

Regeneron Pharmaceuticals, Inc.

Tempel Lane Campus

401 Tempel Lane, Town of East Greenbush

Rensselaer County, New York

Supplemental Final Environmental Impact Statement

May 31, 2017

Project # 15155-01

Lead Agency: Town of East Greenbush Town Board

Comments to be addressed to:

Hon. John J. Conway, Supervisor
Town of East Greenbush
225 Columbia Turnpike
Rensselaer, NY 12144
jconway@eastgreenbush.org

SEQRA Status: Acceptance by Lead Agency: April 19, 2017

Public Hearing: May 10, 2017

Comments Received By: May 22, 2017

Applicant:

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SUPPLEMENTAL FINAL ENVIRONMENTAL IMPACT STATEMENT

TABLE OF CONTENTS

<u>EXECUTIVE SUMMARY</u>	1
<u>RESPONSES TO COMMENTS</u>	6
<u>TRANSCRIPT OF PUBLIC HEARING</u>	

EXECUTIVE SUMMARY

This Supplemental Final Environmental Impact Statement ("SFEIS") has been prepared by the Town of East Greenbush Town Board (the "Town Board"), as lead agency pursuant to Article 8 of the Environmental Conservation Law and its implementing regulations (6 N.Y.C.R.R. Part 617), known as the State Environmental Quality Review Act ("SEQRA").

This action involves the development of property that previously was the subject of a full SEQRA review. In 2001, the Rensselaer County Industrial Development Agency ("RCIDA"), serving as SEQRA Lead Agency, prepared a Generic Environmental Impact Statement ("GEIS") for the Mill Creek Commerce Park (the "Commerce Park"). The GEIS was prepared to analyze the potential environmental impacts associated with the full build-out of the Commerce Park. The build-out of the Commerce Park analyzed in the GEIS included 1,350,000 square feet ("SF") of building area for corporate, business and professional office space, retail services, light assembly and fabrication with associated parking and roadways on a 460-acre site. A Draft GEIS was accepted by the Lead Agency on June 14, 2001; a Final GEIS was accepted on February 14, 2002; and a Findings Statement was adopted by the RCIDA in June 2002. Between the completion of the GEIS and the purchase of the Commerce Park property by Regeneron Pharmaceuticals, Inc. ("Regeneron") in 2016, there was no development in the Commerce Park.

Regeneron is proposing to construct a new facility (the "Tempel Lane Campus") to support its pharmaceutical manufacturing business (the "Project"). Regeneron is a biotechnology company headquartered in Tarrytown, New York. The company currently

owns and operates manufacturing facilities on Discovery Drive in the Town of East Greenbush.

The proposed Tempel Lane Campus will be located on two parcels, totaling 119 acres, owned by Regeneron in the northwestern portion of the Town of East Greenbush, off of Tempel Lane. The development will occur on a Corporate Office/Regional Commercial ("OC") zoned 98-acre parcel (Tax Map #144.-3-5.1) that is bisected by an abandoned town right-of-way (Tempel Lane). The Project was originally proposed to include a manufacturing facility with associated office, laboratory, and warehouse space with a total building area of 485,400 SF.

Subsequently, Regeneron decided to move ahead first with only the development of a warehouse, a 262-space parking lot, and a 13-space visitor parking lot to be located north of Tempel Lane. SEQRA Findings were adopted and the site plan for the Warehouse Project was approved by the Town Board on February 27, 2017. The current review relates to the remainder of the original Project, totaling approximately 277,000 SF.

Twenty-four acres located south of Tempel Lane, also owned by Regeneron, will be designated forever wild space and will be protected from future development. The remaining 21-acre parcel (Tax Map #144.-3-4) known as the Lisa Lane Parcel, is not proposed for development at this time. In the future, Regeneron intends to combine both parcels into one single tax parcel. The proposed campus will be accessed from existing Tempel Lane.

On December 14, 2015, Regeneron submitted a Full Environmental Assessment Form ("FEAF") to the Town of East Greenbush. On March 16, 2016, the Town

established itself as Lead Agency and issued a Positive Declaration. Accordingly, public scoping of the project commenced for the preparation of a site-specific Supplemental Draft Environmental Impact Statement (“SDEIS”), which considered the potential impacts of the proposed project and the Project’s consistency with the Commerce Park Findings Statement. The Commerce Park Findings Statement included proposed mitigation measures for the following:

- An Erosion and Sediment Control Plan to prevent negative impacts to site grading and wetlands;
- A Stormwater Pollution Prevention Plan to prevent negative impacts caused by stormwater runoff;
- New water and sanitary sewer infrastructure to serve the project site;
- Off-site improvements to prevent negative impacts to the traffic network; and
- Additional staffing and equipment to support the police and fire municipal services.

