

**Village of Voorheesville
Zoning Board of Appeals Meeting
Village Hall, 29 Voorheesville Avenue
May 2, 2024**

Present: Chairman Jim Giglio, Board Members Nicholas Duncan, Michael O’Leary, Krystina Smith and Building Inspector/Code Enforcement Officer Steve Mason, Attorney Rich Reilly, Emma Renzi and Deputy Clerk Treasurer Francine Rychcik

Absent: Board Member Mark Wight and Alternate Judy Strauss

Others: Applicant Todd Doherty, Randy Dirlam (Atlas Copco-General Manager) and Tony Sardella (Atlas Copco), Rene` Jimenez (Geis Companies Architect), Gavin Vuillaume (Environmental Design Partnership, LLP [“EDP”]), Conor McInerney (Ciurzynski Consulting), Mayor Richard Straut and Trustee Sarita Winchell

On the agenda:

1. ***Atlas Copco Compressors, LLC applying for two variances relating to an addition to an existing building.***
 - a. ***Variance to allow an addition to the existing building to have a height of 60 feet, when 40 feet is the current maximum building height in the Industrial Zone.***
 - b. ***Variance to allow for the addition to expand the building footprint to 165,438 SF, when 20,000 SF is the current maximum footprint for a structure in the Industrial Zone.***

Chairman Giglio opened the meeting at 6:59 pm.

Minutes

The Board reviewed the minutes from its July 12, 2023 meeting. Upon a motion from Board Member Duncan and a second from Board Member O’Leary, the Board unanimously approved the minutes from the July 12, 2023 meeting.

Board Discussion

Atlas Copco Compressors, LLC

Gavin Vuillaume from EDP presented Atlas Copco’s Site Plan. The proposal is for an approximately 65,000 SF expansion to be added on the north and east sides of the existing 101,00 SF industrial warehouse building.

- The plans include moving the existing gated entrance approximately 100 feet closer to School Road—and constructing an additional entrance to allow complete vehicular access around the building, for both trucks and emergency vehicles. The road will be separated from the existing parking area for employees, allowing a safe walking route when employees enter and exit the building. The Office section of the facility will continue to be on the south side of the structure.

- A water tank for the fire suppression system will be erected on the northwest corner of the Site. It will be a 250,000-gallon steel tank and pump house that will not exceed the 20-foot height limitation in the Code.
- The removal of some trees will be needed on the east side of the Site. However, Mr. Vuillaume assured the Board that the existing wooded buffer would continue to remain for aesthetics and noise mitigation. The Site is being developed in such a way as to avoid disturbing as much of the wetlands as possible. (The new road will disturb approximately .40 acres of existing US Army Corps of Engineers [USACE] and the NYS Department of Environmental Conservation [NYSDEC] wetlands.) A permit will be obtained from both organizations.
- A traffic study has been completed. It indicated that on average the expansion would increase traffic by six trucks a week. The trucks would go north on School Road, avoiding passing through the Village.
- The height of the building, to support the larger cranes, would not exceed 55 to 60 feet.

Randy Dirlam went on to provide some background information on Atlas Copco; the reason for the expansion; and the variances that are needed to support this expansion. The company produces compressors, including compressors that reduce greenhouse gases. These large compressors, which are used in major industrial plants, compress CO₂ and sequester it safely underground. The demand for these large compressors has increased globally, with the demand in the US market growing more steadily since 2022. Today, these compressors are only being manufactured abroad. The Voorheesville facility will be utilized to support the growing U.S. market. The equipment needed to support this type of compressor is bigger than what is currently being built at the Voorheesville facility. As a result, to manufacture these larger compressors, higher crane capacity, higher roof heights and a larger assembly space are required. This expansion project will allow the company to increase production, improve workflow, and address aging infrastructure issues.

Attorney Reilly indicated that a ZBA board member, who was unable to attend this evening, was concerned with the visual impact of the height variance to the houses located on Sky Terrace and N. Grandview. **Mr. Reilly** suggested that the Applicant be prepared to address this issue at the Public Hearing on May 7th.

Board Member O'Leary inquired as to whether any of the surrounding neighbors have expressed any concerns about the expansion. **CEO Mason** responded that one neighbor had inquired about any trees that would need to be removed.

Mr. Doherty responded that as discussed earlier by Mr. Vuillaume, a wooded buffer would remain. Mr. Doherty also indicated that he has spoken with the owner of the animal clinic, and they appear to be in support of the expansion.

Board Member Smith inquired as to why the site in the Voorheesville area was chosen for the expansion.

Mr. Doherty stated that they had two options for manufacturing in the USA market, the Voorheesville facility or its sister facility in California. The main differences between the two locations are that the workforce in the California facility is outsourced and the property at that location is leased.

Mr. Dirlam added that the main reason was human capital. He explained that the jobs at the Voorheesville facility are in-house rather than outsourced. He also noted that Atlas Copco mainly leases all its facilities with the Voorheesville location being an exception. They have owned this property since the 1980s—and would like to remain in this community that they have been a part of for the last 4 decades.

Chairperson Giglio inquired as to the type of permanent jobs this expansion would provide.

Mr. Dirlam indicated that in addition to temporary construction jobs, they would expand office personnel (human resource jobs, accounting positions, ...), engineers and maintenance staff.

Chairperson Giglio inquired as to how the construction would be handled.

Mr. Jimenez indicated that the Project Manager and Superintendent would schedule a phase-in. The timeframe would be 20-24 months until the Site is fully operational. **Mr. Doherty** added that the first six to eight months would have the heaviest construction. **Mr. Sardella** shared that the company will still need to maintain its production requirements during the construction phase so they will want to minimize construction impacts as well.

It was noted that the application will be referred to the Albany County Planning Board for review.

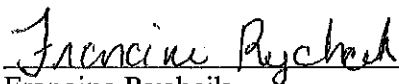
Board Member Giglio reminded those present that a **joint Public Hearing with the Planning Commission and Zoning Board of Appeals is set for May 7, 2024 at the Voorheesville Firehouse.**

At 7:42 PM Board Member Smith made the motion that the meeting be adjourned with a second by **Board Member Duncan.** All agreed; motion passed.

Schedule of Upcoming Meetings and Events

Date	Day	Time	Event
May 7, 2024	Tue	7:00 PM	Joint Public Hearing at Firehouse
June 6, 2024	Thur	7:00 PM	Meeting

Submitted Respectfully,



Francine Rychcik,
Deputy Clerk Treasurer
Date: June 7, 2024



May 2, 2024

Ref: 22433.00

Mr. Gavin Vuillaume
Environmental Design Partnership
900 State Route 146
Clifton Park, NY 12065

Re: Trip Generation Assessment, Atlas Copco Building Expansion, Village of Voorheesville, New York

Dear Mr. Vuillaume:

VHB Engineering, Surveying, Landscape Architecture, and Geology, PC (VHB) has conducted a trip generation assessment for the proposed Atlas Copco Building Expansion located on School Road in the Village of Voorheesville, New York. Below is a summary of the evaluation.

Site Location and Proposed Development

The project site, as shown on the following aerial image, is located on the west side of School Road in the Village of Voorheesville. The site currently includes the 101,000 square foot (sf) Atlas Copco. The proposed project includes the expansion of Atlas Copco with an additional 62,790-sf of building space. Access to the site will be maintained via the full access driveway on School Road.

Existing Conditions

School Road (County Route 208)

School Road (County Route (CR) 208) is a county road in the Village of Voorheesville that extends between NY Route 156 to the south and CR 201 in the north. School Road north of the project site changes to Depot Road at the limits of the Village of Voorheesville. Near the project site, School Road is a two-lane roadway with a single travel lane in each direction, three-foot-wide shoulders, and a posted speed limit of 40-mph. Sidewalks are provided on the east side of School Road. Bicyclists use the narrow shoulders or share the roadway with motorized vehicles. Land uses near the site are primarily residential, commercial, and institutional.

Traffic Volumes

Automated Traffic Recorder (ATR) data was collected on the Atlas Copco driveway, on School Road north of the driveway, and along School Road south of the driveway from Sunday April 14, 2024, to Thursday April 18, 2024. All data was collected when school was in session. Based on the ATR data, the weekday AM peak hour occurred from 7:00 to 8:00 a.m. and the weekday PM peak hour occurred from 3:00 to 4:00 p.m.



Site Generated Traffic Volumes

To estimate the site-generated traffic associated with the expansion, the existing traffic volumes on the Atlas Copco driveway were used to calculate the trip generation rates for the weekday AM and weekday PM peak hours of the site. The existing 101,000 sf building generates 50 trips during the weekday AM peak hour and 85 trips during the weekday PM peak hour resulting in the following peak hour trip generation rates:

Weekday AM peak hour	0.50 trips per 1,000 sf (KSF)
Weekday PM peak hour	0.84 trips/KSF

The AM peak hour for the site driveway occurred from 8:00 to 9:00 a.m. and the AM peak hour for School Road occurred from 7:00 to 8:00 a.m. The PM peak hour for both the site driveway and School Road occurred from 3:00 to 4:00 p.m. For this analysis, the peak hour of the existing site (using the site driveway peak hour data) was used to calculate the trip generation rates for the proposed expansion. The site-specific trip generation for the proposed 62,790 sf expansion is summarized in Table 1.



Table 1 Trip Generation Summary

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Atlas Copco Expansion ^a	28	3	31	4	49	53

^a Based on ATR data collected by VHB from Sunday April 14, 2024 to Thursday April 18, 2024.

Table 1 shows that the proposed expansion is expected to generate 31 new weekday AM peak hour trips (28 entering and 3 exiting) and 53 new weekday PM peak hour trips (4 entering and 49 exiting). The magnitude of site generated trips results in less than the NYS DOT and ITE trip thresholds of the generation of 100 vehicle trips on a single intersection approach for determining the need for detailed off-site intersection analysis. These agency thresholds were developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off-site intersections and screen out locations that do not meet the threshold and are therefore unlikely to require mitigation. Based on the magnitude of traffic generated at the site and the industry guidelines, detailed analysis of off-site intersections is not warranted. The site traffic will be accommodated for by the existing surrounding roadway network.

Heavy Vehicle Distribution

The directional distribution of heavy vehicles approaching and departing the site is a function of several variables including population densities, existing travel patterns, and the efficiency of the roadways leading to and from the site. Review of the existing travel patterns and traffic volume data collected for this project shows that the majority of site-generated heavy vehicle traffic travels to and from the north on School Road.

The proposed expansion will be adequately serviced by the existing roadway network. Please call with any questions on the above analysis.

Sincerely,

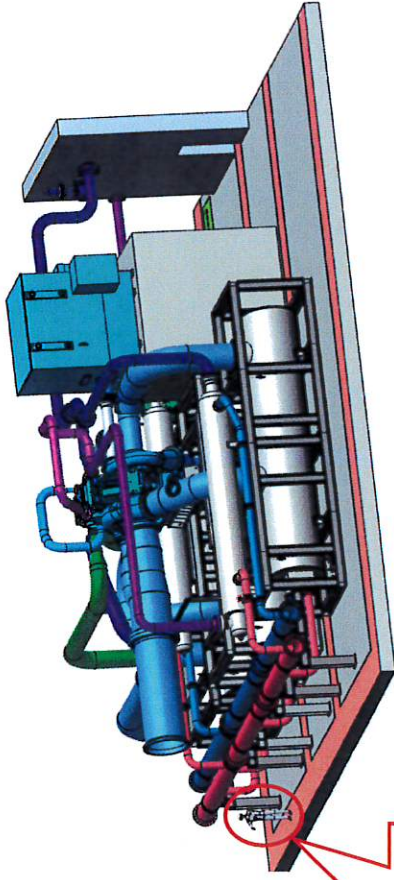
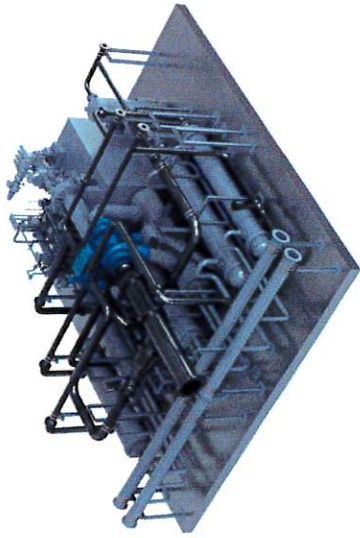
VHB

Alanna M. Moran, PE
Senior Project Manager
amoran@vhb.com

John Donnan, IE
Traffic Designer
jdonnan@vhb.com

CCUS - CO2 compressor

Reference – Marquis Carbon Capture



Average size adult shown for reference

Year Ordered	Code Word	Name of Buyer	Compressor Type	Q'ty	Gas Handled	Flow CFM/ ton/yr	t1 °F	P1 psi(a)	P2 psi(a)	Speed Rotors rpm	Driver Power hp	Driver Speed rpm	Name of End User	In Country
2023	Marquis	Marquis	GT063T6S1	3	CO ₂ H ₂ O N ₂	26060 734 525	80	14.3	1415	12 120 20 935 27635	9100	1800	Marquis	USA

Francine Rychcik

From: Mark Wight <markwight4239@gmail.com>
Sent: Thursday, May 2, 2024 11:13 AM
To: Rich Reilly
Cc: Jim Giglio; Judy Strauss; krystinaksmith@gmail.com; Michael O'Leary; Nick Duncan; Sarita Winchell; Steve Mason; Francine Rychcik; Emma Renzi; Anne Ascenzi
Subject: Re: May 2, 2024 Meeting

I will not be able to attend tonight as out of town for work.

My question is related to sightlines from Sky terrace residences or the library ?

On May 2, 2024, at 10:44 AM, Rich Reilly <rreilly@gdwo.net> wrote:

Attached is a proposed Agenda for the Meeting / Atlas Copco presentation tonight.

Let us know if you have any questions or comments.

Thanks,

Rich

Richard C. Reilly, Esq.
Direct: (518) 599-7572
rreilly@gdwo.net

Please note our new address: 300 Great Oaks Boulevard, Suite 321, Albany, NY 12203

<image001.jpg>

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From: Steve Mason <building@villageofvoorheesville.com>
Sent: Monday, April 15, 2024 1:51 PM
To: Rich Reilly <rreilly@gdwo.net>; Dave Prendergast <davidprende68@gmail.com>; 'Harvey' <Archdeaconharvey@gmail.com>; Jack Stevens <jcswimpool@aol.com>; jessstewart2004@hotmail.com; Kathy Fiero <kfiero@nycap.rr.com>; Mike McTague <mickmctague@yahoo.com>; Steve Reilly <stephen.reilly.aia@gmail.com>; Terraferma, Carrie <carrierterraferma@pricechopper.com>; 'Todd Curley' <tcurley@CBCPrime.net>; Jim Giglio



Attendance Sheet

Committee ZBA
Meeting Date: 5-2-24

Please clearly print name

- 1 Tod d Polerty
- 2 Garin Vuillaume, EDP
- 3 Kenji Jimenez, GIS
- 4 Lony SARDULLA ATLAS CORP
- 5 Randy Dirlam, ATLAS CORP
- 6 Rich Straut, Mayor
- 7 SARITA Winchell, Trustee
- 8 Conor McInerney, Czuczynski Consulting / Atlas Copco.
- 9 ~~AMAZON~~
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