retaining (1) 22:19 retirement (1) 76:25 revenue (1) 85:25 review (5) 20:3; 36:24;39:6;66:3; 96:25 reviewed (1) 32:13 reviewing (1) 39:6 revitalize (1) 60:11 Rice (1) 44:25 rich (1) 34:25 Richwood (4) 11:14, 24;26:8;30:3 rid (3) 81:11,14;82:1 ride (1) 51:7 right (29) 5:11;12:4, 13;13:3;18:14;21:7; 24:10;39:15;43:9; 44:21;47:25;49:16; 55:21,23;58:2;59:23; 60:20;68:8,19;71:14, 20;73:7;74:20;87:24; 92:10;93:9;94:8; 95:18;101:2 rights (3) 68:1,3; 72:19 ripple (2) 72:10,11 rise (3) 25:10;51:17, 19 RIVERS (2) 61:1,2 R-i-v-e-r-s (1) 61:2 road (35) 19:21;35:7; 37:21;40:22;42:14; 44:24,24,25,25,25; 45:18,18,24;46:16; 49:6,16;52:17;53:4; 56:10;66:18,23;67:4, 6;78:23;88:3,17; 93:10;97:15;98:5; 99:13;101:11;102:6, 13,15;103:21 robots (1) 64:22 role (1) 36:16 rotate (1) 6:7</p>	<p>Route (43) 5:11,12; 7:19;10:21;11:1,5,5, 13,20,24;12:3,16; 19:22;23:1,17;27:2,2, 19;31:14;37:20;38:3; 39:11,23;40:15; 41:22;42:1,24;45:1, 16,24;46:25;49:16; 51:7;56:8;71:3,7,17; 73:19;75:3;90:16; 100:15,16;101:8 routine (1) 38:2 routinely (1) 37:20 row (2) 6:9;82:15 rows (1) 6:6 rumors (1) 17:11 run (2) 59:11;103:7 runoff (7) 9:20;10:7, 11;24:20;83:8,10,15 runs (1) 6:15 rural (2) 63:5;94:3</p> <p>S</p> <p>sad (2) 76:18,19 safe (2) 70:2;93:19 safeguarding (1) 38:18 safely (2) 93:16,17 safety (2) 78:4;93:20 salary (3) 34:9;76:19, 21 sale (4) 26:3;27:22; 71:7;102:3 sales (5) 25:21; 30:24;69:14,17; 91:21 salt (10) 10:15;24:25; 66:18;70:6;83:11,12, 13;89:22,24;90:1 same (9) 14:11; 22:14;23:6;39:21; 42:1,15;76:1;98:17; 99:19 sanitary (1) 23:15 sat (1) 100:7 satisfy (1) 14:25 saw (1) 101:23 saying (4) 42:2; 50:19;61:18;100:2 scale (1) 94:11 Scannell (12) 16:22; 25:23;26:1,34;7; 41:8;48:13;51:16; 65:12;69:1,72:15; 75:14;100:8 scare (2) 31:2;92:12 Schodack (51) 17:5; 25:14,22;27:24;28:3; 34:17,19,22;36:17; 37:9,15;41:17;42:11; 44:22;45:16,17,25; 46:2,17;50:14;51:11;</p>	<p>56:21;58:12;61:4; 62:21;63:18,21; 65:14;68:5;71:21; 73:17,21;74:24; 75:11,15,25;77:4; 79:3;84:1;85:14; 91:2,12;92:22;93:2,5, 11;94:2,20;98:4; 103:11,12 Schodack's (2) 35:14; 37:15 School (12) 18:22; 40:2;42:18;43:16; 77:3;90:18;92:23; 93:8;94:9;95:25; 96:3,6 Schools (5) 77:4,5; 102:17,18,22 Schuurman (1) 45:17 science (2) 70:8,9 screen (8) 6:15;8:19, 19;21:24;22:24;23:3; 31:12;80:9 screening (8) 6:11; 19:17,19;20:14,20; 22:22;23:8;86:21 screenings (1) 20:18 screens (1) 21:16 Sears (4) 60:6;94:6,7, 12 seasonal (1) 