The current Project is significantly scaled down from the Mill Creek Commerce Park project, and the required mitigation for the Project does not exceed that set forth in the Commerce Park Findings Statement. The current Project will require the same mitigation for site grading, stormwater, water and sanitary sewer, and traffic. These mitigation steps are set forth in the SDEIS and attachments.

On April 19, 2017, the Town Board accepted an SDEIS for the Project as complete for purposes of public review. A period for receipt of written comments and a public hearing for the purpose of receiving oral comments were duly noticed. The public hearing was held on May 10, 2017, and the comment period for receipt of written

comments ended on May 22, 2017. Two members of the public spoke at the public hearing with one speaker providing a copy of her notes from which she had spoken. No other written or oral comments were received.

This SFEIS contains responses to those substantive comments that were received during the comment period. It also contains a transcript of the oral comments presented at the May 10, 2017, public hearing.

This SFEIS incorporates all substantive comments and questions received on the SDEIS in accordance with SEQRA. The SDEIS, and all of its appendices and figures, is hereby incorporated by reference into this SFEIS. To avoid duplication, the comments are organized and addressed by issue category. Each issue is followed by a response. The intent of the SFEIS is to comply with SEQRA by addressing each substantive comment as sufficiently and specifically as possible given information developed in the review process to date. Based on the comments received, the Project requires no modifications.

COMMENTS AND RESPONSES TO COMMENTS

This section serves as the SEQRA Lead Agency's response to all substantive comments received at the public hearing and written comments. Each comment is briefly summarized and followed by a response.

There were oral comments from two members of the public hearing. No written comments were received. The comments and the responses are set forth below, organized by substantive topic raised.

Comment No. 1

How will surface water/stormwater be handled?

Response No. 1

As is described in the SDEIS, Stormwater will be controlled through bio retention areas and detention basins and will be subject to the requirements of a stormwater pollution prevention plan ("SWPPP"). It should not be noted that the Town of East Greenbush is an "MS4" municipality for purpose of stormwater regulation.

Comment No. 2

Will there be any visual impacts if the height variance is granted?

Response No. 2

As indicated in the SDEIS, a visual impact assessment was performed for the Project. The assessment report (contained in the SDEIS) concluded that the Project will not be visible from most aesthetic resources and will be partially screened by vegetation, and that no mitigation measures, other than additional plantings, would be necessary.

Comment No. 3

Will there be traffic impacts?

Response No. 3

A traffic impact study was prepared for the Project and is contained in the SDEIS. It identified geometric and traffic control improvements that may be used to mitigate traffic impacts.

Comment No. 4

What will the payments that the Town receives under a pilot in lieu of taxes ("PILOT") agreement be?

Response No. 4

The terms of any PILOT agreement have not yet been determined.

Comment No. 5

Will there be increased demands on police and fire services?

Response No. 5

As is noted in the SDEIS, the East Greenbush Police Department and the Clinton Heights Fire Department have indicated that the Project will not require any additional services or equipment.

Comment No. 6

How many persons would be employed, if the Project is fully built out?

Response No. 6

If all components of the Project are constructed, there would be approximately 1,100 employees.

Comment No. 7

Will hazardous chemicals be used at the facility?

Response No. 7

Yes. All hazardous materials will be stored in the warehouse building and distributed from there to other parts of the facility. Any hazardous waste will be collected and stored in the warehouse for off-site disposal by a licensed contractor. All storage of such materials will be in strict conformance with state and federal regulatory standards. The types of hazardous materials are discussed in the SDEIS (see, e.g., pp. 5-7).

Comment No. 8

Will there be any economic benefits to the Town?

Response No. 8

As the members of the public and Town Board members noted at the public hearing, potential benefits of adding 1,100 well-paying jobs could well have a ripple effect on existing businesses in the Town and encourage new businesses to locate there.

