

# *RENSSELAER COUNTY*

## *INDUSTRIAL DEVELOPMENT*

Minutes of the Public Meeting held on: June 14, 2018  
In the Quackenbush Building, 333 Broadway, Troy

**Members Attending:** John Clinton, Michael Della Rocco, Cynthia Henninger, Ronald Bounds, Douglas Baldrey, James Church and Renee Powell

**Members Absent:** None

**Staff & Guests Attending:** Robert Pasinella, Robin LaBrake, Melissa Gregware, Jay Sherman, Peter Kehoe, Joseph Scott, James Lozano, Thomas Triscari, Constance Cahill, Jeffrey Mirel, Mariianne Crary, and Robert Jansing, Rich Fedigan and Adam Brunner (Birchwood Association), Bethany Bump (Times Union)

The Chairman, John Clinton, called the meeting to order at 4:00 p.m.

**Public Comment Period:** The Chairman opened the floor for comments from the public. Robert Jansing representing Birchwood Association read the following statement:

Birchwood Association Statement

The size of the project warrants an Environmental Impact Study that is mandated by New York State.

The proposed project is a Type I action for at least three solid reasons:

1. The Applicant proposes the disturbance of about 60 acres, more than 600 percent above the disturbance threshold for a Type I action.
2. The Applicant proposes parking for about 1100 vehicles, 1400 with trucks, far above the minimum threshold for traffic impacts; and
3. The Proposed Project is more than 1000 percent above the minimum threshold for the Environmental Impact Statement requirement that is based upon the ration of development to population.

Mr. Clinton thanked Mr. Jansing for his comments and asked if there was anyone else wishing to speak. Being none, Mr. Clinton continued on to the next agenda item.

**Minutes Of the Previous Meeting:** C. Henninger made a motion to accept the minutes as written. R. Bounds seconded the motion, which was approved unanimously.

**Report of Public Hearing – 255 River Street Project (6/11/18):** J. Sherman submitted a report of the public hearing held on June 11, 2018 for the 255 River Street LLC project. Mr. Sherman made note that after the report was sent to the board for review prior to the meeting, Ms. Coreno forwarded her comments before the comment period deadline and are now attached to the report. After a brief discussion, D. Baldrey made a motion to accept the report as written. M. Della Rocco seconded the motion, which was approved unanimously.

**Budget Report:** The budget report for the month of May 2018 was presented by J. Lozano. After a brief discussion, J. Church motioned to approve the budget report. D. Baldrey seconded the motion, which was approved unanimously.

**Pilot Deviation Approval Resolution – 501 Broadway Troy Project:** J. Clinton introduced a Resolution Approving A Deviation From The Agency’s Uniform Tax Exemption Policy With Respect To The 501 Broadway Troy, LLC Project. After a brief discussion, R. Bounds made a motion to approve the resolution. D. Baldrey seconded the resolution, which was approved unanimously.

**Amended Approving Resolution – Turnpike Redevelopment Group Project:** J. Clinton introduced a Resolution Amending A Resolution Entitled “Resolution Authorizing Execution Of Documents In Connection With A Lease/Leaseback Transaction For A Project For Turnpike Redevelopment Group, LLC. After a brief discussion, M. Della Rocco made a motion to approve the resolution. J. Church seconded the motion, which was approved unanimously.

**Agent Resolution – Turnpike Redevelopment Group Project:** J. Clinton introduced a Resolution Appointing Turnpike Redevelopment Group, LLC As Agent And BBL Construction Services, LLC, As Subagent Of Rensselaer County Industrial Development Agency For The Purpose Of Undertaking And Completing A Project For The Benefit Of Turnpike Redevelopment Group, LLC. After a brief discussion, D. Baldrey made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

**SEQR Resolution – 255 River Street Project:** J. Clinton introduced a Resolution Classifying A Certain Project As A Type I Action Pursuant To The State Environmental Quality Review Act And Determining That The Action Will Not Have A negative Effect On The Environment. After a brief discussion, J. Church made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

**Approving Resolution – 255 River Street Project:** J. Clinton introduced a Resolution Authorizing Execution Of Documents In Connection With A Lease/Leaseback Transaction For A Project For 255 River Street LLC. After a brief discussion, C. Henninger made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

**Public Hearing Resolution – Finelli Development Project:** J. Clinton introduced a Resolution Authorizing The Executive Director Of The Rensselaer County Industrial Development Agency To Hold A Public Hearing Regarding A Proposed Project To Be Undertaken For The Benefit Of Finelli Development, LLC. After a brief discussion, C. Henninger made a motion to approve the resolution. J. Church seconded the motion, which was approved unanimously.

**Preliminary SEQR Resolution – Finelli Development Project:** J. Clinton introduced a Resolution Directing The Executive Director Of The Rensselaer County Industrial Development Agency To Take Certain Actions Under Article 8 Of The Environmental Conservation Law In Connection With A Proposed Project To Be Undertaken For The Benefit Of Finelli Development, LLC. After a brief discussion, D. Baldrey made a motion to approve the resolution. R. Bounds seconded the motion, which was approved unanimously.

**Public Hearing Resolution – Scannell Properties #262 Project:** J. Clinton introduced a Resolution Authorizing The Executive Director Of The Rensselaer County Industrial Development Agency To Hold A Public Hearing Regarding A Proposed Project To Be Undertaken For The Benefit Of Scannell Properties #262, LLC. After a brief discussion, M. Della Rocco made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

**Pilot Deviation Notice Resolution – Scannell Properties #262 Project:** J. Clinton introduced a Resolution Authorizing The Executive Director To Send A letter To The Chief Executive Officers Of The Affected Taxing Entities Informing Them Of A Proposed Deviation From The Agency's Uniform Tax Exemption Policy In Connection With The Proposed Scannell Properties #262, LLC project. After a brief discussion, C. Henninger made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

**Resolution Authorizing Granting of License – NYSTEC:** J. Clinton introduced a Resolution Authorizing Grant Of License To New York State Technology Enterprise Corporation To Occupy And Use Certain Space In The Quackenbush Building Known As Suite 340. After a brief discussion, R. Bounds made a motion to approve the resolution. M. Della Rocco seconded the motion, which was approved unanimously.

**Resolution Authorizing Execution of Contract – Mower:** J. Clinton introduced a Resolution Authorizing Execution Of Contract For Services Related To Communication, Social Media And Public Affairs. After a brief discussion, M. Della Rocco made a motion to approve the resolution. D. Baldrey seconded the motion, which was approved unanimously.

**Resolution Authorizing Execution of Contract – HubSV:** J. Clinton introduced a Resolution Authorizing Execution Of Contract For Services Related To The Building of An Entrepreneurial Ecosystem For Rensselaer County. After a brief discussion, R. Bounds made a motion to approve the resolution. J. Church seconded the motion, which was approved unanimously.

**Other Business: (One Item)**

**Director's Report:** R. Pasinella updated the board members on the various projects he and other staff members are working on. Mr. Pasinella told the board members that staff will be traveling to attend the annual Semicon West event and asked if the July meeting could be moved from July 12 to July 19, 2018. R. Bounds made a motion to move the meeting to July 19, 2018. D. Baldrey seconded the motion, which was approved unanimously.

**Adjournment:** M. Della Rocco made a motion to adjourn the meeting. It was seconded by D. Baldrey and approved unanimously. The meeting adjourned at 5:05 p.m.

*Respectfully submitted,*



*Robin L. LaBrake, Staff*