64:20 seat (1) 73:5 second (5) 6:24;25:2; 30:8;68:7;104:17 section (3) 11:6;32:8; 65:13 sedimentation (4) 6:22;9:22,25;24:21 seeing (2) 80:7;95:17 seem (4) 52:19;53:9; 57:25;100:19 seems (1) 64:25 self-serving (1) 39:7 sell (1) 51:21 semi (1) 100:15 semi-circle (1) 20:9 send (2) 43:19;64:4 sense (4) 53:22; 54:21;66:25;80:18 sensor (1) 11:24 sent (2) 63:23;65:15 separate (1) 70:6 separator (3) 10:1,5; 24:20 SEQR (3) 31:19; 73:10,25 serious (3) 56:5;67:7; 84:6 seriously (1) 67:1 serve (1) 37:5 serves (1) 47:24 service (3) 19:4;30:5; 84:19</p>	<p>services (2) 67:15; 84:4 serving (1) 81:22 seven (1) 81:6 several (2) 27:11; 101:7 severely (1) 77:15 sewage (1) 28:12 sewer (13) 5:22; 18:20;23:15;27:17, 18;45:21;46:4;66:1; 69:5,7;71:1,13;72:20 shack (1) 7:22 share (2) 101:17; 103:6 shelf (1) 63:10 shelves (1) 98:13 shift (1) 93:15 shifts (1) 53:18 shirt (1) 35:19 shop (4) 40:10;42:10, 15;56:4 shopping (2) 42:10; 56:23 shops (4) 27:5;42:11; 49:25;60:10 short (1) 68:25 shortly (2) 29:15; 74:13 shot (1) 22:11 shots (1) 31:9 show (3) 12:5;20:17; 21:2 showed (1) 21:14 showing (4) 20:23; 21:19;46:21;87:17 shown (4) 6:10;7:16; 29:3;78:16 shows (1) 7:18 shusher (1) 29:22 shushers (1) 29:21 side (11) 5:18;6:4,12, 14;7:8,8;10:8;31:16; 40:21;45:14;53:5 sides (2) 95:1,7 sidewalk (3) 12:16; 55:20;56:11 sign (3) 11:25;12:1; 41:9 signal (3) 30:1,9; 59:19 signed (1) 62:19 significance (2) 32:4; 33:4 significant (6) 16:8, 10;31:24;32:23; 85:22;88:11 silent (1) 66:9 simple (2) 81:9; 100:24 simply (2) 22:12; 38:14 simulation (4) 20:24;</p>
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<p>21:7,14;22:8 simulations (3) 19:12; 20:6,17 Sincerely (2) 28:4; 59:13 sit (6) 42:4;47:21; 63:10;70:21;98:12; 99:13 site (20) 5:11,23,23, 25;6:4,21;7:11,15,21; 8:1,18;12:24;23:16; 30:14,20;83:13; 89:18;90:19;93:7; 101:17 sited (1) 80:20 sits (1) 9:23 sitting (3) 53:6;71:17; 99:22 situated (1) 45:10 situation (1) 66:16 situations (1) 46:4 six (4) 9:4;47:24; 68:24;71:7 size (7) 35:23;41:4; 48:5;57:8;81:1;85:8; 88:16 sizes (1) 86:18 Skannell (4) 4:4,11; 13:25;16:11 skills (1) 16:2 SKUs (1) 54:18 slam (1) 42:24 sleep (2) 39:17;78:9 slides (3) 8:3;31:18; 73:10 slow (4) 40:6;59:13, 14,18 small (9) 59:9;60:10; 61:7;75:23;76:6,23; 88:9;93:3;96:5 smaller (2) 42:16; 87:9 smart (1) 63:11 social (1) 91:23 soda (1) 102:7 solid (2) 21:24;57:12 solubility (1) 66:18 solution (1) 95:18 