TRANSCRIPT OF PUBLIC HEARING

1

2 **TOWN OF EAST GREENBUSH**

3 **TOWN BOARD**

4

5 In the Matter

6 of

7 REGENERON SDEIS

8

9

10

11 TRANSCRIPT OF PROCEEDING had in the

12 above-entitled matter at a public hearing held

13 by the Town of East Greenbush at the East

14 Greenbush Town Hall, 225 Columbia Turnpike,

15 Rensselaer, New York on the 10th day of May,

16 2017.

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22 Kateri Rhatigan

23 Stenographer

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P R E S I D I N G :

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JOHN J. CONWAY, Town Supervisor

6

7

P R E S E N T :

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COUNCILOR DIMARTINO

10

COUNCILOR MATTERS

11

COUNCILOR GRANT

12

13

14

ALSO PRESENT: TONY MANFREDI,
DIRECTOR OF PLANNING

15

KIMBERLY EDBERG, ASSISTANT TOWN CLERK

16

PHILIP H. DIXON, ESQ.

17

TERRES M. BAKER, ESQ.

18

19

Kateri Rhatigan
Stenographer

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23

1 REGENERON SDEIS 5-10-17

2 (P R O C E E D I N G)

3 (PLEDGE OF ALLEGIANCE)

4 ASSISTANT TOWN CLERK: Please take
5 notice that the Town Board of the Town of East
6 Greenbush, as lead agency under the State
7 Environmental Quality Review Act ("SEQRA"), has
8 accepted as complete for purposes of public
9 review, a supplemental draft environmental
10 impact statements ("SDEIS") prepared in
11 accordance with Article 8 of the Environmental
12 Conservation Law for Phase 2 of a proposed
13 project by Regeneron Pharmaceuticals, LLC., on
14 Temple Lane in the Town. The project, which is
15 a Type 1 action under SEQRA, involves
16 construction of the Mill Creek Campus of
17 Regeneron, encompassing manufacturing office,
18 laboratory, and parking facilities. Phase 1
19 involving the warehouse facilities has
20 previously been approved.

21 Please take further notice that a public
22 hearing on the SDEIS will be held at East
23 Greenbush Town Hall, 225 Columbia Turnpike, and

1 REGENERON SDEIS 5-10-17

2 the written comments on the SDEIS will be
3 accepted by the East Greenbush Town Clerk at
4 Town Hall until 4:00 p.m. on May 22, 2017.
5 Copies of the SDEIS will be available for
6 public inspection during regular business hours
7 at the Town Clerk's Office at the Town Hall,
8 225 Columbia Turnpike, and at the East
9 Greenbush Community Library, 10 Community Way,
10 East Greenbush, New York. For additional
11 information, please contact John Conway, Town
12 Supervisor, Town of East Greenbush, 225
13 Columbia Turnpike, Rensselaer, New York, 12144.

14 SUPERVISOR CONWAY: Okay. The normal
15 format for our public hearings is I will ask
16 three times if anyone would like to speak in
17 support of the project and then three times if
18 anyone would like to speak in opposition.

19 So for the first time I'll ask, would
20 anybody like to speak in support of this
21 project?

22 And a second time, would anyone like to
23 speak in support of this project?

1 REGENERON SDEIS 5-10-17

2 And one last time and I'll relay the joy
3 if somebody jumps up, waiting for the dramatic
4 effect.

5 For the third time, would anyone like to
6 speak in support of this project? Hearing
7 none.

8 Would anyone like to speak in opposition
9 of the project?

10 Second -- second time, would anyone like
11 to speak in opposition of this project?

12 Third time, would anyone like to speak in
13 opposition?

14 Now, having said that, would anyone like
15 to speak at all regarding this project?

16 MS. DUGAN: Right. I just want to
17 start with --

18 SUPERVISOR CONWAY: We need you to
19 identify yourself.

20 MS. DUGAN: Oh, I'm sorry. Mary
21 Dugan, D-U-G-A-N. This is one of my favorite
22 quotes, so I'm going to start with a quote.
23 Sometimes you know you're whipped before you

1 REGENERON SDEIS 5-10-17

2 begin, but you begin anyway and you see it
3 through. You rarely win but sometimes you do.
4 That's from To Kill a Mockingbird. I feel a
5 little bit like that tonight, but it's okay.
6 I'm glad for the opportunity to talk again. I
7 wanted to add already to what we had addressed
8 before. I looked at the SDEIS again and
9 according to the document of approvals and I
10 quote, "Both surface water and storm water will
11 be affected during and post construction."
12 This is also in quotes, "Controlled plans will
13 be prepared and utilized throughout
14 construction." I just wanted to know, have any
15 of you seen these plans that they say will be
16 prepared and do they meet your approval? And
17 if they're not prepared yet, when will they be
18 made available? I wasn't sure what they're
19 talking about. I tried to find them later on
20 and I couldn't.

