VILLAGE OF GREEN ISLAND
APPLICATION FOR SUBDIVISION

RETURN TO:
Village of Green Island
20 Clinton Street
Green Island, NY 12183
(518) 273-2201
Email: Buildingdepartment@villageofgreenisland.com

FEES:
Major Sub-division Application Fee $ _____.00
Minor Sub-division Application Fee $ _____.00
Fee in lieu of 10% Park/Green Space Fee
$_____.00 per lot (payable with Building Permit Application)

APPLICANT INFORMATION:

PLEASE PRINT CLEARLY

Name; 100 Cohoes Ventures, LLC
Address: c/o Galesi Group of Companies
220 Harborside Dr,Ste 300, Schenectady, NY 12305,
Daytime Phone: (518) 356-4445

RELATIONSHIP TO PROPERTY
q Owner
q Contract Vendor
q Other – Explain:
Owner

SUB-DIVISON INFORMATION:

Name of Sub-division: 100-110 Cohoes Avenue
General Location: On Cohoes Avenue
Zoning: I-Industrial Total Acreage: 14.18 Acres
Tax Map Number(s): 20.12-5-3
14.18 Acre parcel will be divided into a 9.23 acre parcel and a 4.95 Acre parcel
Presenter (if other than applicant):
Daniel R. Hershberg Engineer for the Applicant
Address: 18 Locust Street, Albany, NY 12203
Daytime Phone: 518-459-3096

PROPERTY DESCRIPTION:

Generally describe any easement or other restrictions on the property:
Portion is within the 0.2% chance of flood

Does the site contain any of the following : q Stream q Pond q Other Body of Water q Wetlands q Floodplain q Steep Slopes q Historic/Archeological Resources

If yes, elaborate: A portion of the site lies within the area of 0.2% chance of flood (AKA 500 year Flood Plain)

Water Source: q Well q Hook-up to existing Village Water q Extension of Village Water District

Sewer Source: q Septic q Hook-up to existing Village Sewer q Extension of Village Sewer District

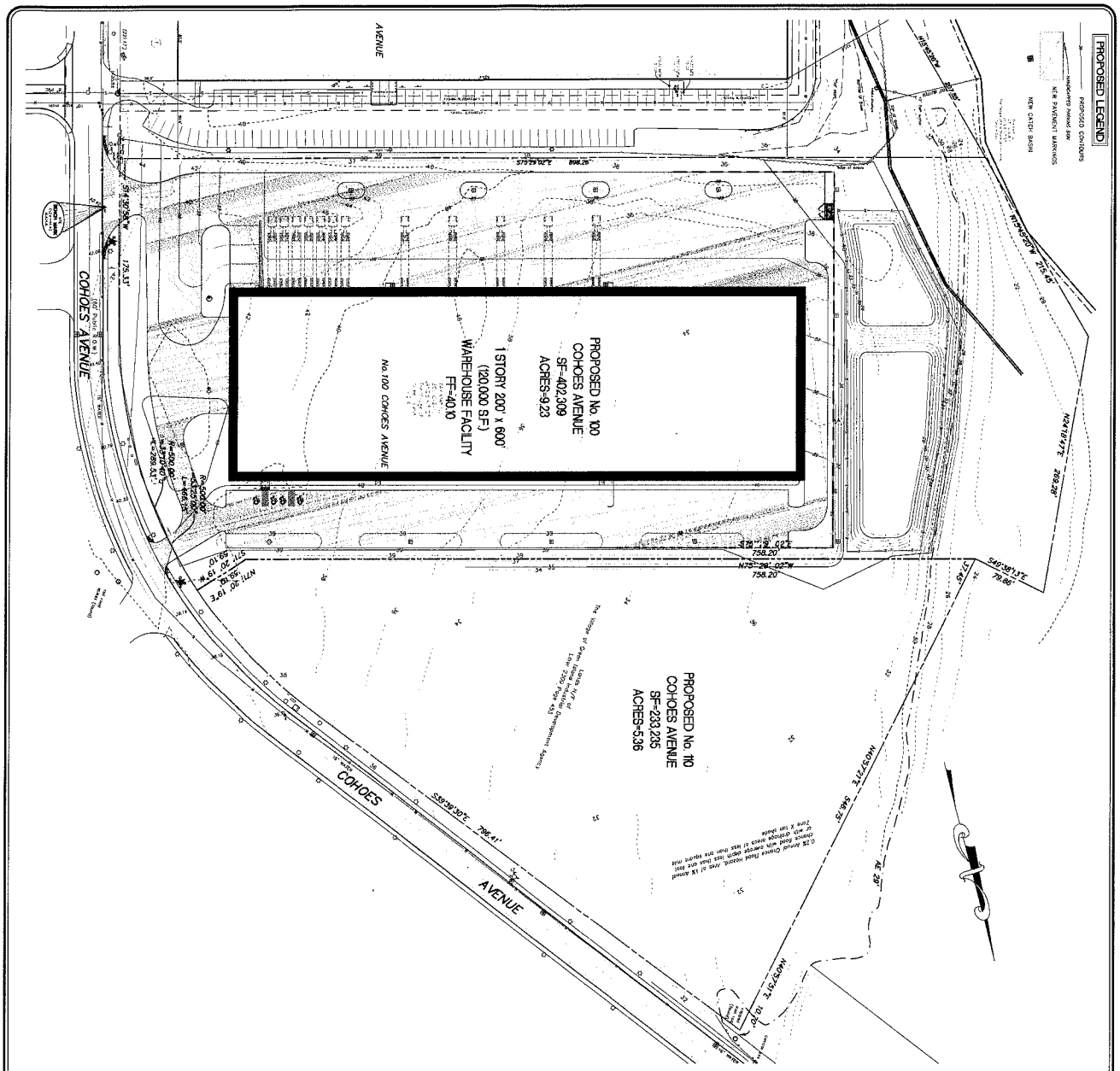
Will there be any land dedicated to the Village for a park or open space commonly owned by a Homeowner's Association? If yes, what is the percentage and proposed ownership of the open space? No dedication,private owner