someone (3) 67:24; 70:10;91:14 sometime (1) 14:20 sometimes (2) 38:11; 87:9 somewhat (1) 83:9 somewhere (3) 41:14;81:16;93:1 sooner (1) 43:7 sorry (1) 44:23 sort (1) 86:11 sound (7) 29:7,7,16, 17;39:4;56:9;100:5 sounds (2) 61:23; 64:24</p>	<p>source (1) 70:20 south (19) 5:18;6:14; 7:2,8;12:22;22:20, 25;23:9;29:5,17; 31:16;42:19,21; 45:16;51:8;52:25; 59:15;84:24;100:16 southbound (1) 12:3 southeast (3) 6:16; 7:21;8:17 southwest (1) 6:17 space (2) 53:24;54:4 spaces (1) 54:10 Spartanburg (1) 84:24 speak (6) 5:1;35:17; 87:3;92:18;94:24; 96:22 speaker (1) 76:17 speakers (1) 50:19 speaking (3) 35:20; 51:12;82:4 specific (1) 16:13 specifically (1) 57:3 specifies (1) 79:17 speculate (1) 89:19 speculation (2) 88:6; 92:4 speed (8) 11:5,20; 12:1,2,4,5;59:14;90:5 speeds (1) 12:12 spell (6) 9:10;33:21; 35:8;50:11;61:15; 94:21 spend (1) 53:4 spending (1) 99:17 spent (4) 13:21; 17:22;89:5,8 spills (1) 92:2 SPINK (4) 33:25,25; 99:5,5 S-p-i-n-k (2) 33:25; 99:5 Spink's (1) 56:14 split (1) 88:20 spoke (3) 10:22;48:3; 101:18 spoken (3) 51:4;88:4; 90:12 spots (1) 53:21 Spur (1) 37:22 square (17) 5:14,15; 18:13;33:7;40:17; 41:3,5;44:5;51:5,8; 53:24;54:3,11;81:11; 83:5,6;96:6 stabilize (2) 64:16; 103:3 stabilized (2) 52:11; 103:4 staff (1) 67:18 stagnant (1) 46:24 stagnate (1) 25:17</p>	<p>stamped (1) 36:10 stand (8) 41:18;73:3; 74:13;76:15;95:22; 97:6,15,21 standards (3) 79:8, 13;80:17 standing (4) 36:18; 69:22;72:13;73:20 standpoint (1) 9:16 Star (2) 50:9,13 start (17) 4:6;14:15; 29:16;33:17;46:6,7, 18;47:9;60:12;61:18; 70:23;77:1;90:15; 91:4;103:13,14,15 started (1) 102:1 starting (2) 76:19; 94:1 starts (1) 51:18 State (14) 9:17; 10:17;24:17;31:21; 33:21;34:15,24; 65:23;66:15;68:19; 70:14;73:8;97:16,19 stated (7) 8:18;9:14; 18:17;38:24;53:1; 64:16;90:9 Statement (7) 57:22; 62:12;69:10;74:10, 22;96:2;100:22 statements (1) 68:25 states (2) 26:11;49:3 stating (1) 73:7 station (2) 23:16; 44:25 stations (2) 64:14; 67:10 stay (3) 28:1;62:7; 73:16 steer (1) 77:13 STEFFEK (2) 77:17, 17 S-t-e-f-f-e-k (1) 77:18 stellar (1) 37:16 stenographer (1) 33:22 Stephanie (1) 75:9 Stephen (1) 94:18 Steve (6) 6:23;9:6,9, 12;19:8;24:14 Steven (1) 49:12 still (8) 6:8;27:19; 53:20;61:22;64:6; 70:5;95:22;104:6 STOKEM (2) 78:22, 22 stood (1) 22:11 stop (6) 4:20;37:18; 38:17;63:16;102:7,9 stopping (2) 43:1; 67:4 stops (1) 71:6 storage (1) 10:15</p>	<p>store (3) 24:25;42:6; 83:12 stores (3) 27:5;48:19; 60:4 storing (1) 89:15 storm (11) 5:6;6:18, 20;9:7,16,18,20;10:6, 10;24:17,19 strategic (1) 62:22 streak (1) 90:24 strip (1) 27:4 strong (2) 15:9;48:10 stronger (1) 35:20 strongest (1) 26:6 strongly (3) 27:25; 44:3;94:12 structure (3) 79:20; 81:1,9 structures (1) 79:18 stuck (1) 81:16 studied (2) 28:15; 53:10 studies (9) 17:10; 30:18;53:8;68:10,15; 69:11,12;70:11; 78:15 study (14) 5:4;11:5; 12:19,21;17:7,13,20; 29:2;57:9;58:2; 62:16;67:2,13;71:4 stuff (3) 45:18;62:7; 101:25 submitted (4) 12:19; 17:15;32:11;65:9 submitting (3) 62:10, 17;65:24 substitute (1) 93:9 successful (1) 89:11 successfully (1) 86:2 sufficient (2) 28:10,12 suggest (1) 36:7 suggested (1) 19:17 suggesting (1) 36:12 sulfur (1) 46:3 summarized (1) 17:16 summarizes (1) 25:1 summary (1) 26:10 summation (1) 20:9 summertime (1) 93:6 sump (2) 10:7;24:22 Supervisor (3) 63:20; 64:15;66:2 support (4) 27:25; 62:14;95:23;102:10 suppose (1) 100:15 suppress (1) 31:1 suppression (1) 30:23 Sure (15) 9:11;14:23; 16:4;48:12,14;50:15; 51:3;53:13;58:9; 85:4;86:16;95:12; 97:9;100:4,6 surprise (1) 64:2</p>	<p>surprised (1) 86:4 surprising (1) 38:14 surrounding (1) 31:6 suspect (1) 56:20 sustain (2) 66:21; 86:10 SWINTON (2) 55:2,2 S-w-i-n-t-o-n (1) 55:3 system (3) 30:23,25; 31:1</p>
				<p>T</p>
				<p>talk (13) 5:5;6:18,24; 9:6;13:24;14:4;46:1; 60:19;66:20;75:12; 89:3;91:17;98:13 talked (2) 29:19;52:8 talking (10) 45:12; 48:24;71:9;72:8,13, 15;73:20;76:22;86:5; 101:8 tanks (2) 89:16;92:3 targeted (1) 17:25 tax (12) 43:16;49:19; 58:22;64:10,11,13; 65:18;82:2;85:24; 97:1,2,17 taxes (28) 18:9;25:4; 27:10;34:23;40:2; 41:12;47:6;48:24; 49:7;50:18,20;52:7, 9;64:11,16;65:6,21; 81:24;83:25;84:3; 85:24;86:3;88:9; 90:18;91:8;97:22; 103:3,4 taxpayer (1) 76:11 taxpayers (1) 38:19 teach (1) 70:7 teacher (2) 77:3;93:9 team (1) 14:4 technical (4) 23:14; 29:21;32:12;74:19 telling (1) 54:23 temporary (1) 64:20 ten (15) 5:8;21:22; 23:24;24:5;33:11; 41:12;47:5;65:22; 69:19;81:20;102:13, 15;103:20;104:9,11 tenant (9) 4:25,25; 13:7;17:3;33:16; 41:13;65:21;68:2 tenants (2) 41:9; 81:13 tens (1) 85:21 tenure (1) 16:20 ten-year (1) 97:21 term (3) 18:8;29:21; 97:8 terms (8) 16:6;35:20; 80:19;81:18;83:23;</p>