21 SUPERVISOR CONWAY: All things that
22 have been required, all plans, are filed,
23 everything has been approved, as it should be.

1 REGENERON SDEIS 5-10-17

2 You can contact Tony Manfretti's office and
3 they'll get you copies of whatever has been
4 approved up until now. If you want to discuss
5 what still needs to be approved, you can.

6 MS. DUGAN: Okay. Thank you. I just
7 want to make sure that some of these
8 plans --

9 SUPERVISOR CONWAY: Yes.

10 MS. DUGAN: -- the way they stated
11 it --

12 SUPERVISOR CONWAY: Yes. Regeneron --
13 Regeneron is not overly thrilled with what
14 we've made them jump through, every one of
15 those hoops, but those are the rules.

16 MS. DUGAN: Okay. And then the items
17 I noticed in that study, in the SDEIS reflect
18 commentary such as; no adverse impact or
19 significant adverse impact. When discussing
20 the height variance; vegetation will hide
21 project in most instances, the visual character
22 of the project, not visible from most potential
23 aesthetic resources. Do any of these

1 REGENERON SDEIS 5-10-17

2 qualifiers push a concern or is this just
3 language and I'm not sure what you mean by
4 significant?

5 SUPERVISOR CONWAY: Yeah, it's -- it's
6 -- there's so much semantics in those words,
7 there's so much -- there's so much -- there's a
8 semantical spectrum in those words if you will.

9 First off, the quality of the building
10 should be exquisite, so will it be able to be
11 seen from certain vantage points, probably,
12 certainly from I90, but other than that, I have
13 no concern that it has a visual impact.

14 MS. DUGAN: Well, that's good. Of
15 course, the traffic and the transportation, the
16 storage and manufacturing of hazardous
17 chemicals, which could have great impact on the
18 safety of our neighborhood would be our
19 concern. One additional issue, under community
20 services, 150 employees will be added in phase
21 1. In phase 2, 900 and then they add, "plus
22 750", I'm not sure what that plus 750
23 designates, employees will be added. Phase 3,

1 REGENERON SDEIS 5-10-17

2 550, plus 100, will be added. And phase 3A,
3 550 plus 100 will also be added. When I count
4 that up, it's 3,100 additional people, not to
5 mention the visitors or whoever else I see in
6 the premier transportation plans already, going
7 to their other plant, but even if I didn't
8 count the plus numbers and I'm not sure what
9 that's at, it's still an additional 2,000
10 employees, by the end of the, you know, all the
11 phases, plus whatever people, visitors,
12 whatnot.

13 SUPERVISOR CONWAY: Ma'am, when you
14 see two sets of numbers there, the one set is
15 the number of parking spaces and the --

16 MS. DUGAN: It's just that it's --

17 SUPERVISOR CONWAY: Original
18 conception, there's three phases total, there's
19 supposed to be for the whole project. That's
20 the -- that's the projection for the whole
21 build-out on site.

22 MS. DUGAN: Yeah, I know, but it's
23 still 2,000 without those plus numbers.

1 REGENERON SDEIS 5-10-17

2 SUPERVISOR CONWAY: Yeah, they're --
3 I'm not sure what you're looking at.

4 MS. DUGAN: It's all in the summary in
5 the Albany --

6 SUPERVISOR CONWAY: Okay.

7 MS. DUGAN: My concern is the numbers,
8 if -- they also state, the document states that
9 the police department and the fire department
10 have determined that they will not require any
11 additional services. Do you agree with the
12 determination, knowing that the projected
13 additional numbers that will be added to our
14 neighborhood?

15 SUPERVISOR CONWAY: Well, it depends
16 what number we're talking about.

17 MS. DUGAN: Even the 1,100.

18 SUPERVISOR CONWAY: There's several
19 things to say, first is that Regeneron's campus
20 on Discovery Drive has not generated a lot of
21 these services.

