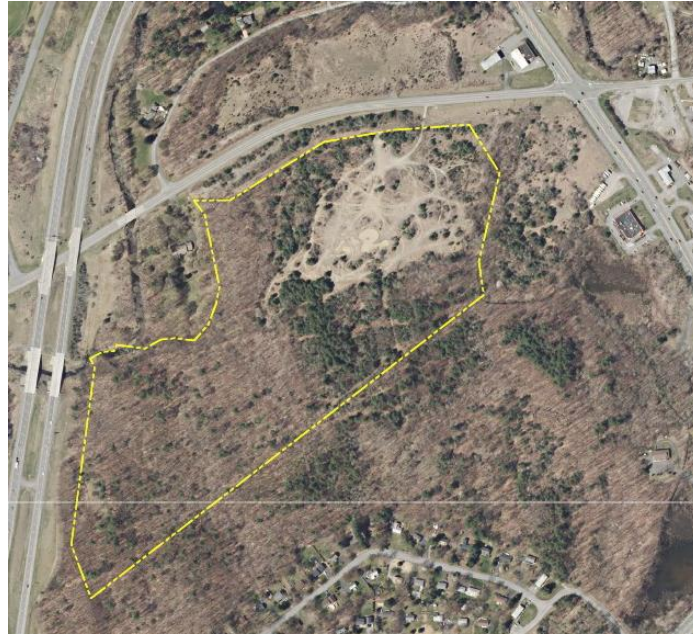


ENVIRONMENTAL ASSESSMENT REPORT

FOR THE

SALES DISTRIBUTION CENTER

TOWN OF SCHODACK, NEW YORK



April 2, 2021

PREPARED FOR:



Scannell Properties, LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, IN 46240

PREPARED BY:



McFarland Johnson, Inc.
60 Railroad Place, Suite 402
Saratoga Springs, NY 12866

TABLE OF CONTENTS

ENVIRONMENTAL ASSESSMENT REPORT

Project Overview

Appendix A – SEQR Full Environmental Assessment Form – Part 1 and 2

Appendix B – SEQR Full Environmental Assessment Form – Part 3

- I. Project Description*
 - A. Proposed Development
 - B. Project Implementation
- II. Impact Analysis and Mitigation Measures*
 - A. Impact on Zoning
 - B. Impact on Land
 - C. Impact on Water
 - D. Impact on Air
 - E. Impact on Plants and Animals
 - F. Impact on Aesthetic Resources
 - G. Impact on Historical and Archeological Resources
 - H. Impact on Open Space and Recreation
 - I. Impact on Transportation
 - J. Impact on Energy
 - K. Impact on Growth and Character of Community or Neighborhood

Appendix C - Project Location Map & Overall Site Plan

Appendix D – NRCS Soils Data

Appendix E – Geotechnical Engineering Report

Appendix F – Wetland Delineation Report

Appendix G – Stormwater Management Report

Appendix H – Groundwater Aquifer Map

Appendix I – Endangered Species Report

Appendix J – Visual Impact Information

Appendix K – Noise Study Analysis

Appendix L – SHPO Letter

Appendix M – Traffic Impact Study

PROJECT OVERVIEW

This Environmental Assessment Report (EAR) was prepared in accordance with Article 8 of the New York Environmental Conservation Law, the State Environmental Quality Review Act ("SEQRA"), and the implementing regulations of the New York State Department of Environmental Conservation (6NYCRR Part 617) on behalf of the Town of Schodack Planning Board, as Lead Agency under SEQRA. This report addresses Scannell Properties' proposal to construct a 278,670 ± square foot sales distribution center in the Town of Schodack, New York. Scannell Properties is an Indianapolis, IN based firm specializing in owning commercial real estate and construction for its clients. Scannell Properties provides a full range of Program Management services from long-range planning, Architecture and Engineering coordination, scheduling, and all aspects of the construction process. They have identified the project site, located in the Town of Schodack, as a prime location for the development of a new sales distribution center that will enable the operator to better serve its business in the Northeast region of the United States.

The project is proposed on two adjoining properties (Tax ID 189-10-40.131, 32.5 acres; and 189-10-40.132, 23.5 acres) comprising a total of ±56.0 acres. It is located along NYS Route 150 in the Town of Schodack, Rensselaer County, New York. The proposed facility will be constructed in its entirety in one phase. The project site is currently zoned Planned Development District (PD-3) and the proposed use, sales distribution center, is an allowed use within this district subject to site plan approval. Because the project site is located within the Town's Water Quality Control District, the project also requires a special permit. The property is located within Extension No. 3 to Sewer District No. 6 and within Extension No. 5 to Consolidated Water District 101.

The project includes associated on-site roadways, parking, utility infrastructure, landscaping, and stormwater management facilities. There will be three (3) driveway entrances to the site off NYS Route 150; one dedicated driveway for employees, one dedicated driveway for entering trucks and one dedicated driveway for exiting trucks. A security gate with a Guard House will be provided at the truck entrances. Approximately 442 parking spaces will be provided for employees and approximately 294 parking spaces will be provided for truck trailers. Off-site improvements will include an extension of water, sewer, and natural gas mains to the project site. The off-site utilities will be extended from their current mains along US Route 9&20 at the intersection of NYS Route 150. Off-site roadway improvements are identified in the Traffic Impact Study and consist of upgrades at the US Route 9&20 intersection with NYS Route 150 as well as some widening of NYS Route 150 to accommodate dedicated left turn lanes at the proposed entrance driveways into the site.