

Testimony of a public hearing of the Town of Union Planning Board held at the Town Office Building, 3111 East Main Street, Endwell, New York, Tuesday, October 17, 2006, at 7:00 P.M.

PRESENT: Sue McLain, Chairman
Ada Elwood
Lisa Miller
Tom Crowley
Ralph Signorelli
Paul Nelson
Marina Lane

Jeff Rotella, Rotella Construction/Southern Tier Insulators

MS. MCLAIN: The Town of Union Planning Board will conduct a public hearing relative to a Special Permit application by Jeffrey Rotella of Rotella Corporation to develop in the 100-year flood plain located at 322-326 Chaumont Drive, property Tax Map Numbers: 157.08-6-9 and 157.08-6-10. The public hearing will take place on Tuesday, October 17, 2006 at 7:00 PM in the Town Board meeting room on the second floor of the Town of Union Office Building located at 3111 East Main Street, Endwell, New York. Individuals with special needs requiring accommodations may contact the Planning Department at 786-2975 at least 24 hours prior to the scheduled public hearing. Are you ready?

MR. ROTELLA: My name is Jeff Rotella, I am representing Southern Tier Insulators, my business is also located on Chaumont Drive and has been since the 1970s. The customer is currently displaced on Azon Road, they're renting, I think I have mentioned this before. It's mostly ladies inside the office building, that's what it is; it's an office building. There is a little bit of warehouse. The business consists of ... they insulate ductwork, water lines up in the ceilings of buildings, hospitals, and so forth. They've been hit by this flood for the past probably six years. This last time it just destroyed the building and the owners there have decided they want to stay in the area and they've been down here since the 1970s. The building was built in 1976. It's currently at street level, so when you drive down Chaumont or Scarborough, you

drive right into their parking lot via just a small step up and that is their finished floor of their office building. This last time they got approximately eight feet of water and they want to come back to the neighborhood, which I'm thrilled. Good people. I've worked for them for the past four or five years. The reason that they want to stay here is because all the employees that they might have, this is their home base. They also have an office in Albany, which they considered moving everything there into one location, but being that a considerable amount of their work is down in this region, they can service it, this is actually the nucleus for the accounting, receivable, and payroll. This company is an ESOP company, so it's employee owned, so this has been run past every employee throughout the company and they've all agreed that they are going to make the investment to stay in this area. This is the grading plan. This is a color rendering; it might make it a little bit easier for everybody to understand. This corner right here is Chaumont Drive. It's directly across from the old Stellmack Air Conditioning building, so this would be the new entrance (indicates on plan), new curb cut. There is an existing one here, we're kind of trying to contemplate if it would be easier for them to come off of here or go out, I don't think I really need to make that decision right this minute. What I want to do is I want to check with NYSEG and so forth because there is a pole located on that corner and that will determine if they can call it

Buckingham Palace or if they want to call it Chaumont ... the company joke. That's it about it. It is a pre-engineered metal building; it has windows located all the way around it, a small entry canopy. It's very similar to what's currently there now other than the fact that it will be 2006 opposed to 1976.

MS. MCLAIN: And you said before you are going to bring fill from another part of your property?

MR. ROTELLA: Yes. I own everything from Buckingham down just shy of the river and I've got gravel there stored in a big pile and that's going to come up to do this placement.

MR. CROWLEY: Jeff, what happens if it floods down there, will the people still be able to get to work?

MR. ROTELLA: No. Not unless the Town raises the street.

MR. CROWLEY: In other words, they couldn't walk down the hill and get to the facility.

MR. ROTELLA: They'd have to take a boat because ...

MR. CROWLEY: Because of the lower lying ... the street and then this is going to be raised up?

MR. ROTELLA: Yes. The street goes down and my building is up a couple parcels. My building is (indicates on plan) right here. I had seven feet of water through my whole building, so basically what happens is, and this is all my land down in here as well, basically what happens is this whole street just goes under water. What they have done as a company is they have put everything on laptops now, they don't use

desktop computers anymore. They have been through this numerous times, so they've done that, they now have a remote back up system for their computer information. They did have a server, they lost that. So they've made some internal provisions, they've gotten rid of all paperwork and gone to electronic filing, similar to what we've done, so that they don't have to have the aftermath and the clean up. They are quite a bit higher than what the flood plain elevation is, which they want to be higher than a flood. You were bringing that up in the last ... I think it's very wise to plan, even though since I was a little boy we've only had water in my building twice and it was last year. Back in 1996 when my dad passed away I had within a foot of my loading dock, which is my finished floor elevation, but I've never had water in my building. But, Stellmack and Southern Tier Insulators since 1976 have been receiving water time after time after time and we were talking about this project a year ago and they were nowhere near the height, they were just going to bring it in a few feet higher. It's almost a blessing in disguise that now we can prepare for this for the future.