84:21;86:5;87:15 Terrace (2) 50:10,14 Thanks (2) 28:5; 104:19 theme (1) 26:2 theoretically (1) 27:20 therefore (4) 36:10; 37:5;69:6;71:2 thereof (1) 66:18 thinking (6) 39:18; 62:2;70:23;72:18; 97:9;103:5 third (2) 10:6;32:15 thirds (1) 49:7 thorough (1) 29:2 thoroughfare (1) 30:22 though (3) 48:12; 79:24;104:12 thought (4) 17:11; 62:6;64:5;101:24 thoughts (1) 27:3 thousand (7) 53:21; 54:10,18,18;57:21; 74:8;83:16 thousands (2) 85:21; 89:9 three (16) 6:20;9:19; 10:10;24:19;26:11; 31:18;35:21;37:9; 47:23;53:18;57:11, 20;62:10;73:2,9; 101:12 three-dimensional (2) 7:5,10 threshold (6) 57:14, 19,21;74:3,7,9 thrilled (3) 13:20,23; 85:6 throughout (5) 6:20; 14:12;15:6;16:20; 76:4 throw (1) 95:18 tie-die (1) 35:19 Tim (12) 4:8,10;9:22; 13:11;14:3,7;16:6; 19:12,25;20:8,22; 46:20 times (5) 10:18;11:3; 42:23;62:11;79:14 tired (1) 27:23 today (5) 28:18;29:8; 30:6,7,13 toddler (1) 78:8 together (2) 7:25;17:6 told (5) 34:18;55:8; 57:1;64:4;68:8 tonight (19) 4:12,16; 13:17;35:13,19,24; 37:24;46:18;52:23; 55:7;62:10;64:8; 68:24;88:4;90:12; 92:18,20;94:24;	95:22 tons (1) 92:11 Tony (2) 58:7;101:18 took (1) 93:20 top (5) 23:24;24:5; 40:15,22;70:4 total (3) 6:11;18:2; 19:5 tough (1) 7:13 touted (1) 56:16 towards (3) 52:25; 84:15,16 Town (95) 10:2; 11:22;12:19;13:9; 17:15,22;18:19;19:1; 25:5;27:6;28:1,10,11, 15;30:19;32:2;33:8; 39:21;41:2;42:2; 43:14,18;44:4,7,21; 45:3,3,7;46:6,9; 49:18,24;50:3,7; 51:25;59:2,9,9,25; 62:25;63:1,6,13,16, 19,22,24;66:3,6;67:9, 25;68:12;69:4;70:20; 71:21;75:11,15,20, 25;76:2;79:2,6,6,9, 18;80:19,24;81:2,3,8, 24;82:5,19;83:1; 85:25;86:20;87:1,16, 19,24;93:3,6;94:3; 96:17;97:2,23;98:9, 10,20;99:17;100:2; 101:3,21;102:21; 103:21 towns (3) 45:21; 80:16;88:23 Town's (2) 32:13; 78:3 tractor (4) 42:23; 66:22;91:7;100:17 tractor-trailer (2) 93:14;101:13 trade-off (1) 42:13 trades (3) 48:8,9,9 traditional (1) 15:2 traffic (45) 5:7;10:16; 11:25;12:7,7,10,13, 18,21,22;13:2;30:1,8, 9;37:23,24;39:4; 41:18,23;42:5,20; 52:24;53:6,8,10; 55:18,23;57:19; 59:12;61:25;66:20; 67:2,13;71:4,4;74:7; 77:22;88:12,14;90:3; 100:12,18;101:10,12, 14 trailer (2) 5:21;37:25 trailers (4) 29:23; 42:23;66:22;100:17 transactions (1) 26:11 travel (2) 38:12;51:14	tread (1) 95:20 treated (1) 57:4 treatment (1) 28:12 Tree (1) 48:1 trees (13) 6:6;8:9,15; 11:13;56:8,10;86:6,7, 8,13,17,22;90:5 tremendous (2) 61:6; 88:22 tried (1) 7:9 triple (1) 100:12 truck (8) 7:22;12:22; 37:18,25;38:8;71:5; 78:3;100:12 trucks (10) 7:2;37:19; 40:11;59:19;74:5; 75:2;77:20;83:16; 91:13;92:2 true (1) 55:12 try (10) 14:2;29:17; 31:13;48:16,20; 59:14;80:9,17;81:18; 83:25 trying (5) 80:23; 82:19;83:10;84:2; 99:11 T's (1) 95:12 tuition (1) 15:18 turn (4) 19:13;21:5; 30:6;91:18 turned (1) 22:13 turning (1) 30:10 turnover (2) 86:25; 90:20 turns (1) 30:2 TVs (1) 15:3 two (17) 9:2;35:16; 37:25;40:17;42:6; 44:5;49:7;51:10; 54:17;57:16;60:1,5; 69:23;76:12;84:23; 91:1;101:12 tying (1) 45:25 type (14) 15:23; 31:22;33:4;34:4; 46:23;57:11,15; 62:13;72:1,24;73:9, 25;74:3;102:14 typical (1) 29:25	unfortunate (1) 77:15 Unfortunately (1) 60:14 unguided (1) 37:19 Union (1) 62:11 unless (2) 67:2;70:6 unlikely (1) 56:18 unnecessary (1) 78:5 unprecedented (1) 87:15 unsafe (1) 67:11 up (53) 4:25;6:7,23; 9:6;12:4;15:18,19; 19:8,21;24:3;27:7; 29:6,16;33:23;35:24; 41:20;42:18;44:20, 23;45:2;46:9,21; 47:13;48:8;53:4,7; 57:1;61:3;65:6; 66:10;67:5;75:20; 76:15;79:8,12,25; 81:8,15;82:16,25; 86:6,11;87:6;88:19; 90:17;93:25;94:25; 95:1;98:10;100:25; 102:4,5;103:13 update (1) 10:16 updated (5) 12:18,21; 20:6,15,16 updates (2) 13:4;19:7 upgrades (1) 66:4 upon (7) 13:9;17:21; 19:11;57:23;74:11; 80:3;82:1 upset (3) 47:16; 54:13;62:8 upstream (3) 9:23,25; 10:4 uptake (1) 91:24 upward (1) 16:5 urge (3) 44:3;57:7; 94:12 urgency (1) 43:3 use (6) 38:3;54:1; 61:25;66:25;72:19; 98:19 used (5) 31:2;52:10; 64:22;81:5;97:2 using (5) 28:17; 48:14;60:12;83:13; 97:1 utilized (2) 58:21; 88:15	VANHOOSE (4) 94:18,18,23;97:6 V-a-n-H-o-o-s-e (1) 94:23 variance (1) 58:20 various (6) 6:11;7:5, 10;10:21;63:7;79:21 vast (1) 47:11 vegetation (4) 19:23; 22:2,3,18 vehicles (5) 57:18; 66:23;74:5,6;83:16 venture (1) 36:16 verbiage (1) 38:13 vernacular (1) 51:1 version (1) 21:7 versus (1) 89:4 veteran (1) 15:9 veterans (1) 15:11 viable (1) 59:7 view (3) 19:22;55:16; 56:9 views (1) 20:11 Village (1) 98:8 visibility (5) 88:22; 90:7,14;91:10;92:5 visible (1) 79:25 vision (2) 14:14; 62:22 visions (1) 63:10 visit (4) 38:12;43:22; 44:4;66:13 visual (2) 31:4,14 vital (1) 48:6 vocation (1) 38:9 vocational (1) 15:24 volume (1) 55:18 volunteer (1) 16:20 vote (1) 92:3 voted (1) 40:23 vulnerable (1) 56:1
W				
wage (3) 17:25; 34:12,21 wages (2) 17:19,22 wait (3) 30:8;43:6; 67:24 waiting (2) 59:4;64:6 waitress (1) 93:10 walk (5) 76:24;89:10; 93:16,17,18 walked (2) 81:13; 89:8 wall (11) 6:15;8:19, 19,22,24;22:23,24; 23:3,10;29:7,16 WalMart (1) 89:12 WALSH (2) 46:14,15 W-a-l-s-h (1) 46:15 wants (2) 33:23; 100:16				

RE: ROBERT SCANNELL-SCANNELL PROPERTIES
June 18, 2018

(13) ware - 95