22 MS. DUGAN: I was thinking more of
23 fire.

1 REGENERON SDEIS 5-10-17

2 SUPERVISOR CONWAY: Fire --

3 MS. DUGAN: Ambulance, fire station.

4 SUPERVISOR CONWAY: Yeah. There's no
5 doubt that fire and the ambulance resources
6 that need to be dedicated there, they also put
7 some tax on the building department and fire
8 inspections and things like that. But the one
9 thing I would say about Regeneron is we're in
10 this room, we're just talking about the local
11 permitting process, but the fact is that these
12 guys have to fulfill FDA regulations, they have
13 Federal and State statutes that are highly
14 restrictive, particularly for this kind of
15 industry. So they are regulated six ways from
16 Sunday and so do I think -- -no, I'm worried
17 about the income, I'm worried about the costs,
18 by the time we get done negotiating -- when
19 they get done negotiating the PILOT agreement
20 with the County IDA, which in this case is, I
21 think is a legitimate for the IDA but the fact
22 is that we're going to be concerned about is
23 what's going to cost, in terms of local

1 REGENERON SDEIS 5-10-17

2 services versus what we are going to get.

3 MS. DUGAN: So the PILOT program,
4 that's 20 million, according to their
5 document --

6 SUPERVISOR CONWAY: Yes, but that has
7 to be negotiated.

8 MS. DUGAN: Would that be shared with
9 the district -- I mean, the county? The town
10 doesn't --

11 SUPERVISOR CONWAY: The town gets
12 billed. Typically, Rensselaer County IDA has
13 been giving the town between 12 and 13 percent.
14 School district gets 68 percent, the county
15 gets the rest. So that's our concern, that 12
16 and 13. We're learning better how to negotiate
17 with the county and in terms of the tax,
18 taxpayer in East Greenbush, 22 percent of the
19 taxes you pay are town taxes, 22 percent -- 22
20 plus, 22, plus your county and 63 or 4 for
21 school district. We'd like to see those
22 numbers be reflective upon it.

23 MS. DUGAN: Yeah, I don't want it to

1 REGENERON SDEIS 5-10-17

2 be like the health bill where everything has to
3 be guaranteed. What can you guarantee me? And
4 it's over and we won't know until we get
5 through all of these phases and, you know, it's
6 one thing with the warehouse --

7 SUPERVISOR CONWAY: Yes.

8 MS. DUGAN: -- which I thought, oh,
9 that's good for a year. If they wanted their
10 other approval of stuff and I'm like, okay.
11 You know, four and five-year spread of all of
12 the buildings and people.

13 SUPERVISOR CONWAY: Although, to be
14 clear, there's no commitment -- Regeneron has
15 no current plans or no commitment to build
16 anything but the warehouse. What we're trying
17 to do is facilitate that process so that the
18 site gets approved and so that the future, when
19 they want to expand, that this remains good,
20 they will want to expand. The groundwork to
21 use, like, it's almost the groundwork is laid
22 for them to do that.

23 MS. DUGAN: Yeah. And I hope -- I

1 REGENERON SDEIS 5-10-17

2 hope it all works out and it really benefits
3 East Greenbush, that would be fabulous. That's
4 an idea. And as, you know, I'm not for or
5 against, but we just want it done the best it
6 can be with the safety.

7 SUPERVISOR CONWAY: Well, the truth
8 is, Mary, you're not for or against, but you're
9 such a gracious person and anyone else who had
10 your issues would have jumped up on the post to
11 the protest.

12 MS. DUGAN: Thank you.

13 SUPERVISOR CONWAY: Okay. Is there
14 anyone else who would like to make any kind of
15 comments? It doesn't have to be for or
16 against. Yes, Mr. Cookson.

17 MR. COOKSON: Lee Cookson. I just
18 want to reiterate the things that I've said
19 before. I continue to be concerned about one,
20 about this whole situation that you mentioned,
21 you know, what our cut is with this whole thing
22 because the IDA is involved. I guess what I --
23 what I'd like to request tonight is I think

1 REGENERON SDEIS 5-10-17

2 maybe what happens, if there's going to be any
3 movement there, is that I think Regeneron may
4 have to get involved in this whole thing, you
5 know, they received an agreement from the IDA.
6 All right. But Regeneron, because of it's lot
7 presence in this town and even larger presence
8 that may -- may happen, I think, they have
9 responsibility as a good corporate citizen in
10 this town and they need to step up to the plate
11 and I think they need to support what it is
12 that the Town Board is trying to affect. And
13 if it requires them to maybe modify the
14 agreement that they have with the IDA, in terms
15 of what tax exemptions and so forth, I think
16 they need to step up and do that.