_____MAJOR SUB-DIVISION – 3 or more lots

X_____MINOR SUB-DIVISION – 2 lots

CONCEPT PLAN

This application must be accompanied by 10 copies of a concept plan containing ALL INFORMATION required by the Village of Green Island Sub-division Regulations and a check payable to the Village of Green Island, in the amount required by the above application fee.



SUB

SUBDIVISION PLAN FOR
OFFICE BUILDING AT
No. 100 COHOES AVENUE
VILLAGE OF GREEN ISLAND, NEW YORK

FILE: 200005 | SCALE: AS NOTED | BY: WM | CHK: DRH | DATE: 1/16/2020 | 200005-1.DWG

REVISIONS

REMARKS	DATE

STATE OF NEW YORK · DAVID R. HERSHBERG · LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL

The minutes of the monthly meeting of the Planning Board held on Monday, August 16, 2021 at 6:10 p.m.

Chairperson Swinton called the meeting to order.

In attendance: Chairperson Swinton, Member Files, Member Torrisi, Member Bourgeois, Member Karwiel, Attorney Legnard and Maggie A. Alix, Building Inspector/CEO and Tod Ward, Building Inspector/CEO.

All present.

Chairperson Swinton stated that everyone has a copy of the minutes from our last meeting held on July 19, 2021 and asked for a motion.

On a motion by Member Torrisi seconded by Member Karwiel and carried, to approve the minutes of the meeting held on July 19, 2021. All ayes.

Chairperson Swinton stated that we have one (1) item on the agenda this evening and it is as follows:

- Request from Green Island Properties, Inc. on behalf of its affiliate 100 Cohoes Ventures, LLC for 100 Cohoes Avenue, Green Island, NY for Site Plan Review to construct a new 80,000 sq. ft. warehouse facility. The property is zoned Industrial (I).

Chairperson Swinton asked Dave Ahl of Green Island Properties, Inc. if he would like to speak.

Mr. Ahl stated that he was going to have Dan Hershberg of Hershberg and Hershberg to make the presentation with regard to proposed project. He would like to note that the fact of the matter is that we are out of space here in Green Island, which is a good problem to have, so the demand is there and we are interested in building a new building.

Chairperson Swinton stated that she would like to point out that this is just for the building, there is no business going in there and we are not doing a special use permit or anything else tonight, this is just the Site Plan review for a building.

Dan Hershberg of Hershberg and Hershberg, he is here today representing 100 Cohoes Avenue Ventures, LLC, the applicant and Dave Ahl is here for the applicant. He would like to point out that they originally applied for 80,000 sq. ft. but it turned out that during the application process, the applicant realized that there was a bigger need for warehouse space here, so we changed it to 120,000 sq. ft. We originally had an 80,000 sq. ft. first phase and a 40,000 sq. ft. second phase, well the first and second phase just got merged together because the demand is there. The building next door is 80 Cohoes Avenue and if he puts this up (provided a diagram depiction) and noted that the building has a similar design to 80 and 60 Cohoes Avenue, that we presented to this board a number of years ago. The application includes a Stormwater Management System and people are familiar with those systems work

on the other sites. Stormwater is pushed to the west end of the site, adjoining the bay and we stay out of the flood plain with all of those and the soil there has infiltration rate that is suitable for these infiltration basins. The way these work is that they have a sedimentation basin; stormwater goes into the sedimentation basin and then overflows into the infiltration basin. The sedimentation basin traps all the fines in it when you have fines coming off trucks and cars and it all ends up, and when I tell people that, when you see what snow pile look like in the Spring that is all the black stuff that comes off cars, it comes off all year, not just the Winter and that ends up in our sedimentation basin. The sedimentation basin will require periodic cleaning and when I say periodic cleaning, I am talking on the average, once every ten (10) years; you have to go in there and take out the sediments as they start to build up.

Mr. Hershberg depicted the infiltration basin on the diagram and stated that the water goes into here and gets absorbed into the ground. Normally, the standing water doesn't exist in an area for more than 36 to 48 hours. It entirely infiltrates into the ground during that time. Even with the rainy weather that we had in July, the number of systems that he went out and look at, they all worked pretty well. Although we had some significant rain storms, it was a significant rain storm, and then a period of smaller rain storms, then another big one and these systems handle that quite well. July was the wettest July in history, if it could handle that, it could probably handle anything. They received the letter from CHA and Joe Romano is here representing them tonight and we addressed their issues. There was an issue with site distance from the driveway depicted on diagram and there are trees in this location, so our proposal is to cut some overhanging branches up high enough, so you can see under them. Right now, some have branches that are quite low and if you look in that direction, you will see into the branches and not be able to see down and by simply cutting those off 3 ½ feet above the ground and somebody looking, you can take a look up that direction, we might trim a little bit higher to give it some protection in case during the winter snow falls on them, the boughs might get a little bit lower, but that gives us enough to provide the required site distance.

Mr. Hershberg stated that they adequate parking to cover the facility and our site coverage statistics say that the final site is 34.5% green and the balance is the building and the parking area. We feel it is a great addition, it gives you more useable warehouse space and it has been a good project all along and we started this probably in 2001 or 2002, it is approximately 20 years ago that we started this area and everybody said how many warehouses and we didn't know at the time, but there is still another portion of this site that can be used for another facility.

Mr. Hershberg then provided a landscape diagram and outlined the building and stated that he is prepared to answer any questions that anyone might have.

Chairperson Swinton asked if there were any other questions and stated that Joe Romano of Clough Harbour is here also and he has been reviewing everything, he is our Engineer for the project.

No questions.

Member Torrisi asked if Mr. Hershberg stated that there was a possibility that the remaining space, that in the future there might be another building.

Mr. Hershberg stated that is correct.

Mr. Hershberg stated that there is quite a bit of the space left and this site is on a portion that is a total of 9.23 acres and if we break it off, it will still leave us with 5.36 acres remaining, so more than half the site is left here, the building shape would have to be something different that this but it would still accommodate another building and we don't have any plans for it right now, but essentially it will be set up to take another building.

Chairperson Swinton asked Maggie and Tod if they had any questions.

No questions from Maggie and Tod.

Chairperson Swinton asked Joe Romano of Clough Harbour if he was satisfied and has all your questions been addressed.

Joe Romano stated that he believes Dan covered all of their concerns and they had issued two (2) letters and Dan has responded to those and we have also provided the board with the draft Part 2 and Part 3 of the SEQR form.

No additional questions.

Chairperson Swinton stated that the first thing we have to do is ask for a motion to issue a Negative Declaration for the SEQR process.

On a motion by Member Karwiel seconded by Member Bourgeois and carried, to issue a Negative Declaration for the SEQR process pertaining to the request from Green Island Properties, LLC, on behalf of its affiliate 100 Cohoes Ventures, LLC for 100 Cohoes Avenue, Green Island, NY. All ayes.

Chairperson Swinton stated that the next item is to ask for a motion to approve the Site Plan.

On a motion by Member Files seconded by Member Karwiel and carried, to grant Site Plan approval to Green Island Properties, LLC, on behalf of its affiliate 100 Cohoes Ventures, LLC for 100 Cohoes Avenue, Green Island, NY. All ayes.

Chairperson Swinton noted that there was a second item on the agenda from McFarland Johnson, representing Scannell Properties, LLC for 147 Cannon Street. At the company's request, we are tabling the request at this time.

No further business.

On a motion by Member Bourgeois seconded by Member Files and carried, to adjourn the meeting at 6:19 p.m. All ayes.