



# The Town of East Greenbush

225 Columbia Turnpike, Rensselaer, New York 12144

## TOWN BOARD AGENDA SPECIAL MEETING June 14, 2017

**Call to Order**                      **7:00 PM**  
**Pledge of Allegiance**  
**Town Board Meeting:**

### Members of Town Board

Present    Absent

<input type="checkbox"/>	<input type="checkbox"/>	Supervisor Conway
<input type="checkbox"/>	<input type="checkbox"/>	Councilor DiMartino
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Matters
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Grant
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Tierney

### Schedule of Meeting:

**Open Public Privilege:** NOTE – Each speaker may choose to state name and address prior to addressing the Board and shall be granted the floor for up to five minutes. The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the decision making process locally. All speakers must conduct themselves in a civil manner. Personal attacks will not be tolerated.

### **107-2017      A Resolution to Adopt the SEQRA Findings Statement for Phase Two of Regeneron’s Tempel Lane Campus**

**WHEREAS**, SMRT Architects, on behalf of Regeneron Pharmaceuticals, LLC (the “Applicant”) submitted a site plan review application and related documentation for a project on Tempel Lane in the Town of East Greenbush, consisting of the construction of the Applicant’s Tempel Lane Campus (the “Project”); and

**WHEREAS**, after review of the application and related material and coordination with other potentially involved agencies, by resolution dated March 18, 2016, the Town Board designated itself as lead agency under the State Environmental Quality Review Act (“SEQRA”) for the environmental review of the Project; and

**WHEREAS**, the Town Board, in its March 18, 2016, resolution, also determined that the Project may have a significant adverse impact on the environment and adopted a SEQRA positive declaration requiring that an environmental impact statement be prepared; and

**WHEREAS**, in its March 18, 2016, resolution, the Town Board also directed that a draft scoping document be prepared and scheduled a public scoping session and written comment period on the scoping document, which were duly held, and a final scoping document was prepared and adopted; and

**WHEREAS**, the Applicant subsequently submitted a supplemental draft environmental impact statement (the “SDEIS”), which was reviewed by the Town Board, Town staff and the Town’s consulting engineers; and

**WHEREAS**, by resolution dated December 14, 2016, the Town Board determined that the SDEIS was adequate for public review, and scheduled a public hearing for January 11, 2017, and a written comment period ending on January 24, 2017; and

**WHEREAS**, at the outset of the public hearing on January 11, 2017, the Applicant indicated that it planned to proceed at that time with the warehouse component of the Project only (the “Warehouse Project”); and

**WHEREAS**, on February 15, 2017, the Town Board accepted a Supplemental Final Environmental Impact Statement (“SFEIS”) for the Warehouse Project; and

**WHEREAS**, on February 27, 2017, the Town Board adopted a SEQRA Findings Statement and issued site plan approval for the Warehouse Project; and

**WHEREAS**, on April 19, 2017, the Applicant submitted a request to the Town Board for approval of the remainder of the original Project; and

**WHEREAS**, on April 19, 2017 the Town Board determined that the SDEIS was adequate for public review and scheduled a public comment period on the SDEIS, to run until May 22, 2017, and a public hearing, which was duly held on May 10, 2017; and

**WHEREAS**, the Town Board considered the SDEIS and the public comments thereon, and completed a supplemental final environmental impact statement (“SFEIS”), which the Town Board accepted on May 31, 2017; and

**WHEREAS**, the Town Comptroller has determined that this resolution will have no material effect on Town finances;

now, therefore, be it

**RESOLVED** as follows:

1. The Town Board hereby adopts the SEQRA Findings Statement that is annexed to this resolution and made a part hereof.
2. In adopting these Findings, the Town Board certifies that it has:
  - a) considered the relevant environmental impacts, facts, and conclusions disclosed in the SFEIS;
  - b) weighed and balanced relevant environmental impacts with social, economic and other considerations;
  - c) provided a rationale for the Town Board’s decision;
  - d) certified that the requirements of 6 NYCRA Part 617 have been met; and
  - e) certified that, consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

3. The Town Board hereby directs that notice of such adoption and filing be circulated and posted in accordance with applicable provisions of law, including but not limited to the filing of such notice with the Applicant, all SEQRA involved agencies and any person who requested a copy.