17 SUPERVISOR CONWAY: Well, we need to
18 step up, too. What we need to negotiate a
19 package with Regeneron, because the Rensselaer
20 County IDA, as you and I have discussed before
21 has, in many ways, picked East Greenbush clean,
22 but in fact, this is the kind of project that
23 IDA's are creating, this is a job-creating

1 REGENERON SDEIS 5-10-17

2 project, so I don't oppose a PILOT of this
3 project, principle. The terms are important to
4 us and in terms of being good neighbors,
5 Regeneron tells us they want to be good
6 neighbors, but you have to understand that
7 they're a global concern, they deal with the
8 international law, they deal with federal law,
9 they deal with the state, they deal with the
10 county, and they deal with the town. We are
11 the small fish in the pond and sometimes I do
12 have a feeling that they -- they see us as a
13 impedance, more than a host or a partner, but
14 we've been working on that relationship with
15 Terresa Baker from Osterman and Hanna. She's
16 been coordinating this part of the project and
17 working towards the end has been, in part, a
18 reset the thoughts on our relationship with
19 Regeneron. They recognize the need for a
20 healthier working relationship and we recognize
21 the need for a healthier working relationship
22 with them. So there's been some growing pains,
23 but I think we will get there.

DONNA MILLER MORAN
(518) 461-0044

1 REGENERON SDEIS 5-10-17

2 MR. COOKSON: Like I said, I'm not
3 opposed to the project for the obvious reasons,
4 but when you talk about having, you know, 11,
5 1,200 people, who are going to be coming in and
6 out of this facility five days a week, I guess
7 I -- I think there's going to be some impact.
8 Okay. And that impact is going to cause some
9 trouble and if there isn't some equitable
10 development done here, it's going to come out
11 of our pockets and we're already paying pretty
12 high taxes here, as it is, and, you know,
13 everything that you guys are trying to do, in
14 terms of raising up East Greenbush, is going to
15 -- it's just another bump -- dip in the road
16 that we have to get over and --

17 SUPERVISOR CONWAY: It's funny you
18 should say road because that is the impact.
19 And we're working now with negotiating some
20 kind of partnership to build a rural -- to
21 extend Temple Lane through there some way. We
22 have a \$2 million grant, Bishop Hotel has a
23 trigger clause in their approval that they need

1 REGENERON SDEIS 5-10-17

2 that they need that road. Regeneron will help
3 build the road there. So the important thing
4 to stress in negotiating is that partnership in
5 a way that is favorable to the town and we're
6 at a \$2 million -- getting a \$2 million grant
7 is a really good first step for that. I don't
8 want to put too much pressure in Terresa, but
9 she's famous as a steel negotiator, so I'm --

10 MR. COOKSON: Well, I just want to
11 make sure that Regeneron -- I don't know if
12 anyone from Regeneron is here. I just want
13 that -- I want them to understand that -- and
14 those are my feelings and, you know, don't just
15 talk the talk, walk the walk.

16 Thanks.

17 SUPERVISOR CONWAY: Would anyone else
18 like to make any comments of any kind?

19 MS. DUGAN: I just want to point out
20 at a Regeneron public hearing and there are no
21 Regeneron people.

22 SUPERVISOR CONWAY: They asked me if
23 they needed to be here --

1 REGENERON SDEIS 5-10-17

2 MS. DUGAN: All right.

3 SUPERVISOR CONWAY: -- and I told them
4 no, so that's on me. They -- they would be, if
5 we said the word, they could've --

6 MS. DUGAN: Oh, I see.

7 COUNCILOR MATTERS: I just want to
8 make a comment that I'm hoping that with all of
9 these people coming in to our town, people at
10 Regeneron, that they're also going to be maybe
11 enjoying some of our stores or restaurants.
12 I've never been quite clear about how contained
13 the environment is over there, you know, is it
14 like a Starship Enterprise, do they have to
15 leave for any reason?

16 MS. DUGAN: They have a beautiful
17 restaurant over there for their employees. It
18 is nice to work for Regeneron.

19 COUNCILOR MATTERS: So some of them
20 will be leaving the campus, so to speak, to
21 maybe go enjoy lunch at Selena's or up to the
22 Country Truck Café, but maybe they'll leave to
23 go to get lunch at Price Chopper, maybe they'll

1 REGENERON SDEIS 5-10-17

2 leave here to go and make a dentist appointment
3 in East Greenbush, you know? So I see it as
4 potential business for the town. I'm just not
5 sure to what extent they would leave the
6 campus, but they -- they have to come in and
7 they have to go out, so it's my point, I'm
8 hoping the town will be allowed to benefit
9 particularly along 9&20.