MR. SIGNORELLI: I do have a question on that point. This actually acts as a ramp, then, to come up this driveway, right?

MR. ROTELLA: That is correct.

MR. SIGNORELLI: Do you know approximately what the slope percentage is? Is it very steep?

MR. ROTELLA: I don't have the percentages so to speak, but I had Keystone Architects design the grading plan for this, so in the front of the building I know we can't have more than 2% because of the handicap. These are one-foot increments (indicates on plan) and this is 205 feet across, so basically we are going to go up and we're going to be two feet or three feet lower, so we are three feet lower, so if it was 11 ... it would be about six feet.

MR. SIGNORELLI: And from that point down on there is a difference in how many feet?

MR. ROTELLA: Well, each one of these lines represents one foot. This is 835 ... it's really ... for that amount of distance, because we have options of how we were going to ... when Ken Ellsworth from Keystone and I and Mark Parker and Ed Gent we all sat down and developed this way for them to get in. The first plan was we were going to build a stilted building so they could park underneath, but that adds a whole different element to everything. You've got a steel support system, you've got to insulate that because of all your piping, you've got to be considerate of how you're going to clean it and so forth after it does flood all the time like it has been doing for the past 15 years, so ... this was the most economical way to do it.

MR. SIGNORELLI: You mentioned you own the property around, but how about on the left side here, do you own that property?

MR. ROTELLA: No.

MR. SIGNORELLI: The only reason I'm asking is this is because of the elevations the way it's bermed. Is it going to be a concern because of runoff going onto someone else's property the way this is designed?

MR. ROTELLA: Well, the way it is right now ...

MR. CROWLEY: That other building is in a hole. It sets in a hole and it's always been like that.

MR. ROTELLA: This building here is owned by Primary Plastics, Brian Flanagan owns this structure, this structure and this structure (indicating on plan). My building is right here. My building ... I have a loading dock in front, so I'm four feet higher without any slope, so if you took slope into consideration from the street, I'm five feet higher from my concrete floor than the street. This building next to me is four feet lower than my loading dock entrance, which adds another three feet to that, so he's approximately seven feet lower than me as it is.

MR. CROWLEY: And then the building to the back is even lower than that.

MR. ROTELLA: So, to answer your question, this is all going to be ... right now this is all parking lot, this is our building that we are talking about, so all this black that you see, that's all blacktopping. It runs off, this is a dirt road entrance, kind of a path between the properties. This blacktop is just flat and it runs off currently out to the street, over to here, it's just 70s construction, so what we're talking about doing, we're talking about raising this building up, we're going to have a slope and a rear elevation and that's the rear of the property. It's all going to be

grass, there's going to be some landscaping, these are ladies, they want things to look nice with vegetation, they are fussy about that. If it would answer the question, speaking of Gary Holmes, today I had a meeting with him, I went up and met with him to get prepared. What I have asked him to do is to run a stone lined underground ditch with perforated pipe, so on the surface it will look like this. My drainage encapsulated ditch, stone, pipe will all be under the grass.

MR. SIGNORELLI: So you will have an interceptor? Which will connect to the ...

MR. ROTELLA: There are a couple of catch basins in the street, so we will be able to do that and the same thing with the front.

MR. CROWLEY: By putting all that grass in there, right now there is no grass.

MR. ROTELLA: There's nothing. This will slow down and like I said, these gals, I mean, this is a little rinky-dink planter that we plopped in there. That is not what they're going to do. She's already talking I want wandering yews all over this slope on this side and the back I want to look nice, so they're ... there's 100 people that work for this company. There's 14 people in the office. They're a big company and they're very strong, they're employee owned, so this is an investment for them. It's not like somebody's just sitting back trying to do this minimally.

MS. MCLAIN: Any questions from any other members of the Board?

MR. NELSON: Have you spoken with Steve Rafferty about the requirements for the foundation for the building and everything for equalizing the pressure?

MR. ROTELLA: Yes and I spoke to Gary Holmes today and Ed Gent and Ken Ellsworth as well. The four of us sat in a meeting. I brought up all the details. Marina and I have been talking regularly in regards to the permitting. We will follow the guidelines that are necessary to meet the requirements.

MS. MCLAIN: If there are no more questions, the public hearing is closed.

Hearing concluded 7:44 p.m.

I, KATHLEEN C. CARNEY, do hereby certify that the foregoing transcript of a public hearing of the Town of Union Planning Board is a true, accurate and complete transcript of my stenographic notes/tape taken at the above time and place.

KATHLEEN C. CARNEY