The foregoing resolution was moved by Supervisor Conway and seconded by Councilor Matters and brought to a vote resulting as follows:

Supervisor Conway	VOTED:
Councilor Matters	VOTED:
Councilor DiMartino	VOTED:
Councilor Grant	VOTED:
Councilor Tierney	VOTED:

**108-2017 A Resolution Creating a New Deputy Town Clerk Position**

**WHEREAS**, Section 30 of New York State Municipal Law permits a Town Clerk to appoint up to three Deputy Town Clerks; and

**WHEREAS**, the Town of East Greenbush's Town Clerk Kimberly Carlock currently has one part-time deputy town clerk but needs another to cover the office when neither she or her deputy can be in Town Hall; and

**WHEREAS**, the Town Comptroller indicates that although this position was not budgeted, it will not have a material impact on Town finances;  
now, therefore, be it

**RESOLVED**, that the Town Board of the Town of East Greenbush approves the creation of a new Deputy Town Clerk position, effective immediately;  
and, be it further

**RESOLVED**, that this position will be compensated at the rate of \$15.00 per hour.

This resolution was duly moved by Supervisor Conway and seconded by Councilor Tierney and brought to a vote resulting as follows:

Supervisor Conway	VOTED:
Councilor Tierney	VOTED:
Councilor DiMartino	VOTED:
Councilor Matters	VOTED:
Councilor Grant	VOTED:

**109-2017      A Resolution Authorizing the Supervisor to Execute a Separation Agreement with Antonio Manfredi**

**WHEREAS**, Antonio Manfredi, Director of Planning & Zoning for the Town of East Greenbush, has submitted his resignation; and

**WHEREAS**, he has executed an agreement relating to such resignation; and

**WHEREAS**, the Town Board believes that it is in the best interests of the Town to accept this resolution and to ratify the agreement; and

**WHEREAS**, the Town Comptroller has determined that this resolution will have no material impact on Town finances as long as separation costs are recovered before a new planner is hired;

now, therefore, be it

**RESOLVED**, that the Supervisor is authorized to execute the separation agreement on behalf of the Town of East Greenbush.

This resolution was duly moved by Supervisor Conway and seconded by Councilor Tierney and brought to a vote resulting as follows:

Supervisor Conway	VOTED:
Councilor Tierney	VOTED:
Councilor DiMartino	VOTED:
Councilor Matters	VOTED:
Councilor Grant	VOTED:

**110-2017      A Resolution Authorizing the Supervisor to Execute a Storm Water Facility Easement & Agreement With New York Independent System Operator, Inc.**

**WHEREAS**, the Town of East Greenbush is the owner of a certain easement granted to the town by Greenbush Commerce Park in 1989; and

**WHEREAS**, the property which is subject to that easement has subsequently been conveyed to New York Independent System Operator, Inc. (“NYISO”); and

**WHEREAS**, due to the growth of facilities on the premises owned by NYISO, and the need to develop additional security measures, NYISO wishes to construct, maintain, repair, and replace improvements in and over the easement area, provided that such do not interfere with the proper operation and use of the Town storm water drainage system; and

**WHEREAS**, if the Town is required to disturb the NYISO improvements in connection with this easement, NYISO shall be responsible for rebuilding, restoring and replacing the NYISO improvements, at their own cost; and

**WHEREAS**, the Town board believes that entering into this easement agreement, and terminating the previous easement given by Greenbush Commerce Park will be in the best interests of the Town; and

**WHEREAS**, the Town Comptroller has determined that this resolution has no material impact on the Town’s Finances;

now, therefore, be it

**RESOLVED**, that the Supervisor is authorized to execute the storm water facility easement and agreement with NYISO.

This resolution was duly moved by Supervisor Conway and seconded by Councilor Tierney and brought to a vote resulting as follows:

Supervisor Conway	VOTED:
Councilor Tierney	VOTED:
Councilor DiMartino	VOTED:
Councilor Matters	VOTED:
Councilor Grant	VOTED:

**Acceptance of the Resignation of Kimberly A. Edberg From the Position of Deputy Town Clerk by the Town Clerk**

Kimberly A. Edberg has submitted her resignation as Deputy Town Clerk. Her resignation is hereby accepted by Kimberly Carlock.

**ADJOURNMENT**

Motion to adjourn by Supervisor Conway and seconded by Councilor Grant and brought to a vote as follows:

Supervisor Conway	VOTED:
Councilor Grant	VOTED:
Councilor DiMartino	VOTED:
Councilor Matters	VOTED:
Councilor Tierney	VOTED: