

Village of Voorheesville  
Joint Public Hearing Zoning Board of Appeals/ Planning Commission Meeting  
Firehouse, 12 Altamont Rd.  
May 7, 2024

**Zoning Board of Appeals (ZBA)**

**Present:** Acting Chairperson Krystina Smith, Board Members Nicholas Duncan, Michael O’Leary, Mark Wight and Alternate Judy Strauss

**Absent:** Chairman Jim Giglio

**Planning Commission (PC)**

**Chairperson** Kathy Fiero, **Board Members;** Jessica Burns, Todd Curley, Michael McTague, David Prendergast and Steve Reilly

**Absent:** Board Member Carrie Terraferma, Alternate Harvey Huth and Trustee Jack Stevens

**Building Inspector/Code Enforcement Officer (CEO)** Steve Mason, **Attorney** Rich Reilly and Emma Renzi, **Trustee** Winchell, **Trustee** Berger, **Mayor** Straut, **DPW Superintendent** Hotaling and **Deputy Clerk-Treasurer** Francine Rychcik

**Others**

**Applicant** Todd Doherty (Atlas Copco), Randy Dirlam (Atlas Copco-General Manager) and Tony Sardella (Atlas Copco), Conor McInerney (Czurzynski Consulting), Kevin Watts (Geis Companies Architect), Gavin Vuillaume (Environmental Design Partnership), Anne Meilinger, Robert Corrado, Neal Sorell, Steven Schreiber, Eric Gee, Michael Herzog, Bryan Strauss, Thomas O’Connor, Margaret O’Connor, Charlie Divine, Mike Whitney, Sabrina Balbuena and Sean Mulkerrin (Altamont Enterprise)

***On the agenda:***

1. ***Public Hearing 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.***
2. ***Classification of Action under SEQRA/Lead Agency Determination***

**ZBA Acting Chairperson,** Krystina Smith opened the meeting at 7:03 PM.

**Public Hearing**

**Attorney Reilly** recommended that the Applicant provide a brief description before the opening of the Public Hearing.

*Atlas Copco*

**Gavin Vuillaume** from Environmental Design Partnership presented the **Vicinity Map** (see attached) which shows the project Site in relation to its neighboring properties. He mentioned that the Village Animal Clinic is on the east side of the proposed addition; with Crescent Court in the south and North Grandview on the west. Wetlands are located on each side of the property. He stated that the project will disturb .40 acres of existing US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYSDEC) wetlands. He noted that permits have been requested from both organizations.

Mr. Vuillaume went on to discuss the **Site Plan**. The proposal is for an approximately 65,000 SF expansion to be added on the north and east sides of the existing 101,000 SF industrial warehouse building. The main entrance to the fully secure Site will be relocated closer to School Road. This will allow for a new truck access road that will provide complete vehicle access around the building. He mentioned that the wooded buffer would remain between the facility, the Village Animal Clinic and School Road. A new loading dock will be incorporated on the northwest corner of the addition but no additional parking will be required. A 250,000-gallon steel fire tank and pump house are also proposed on the northwest corner. He mentioned that stormwater will be managed by a small basin on the east side of the building. The investment will also provide an opportunity to address aging infrastructure problems.

**Todd Doherty** from Atlas Copco noted that the height of the north side of the proposed addition will remain in line with the height of the existing building. The height of the east side of the addition will need to be 55-60 feet—the approximate height of the existing testing facility. This one-story high bay part of the building will house five 60-ton cranes, needed to build the larger compressors. This will allow the company to produce twelve to sixteen compressors a year. The compressors will be built and then broken down and delivered on trucks. A **Trip Generation Summary** was submitted on May 2, 2024 (see attached). The larger trucks will head north on School Road, rather than go through the Village.

**Randy Dirlam** from Atlas Copco 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 CO<sub>2</sub> and sequester it safely underground. The demand for these large compressors has increased globally, with the demand in the US market growing steadily. He mentioned the ethanol industry as one example in which the demand for this type of large compressor is growing. Today, these compressors are only being manufactured abroad. The Voorheesville facility will be utilized to support the growing U.S. market. No other company manufactures these larger compressors in the U.S. 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. It's anticipated that the company will manufacture twelve to sixteen of these large compressors a year. The company projects to increase employment by 55 jobs, ranging from skilled labor positions to engineering jobs.

**Acting Chairperson** Smith opened the Public Hearing at 7:18 pm. She requested that those interested in expressing their concerns state their name for the record.

### **Concerns from the Public**

**Margaret O'Connor** of 8 Sky Terrace expressed support for the project. She indicated she has lived in Voorheesville for a long time and that Atlas Copco has been a wonderful and very quiet neighbor. She believes the company appears to have covered all its bases and that this will add to the tax base.

**Robert Corrado** of 33 School Road requested additional information regarding:

1. Noise Emissions,
2. Truck Traffic, and
3. Water Supply and Pressure

**Mr. Doherty** responded that the company does vacuum testing in the test buildings and the noise should stay at its current levels. The large trees on the boundary line will also help minimize the noise level. It's anticipated that during the build cycle, trucks will increase by five to six a week. The water tank will be filled with village water and will be used for any fire suppression.

**DPW Hotaling** indicated there should not be any changes in water pressure.

**Sabrina Balbuena** of 30 North Grandview Terrace asked about lighting as her house faces the Atlas Copco property. She also expressed concerns about the potential impact and length of the construction phase of the project.

**Kevin Watts** from Geis Companies responded that no additional lighting is proposed for the new road access. The only additional lighting will be wall packs on the building itself, which would be downward facing.

**Todd Doherty** noted that the construction phase will take approximately twelve to eighteen months and that the trucks will have minimal obstruction on School Road. He is hoping to have formal approval within the next month and to break ground before the ground freezes.

**Bryan Strauss** of 12 Crescent Court is in support of the expansion. He mentioned that he was concerned when Atlas Copco put a test building on the Site a couple of years ago. He was pleased to share that the company has been a great neighbor, however, His family feels safe, and the noise level is minimal. He noted that the level of noise was higher from his neighbor mowing the lawn than from the facility.

**Mark Wight ZBA Board Member** had a question about the Investment Tax Credit and if there were any timeframe constraints.

**Todd Doherty** explained that the company applied for federal assistance under the Inflation Reduction Act and that its application was approved. The company will receive a 30% investment tax credit for clean energy manufacturing. A stipulation is to have the building up and operational

within four years. The company continues to apply for additional tax incentives and grants to help with funding of the project.

**Neal Sorell** of 31 School Road inquired as to whether the compressors would be shipped via train. He agreed that the company has been a good neighbor but was worried about the potential traffic impact and the speed of the trucks. He does not want School Road being treated like a highway.

**Todd Doherty** mentioned that the larger trucks are limited from passing through the Village due to permitting with train overpasses and bridges. The smaller trucks will continue to pass that way. He provided assurances that the company will continue to be a good neighbor and correct any issues or concerns that may arise.

**Charlie Divine** of 37 Bayberry Court mentioned that he read an article in the Altamont Enterprise about the project and is in support of the expansion of manufacturing in the area. He would like to know if the height of the building will pose an issue for the fire department. He also wanted to know how the expansion could affect the Village Animal Clinic.

**Kevin Watts** indicated that the height is strictly needed to accommodate the cranes—there will not be any second floor with office space. The company has a water tank on site for fire suppression and that the new road access provides an improvement for emergency vehicles to access the facility. He also mentioned that Atlas Copco has invested in non-combustible construction materials.

**Todd Doherty** has spoken to the owner of the Village Animal Clinic and they are in support of the expansion. However, they did mention they would like to be included in the fencing discussion.

**Bryan Strauss** inquired as to the next steps in the process after the Public Hearing. **Attorney Reilly** indicated if there is no further public comment, the Public Hearing will close. A Type 1 SEQRA determination will be made with the ZBA as lead agency. The ZBA will then consider the variances requested. The Planning Commission will review the Special Use Permit and the Site Plan. If no additional consideration is needed, the respective Boards can act on the application at the meetings scheduled in June.

**Judy Strauss Alternate ZBA Member** inquired as to the sightline from Crescent Court.

**Todd Doherty** said the sightline would remain similar to what it is currently.

**Michele Golden** of 33 North Grandview Terrace was unable to make the meeting and submitted a letter opposing the building addition. Her main concerns are noise and the additional traffic that the expansion would potentially bring. (See attached email).

**Lou DiVirgilio** of 8 Crescent Court was unable to make the meeting and submitted an email with concerns regarding the expansion. His concerns were focused on lighting and noise. (See attached email).

**With no further public comment, *Zoning Board of Appeals* Board Member Wight made a motion, with a second from Board Member O’Leary, to close the Public Hearing at 7:45 pm. The motion passed unanimously.**

**With no further public comment, the *Planning Commission* Board Member Curley made a motion, with a second from Board Member McTague, to close the Public Hearing at 7:45 pm. The motion passed unanimously.**

**Board Discussion**

**Attorney Reilly** stated that the application has been sent to Albany County Planning Board for Referral.

**Attorney Reilly** distributed a draft of Resolution 1 of 2024 of the Village of Voorheesville Zoning Board of Appeals relating to the application of Atlas Copco facility expansion. (See attached).

**Classification of Action under SEQRA**

1. It was determined that the project would be classified as Type 1 under SEQRA.
2. The Zoning Board of Appeals determined to assume the role of “Lead Agency” and proceed with a coordinated review based on a Full Environmental Assessment Form.
3. The Zoning Board of Appeals directed the Village Code Enforcement Officer, in consultation with the Village Attorney, to notify all other interested agencies of Zoning Board of Appeals intent to act as Lead Agency.

**ZBA Member Wight made a motion, with a second from ZBA Board Member O’Leary to adopt Resolution 1 of 2024 (Relating to an application of Atlas Copco Compressors, LLC). The vote was Acting Chairperson/Board Member Smith – Yes, Board Members Duncan - Yes, O’Leary – Yes, Wight – Yes and Alternate Member Strauss – Yes. Absent Chairperson Giglio. The motion passed unanimously.**

**At 7:59 pm upon a motion by Board Member Duncan and a second by Board Member Wight the meeting was adjourned. All agreed, motion passed.**

**At 7:59 pm upon a motion by Board Member Reilly and a second by Board Member Prendergast the meeting was adjourned. All agreed, motion passed.**

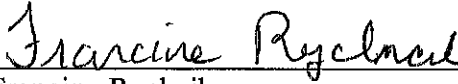
- Attached:
- Project Narrative
  - Vicinity Map
  - Site Plan
  - Trip Generation Study
  - Emails from Residents
  - Albany County Planning Board Referral
  - ZBA Resolution 1 of 2024

**Approved**  
**6/6/2024**

**Schedule of Upcoming Meetings and Events**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Event</b>
June 6, 2024	Thursday	7:00 PM	ZBA Meeting
June 11, 2024	Tuesday	7:00 PM	Planning Commission Meeting

Submitted Respectfully,



Francine Rychcik

Deputy-Clerk Treasurer

Date: June 7, 2024



**ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP.**

*Shaping the physical environment*

900 Route 146 Clifton Park, NY 12066  
(P) 518.371.7621 (EMAIL) edpllp.com

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## **PROJECT NARRATIVE**

### **Atlas Copco Comptec LLC School Street Village of Voorheesville**

**DATE:** March 15, 2024

**APPLICANT:** Atlas Copco Comptec LLC  
46 School Road  
Voorheesville, NY 12186

The applicant is proposing a 64,438 SF building addition on School Road in the Village of Voorheesville, NY. The site area is approximately 44.50 acres and is identified as tax map parcel number 61.18-2-4.1. The property is currently developed and includes an existing 101,000 SF industrial warehouse building, two test buildings, paved parking areas, service/storage areas and driveway access on to School Road. The property is currently Zoned I Industrial and the existing land use is allowed subject to a special use permit from the Village Planning Board.

The site has approximately 550 feet of frontage on School Road and over 2,400 feet of frontage along the Norfolk Southern Rail Company. Access to the site is provided by an existing private drive known as Country Side Lane which begins at School Road and terminates approximately 1,000 feet within the property. The private drive includes a gated entrance for site security which is proposed to be relocated approximately 150 feet closer to School Road. A new truck access drive is proposed on the east side of the proposed building addition that will connect Country Side Lane to the north side of the property which currently is a dead end. The new road will provide complete vehicular access around the building for both trucks and emergency vehicles. The road will also be separated from the existing parking area for employees behind the building, providing a safe walking route for employees to enter and exit the building. The existing parking area has approximately 245 spaces for both employees and visitors, and no additional parking spaces are needed as part of the building expansion project.

The project will include a new building expansion on both the north and east sides of the existing building. The building will require two area variances from the Village of Voorheesville Zoning Board of Appeals. The first variance requested will be for the maximum total building footprint to be 165,438 SF when 20,000 sf is required, and the second variance will be for the maximum building height to be 60 feet when 40 feet is required.

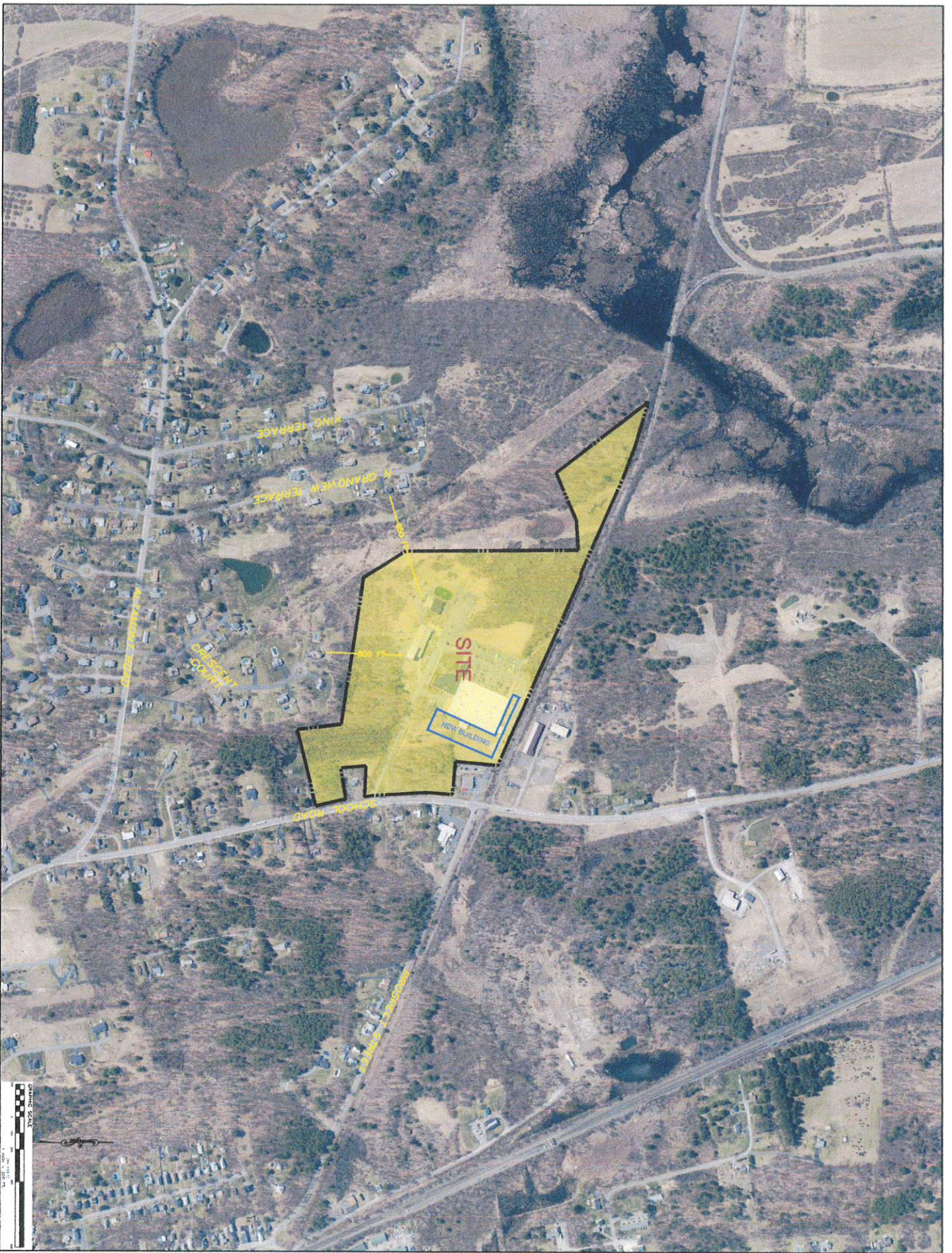
## **ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.**

Shaping the physical environment

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The North American market is currently being served from Atlas Copco's German facility due to limitation on size and weight of equipment Comptec can supply. This project will expand and re-equip the facility to serve the North American market. Higher crane capacity, higher roof heights and larger assembly space is required to manufacturer these compressors serving the carbon sequestration market. The expansion will not only increase production capacity but it will also increase productivity and provide workflow efficiencies. This investment provides an opportunity to address a number of aging infrastructure problems. It is anticipated this will require an increase in work force of approximately 50 people. Comptec will continue to operate the same work schedule as today (2 shifts M-TH; weekend shift F-SU). There is expected to be a slight increase in truck traffic on the average of 2 trucks a day. Full scale production is expected to be about 16 additional units a year starting in 2029. The investment will also incorporate a number of sustainability projects, thus decreasing the carbon footprint and environmental impact.

The total proposed lot coverage for the 44.50 acre site is 12 acres or 27%, and the overall site disturbance for the expansion project is approximately 3.80 acres. Since the lot development will disturb more than one acre the project must gain coverage under General Permit GP-0-20-001 and a Stormwater Pollution Prevention Plan will be prepared. The site will be developed to avoid wetlands disturbances as much as possible, however a portion of the project will disturb approximately .40 acres of existing US Army Corps of Engineers (USACE) regulated wetlands and will require permitting from both USACE and the New York State Department of Environmental Conservation. Wetland mitigation and on-site stormwater management are both proposed as part of the project.



1 of 1	VICINITY MAP <small>DATE: 05/07/2024</small>	NOT FOR CONSTRUCTION <small>DATE: 05/07/2024</small>	SCALE: 1" = 200' <small>DATE: 05/07/2024</small>	TITLE: PROPOSED SITE IMPROVEMENTS FOR <b>ATLAS COPCO COMPTec LLC</b>	40 SCHOOL ROAD TOWN OF VORHILLSVILLE ALBANY COUNTY, NEW YORK	<b>ENVIRONMENTAL DESIGN          PARTNERSHIP, LLP.</b> <small>300 Rensselaer Station Park, New York, NY 12202          518-861-2222          www.edp.com</small>
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**Table 1 Trip Generation Summary**

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

<sup>a</sup> 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 NYSDOT 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](mailto:amoran@vhb.com)

John Donnan, IE  
Traffic Designer  
[jdonnan@vhb.com](mailto:jdonnan@vhb.com)



### 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.



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.

## Francine Rychcik

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**From:** Steve Mason  
**Sent:** Tuesday, May 7, 2024 6:22 PM  
**To:** Owner; Jim Giglio; Rich Reilly; Richard Straut; Francine Rychcik  
**Subject:** Fwd: Building addition for Atlas Copco

Sent from my iPhone

Begin forwarded message:

**From:** Michelle Golden <mgolden574@aim.com>  
**Date:** May 7, 2024 at 3:55:41 PM EDT  
**To:** Steve Mason <building@villageofvoorheesville.com>  
**Subject:** Building addition for Atlas Copco

Good afternoon,

I'm writing in reference to the application from Atlas Copco for a Special Use Permit / Site Plan Review and an Area Variance for a building addition.

If residents have a vote, I'm voting to oppose the approval of a building addition for Atlas Copco.

The Atlas Copco factory is rather large already and it's noisy all week and even some weekends. If the factory expands, it will be noisier than it already is and will add additional traffic to our town. I work from home and find the current levels of noise coming from the factory distracting and disruptive. Many weekends we've noticed how noisy the factory is, detracting from the peace and quiet us Voorheesville residents value so much after a long work week.

Thank you for your time.

Sincerely,  
Michelle Golden  
33 N Grandview Terrace

## Francine Rychcik

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**From:** Steve Mason  
**Sent:** Wednesday, May 8, 2024 1:16 PM  
**To:** Rich Reilly; Dave Prendergast; 'Harvey'; Jack Stevens; jessstewart2004@hotmail.com; Kathy Fiero (fieroka@gmail.com); Mike McTague; Steve Reilly; Terraferma, Carrie; 'Todd Curley'; Jim Giglio; Judy Strauss; krystinaksmith@gmail.com; Mark Wight; Michael O'Leary; Nick Duncan; Sarita Winchell  
**Cc:** Francine Rychcik  
**Subject:** FW: Atlas Copco Expansion

Received today

Steven Mason  
Building Inspector / CEO  
Village of Voorheesville  
29 Voorheesville Ave.  
Voorheesville, NY 12186  
518-765-2698  
[building@villageofvoorheesville.com](mailto:building@villageofvoorheesville.com)

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**From:** L D <ladvirgilio@gmail.com>  
**Sent:** Wednesday, May 8, 2024 1:13 PM  
**To:** Steve Mason <building@villageofvoorheesville.com>; Richard Straut <mayor@villageofvoorheesville.com>  
**Subject:** Atlas Copco Expansion

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**Subject:** Concerns Regarding Outdoor Lighting and Noise Impact of Atlas Copco Voorheesville Expansion

Dear Mayor, Building Inspector & Zoning Board;

I apologize for being unable to make last night's meeting regarding the Atlas Copco expansion.

I am writing to express my concerns regarding the proposed expansion of the Atlas Copco facility in Voorheesville, specifically regarding the potential impact of outdoor lighting and additional noise on my neighborhood. As a resident of Crescent Court, I am deeply invested in ensuring that any developments in our area are conducted responsibly and with consideration for the well-being of the community.

The proposed six-story, 63,000-square-foot addition to the current 101,000-square-foot facility represents a significant increase in the size and scale of the Atlas Copco operation. While I understand the need for businesses to grow and evolve, I am concerned about the potential consequences of such a large expansion, particularly in terms of outdoor lighting and noise.

Given the size of the proposed addition, it is reasonable to assume that there will be a corresponding increase in outdoor lighting fixtures to illuminate the expanded facility. Excessive or poorly directed outdoor lighting can have a range of negative impacts on the surrounding environment and community, including light pollution, glare, and disruption of natural habitats.

As a resident living in close proximity to the Atlas Copco facility, I am particularly concerned about the potential for increased light pollution to affect the quality of life in my neighborhood. Excessive outdoor lighting can detract from the beauty of our natural surroundings, disturb wildlife, and even have adverse effects on human health and well-being.

Additionally, the introduction of additional noise, particularly from industrial activities such as compressor testing, could significantly disrupt the quality of life for myself and my neighbors. I would also hope this is being taken into consideration so steps can be taken to mitigate any potential negative impacts on the surrounding neighborhood.

Therefore, I urge the Village to carefully consider the proposed outdoor lighting and additional noise generated from testing larger compressors for the Atlas Copco expansion and take steps to mitigate any potential negative impacts on the surrounding neighborhood. This may include implementing measures such as shielding or directing outdoor lights away from residential areas, using energy-efficient lighting technologies, and establishing appropriate lighting and testing curfews or dimming schedules.

Thank you for taking the time to consider my concerns regarding this important matter. I trust that the Village will carefully evaluate the proposed expansion of the Atlas Copco facility and take appropriate action to safeguard the well-being of our neighborhood.

Sincerely,

Lou DiVirgilio

8 Crescent Ct

(518) 765-3028



ReplyForward  
Add reaction



**VILLAGE OF VOORHEESVILLE  
ZONING BOARD OF APPEALS**

**Resolution Number 1 of 2024  
Relating to an Application of Atlas Copco Compressors, LLC.**

**WHEREAS**, Atlas Copco Compressors, LLC. (the “Applicant”) has submitted to the Village of Voorheesville (the “Village”) an application (the “Application”) for an expansion of its existing facility (the “Project”) located at 46 School Road in the Village (the “Site”); and

**WHEREAS**, pursuant to the Village’s Zoning Code, the Project requires Special Use Permit approval and Site Plan review by the Village of Voorheesville Planning Commission (the “Commission”); and

**WHEREAS**, pursuant to the Village’s Zoning Code, the Project is dependent on one or more variances being granted by the Village of Voorheesville Zoning Board of Appeals (the “ZBA”); and

**WHEREAS**, pursuant to the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 N.Y.C.R.R. Part 617, the Village agencies responsible for reviewing the Application are obligated to: identify whether the Project is a Type I, Type II or Unlisted Action; determine which involved agency is to be Lead Agency in connection with the Project’s SEQRA review; and determine whether or not to proceed with a “Coordinated Review;” and

**WHEREAS**, the members of the Planning Commission and ZBA agree to have the ZBA assume the role of Lead Agency in connection with the Project and review of the Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Zoning Board of Appeals of the Village of Voorheesville, at a regular meeting duly convened as follows:

1. The ZBA classifies the proposed Project as Type 1 under SEQRA because it will result in a facility with more than 100,000 square feet of gross floor area.

2. The ZBA determines to: (i) assume the role of "Lead Agency;" and (ii) undertake a Coordinated Review based on a Full Environmental Assessment Form.

3. The ZBA directs the Village's Code Enforcement Officer, in consultation with the Village Attorney, to notify all other interested agencies of the ZBA's intent to act as Lead Agency.

The foregoing Resolution, offered by ZBA Member Wight and seconded by ZBA Member O'Leary, was duly put to a roll call vote as follows:

Member: Nick Duncan	Voting:	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Member : Michael O'Leary	Voting:	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Member: Krystina Smith (Acting Chair)	Voting:	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Member: Judy Strauss (Alternate)	Voting:	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Member: Mark Wight	Voting:	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Chairperson: Jim Giglio (Absent)	Voting:	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay

Dated: June 7, 2024

Francine Rychcik  
Francine Rychcik, Recording Secretary