10 SUPERVISOR CONWAY: Well, the dining
11 situation at that Discovery Drive of Regeneron
12 is based upon that there's really nowhere to
13 get lunch on 9&20 except for Selena's. The
14 thought, when Lee talks about the benefits to
15 the town, in the model of economic development
16 that we're looking at the ancillary benefits of
17 having 1,100 really high paying jobs come into
18 the town is that then, you know, developers and
19 restaurateurs and entrepreneurs will now locate
20 here because they then have that common thing.
21 We've seen a huge rise in the number of people
22 who want to come into town for luxury
23 apartments and that's because that Regeneron

1 REGENERON SDEIS 5-10-17

2 crowd, they're hiring people between 23 and 40
3 or 45 and this generation aren't wanting the
4 mortgages. It isn't the same value it once
5 was. These people want mobility, they want
6 someone else to mow the lawn and we're getting
7 a lot of people coming in on our studies saying
8 that they want to serve the Regeneron group.
9 So the town is going to have to go through some
10 growing pains to provide the facilities so that
11 when people come out of Discovery Drive onto
12 Columbia Turnpike, they turn left into East
13 Greenbush instead of right and cross the river
14 into Albany, but hopefully the model is that
15 over time one of those things will develop to
16 our advantage.

17 MS. DUGAN: I actually saw an
18 advertisement for an apartment in Albany to be
19 closer to Regeneron.

20 SUPERVISOR CONWAY: Yes, yes. And
21 East Greenbush is kind of old fashioned in the
22 housing model that's deployed here. The -- we
23 have apartments but they're really mid to lower

1 REGENERON SDEIS 5-10-17

2 range rent apartments. They are -- they're
3 nice places but the people were coming in and
4 thanking us because they're showing us their
5 conceptual plans and are looking at high end
6 apartments, which is what people are marketing
7 to Regeneron employees. Also, we have a tech
8 park off of Mannix Road that also has a number
9 of high tech facilities and high paying jobs.
10 Over time, this is going to be a great thing
11 for the town, but it does take time.

12 COUNCILOR MATTERS: We have Chez
13 Mike's, this wonderful restaurant, if I had to
14 go anywhere in town for lunch or dinner, that's
15 where I'd go. I hope to see more restaurants,
16 the quality of Chez Mikes. I think the town
17 can handle it.

18 COUNCILOR DIMARTINO: I'm optimistic
19 about this whole project that these things will
20 come with Regeneron being here, a number of
21 jobs, we will get the housing, the apartments,
22 I think we'll get the restaurants, I think
23 we'll get some growth in East Greenbush.

1 REGENERON SDEIS 5-10-17

2 SUPERVISOR CONWAY: Okay. Well, we've
3 departed some from the formality. I think I am
4 starting to get the reputation of being loose
5 or informal.

6 But does anyone else have any final
7 comments?

8 Hearing none, I make a motion to close the
9 floor.

10 COUNCILOR MATTERS: I'll second.

11 ASSISTANT TOWN CLERK: Supervisor
12 Conway?

13 SUPERVISOR CONWAY: Yes.

14 ASSISTANT TOWN CLERK: Councilor
15 Dimartino?

16 COUNCILOR DIMARTINO: Yes.

17 ASSISTANT TOWN CLERK: Councilor
18 Matters?

19 COUNCILOR MATTERS: Yes.

20 ASSISTANT TOWN CLERK: Councilor
21 Grant?

22 COUNCILOR GRANT: Yes.

23 SUPERVISOR CONWAY: That is it. Thank

1 REGENERON SDEIS 5-10-17

2 you all for coming and have a wonderful evening
3 in the beautiful Town of East Greenbush.

4 (P R O C E E D I N G C O N C L U D E S)

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DONNA MILLER MORAN
(518) 461-0044

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

I, KATERI RHATIGAN, Court Reporter and
Notary Public in and for the State of New York,
do hereby CERTIFY that the foregoing record
taken by me at the time and place noted in the
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transcript of the same, to the best of my
ability and belief.

KATERI RHATIGAN
Court Reporter

Dated: _____

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