

Village of Voorheesville
Planning Commission Meeting
Village Hall, 29 Voorheesville Avenue
April 9, 2024

Present: Chairperson Kathy Fiero, Board Members; Jessica Burns, Michael McTague, David Prendergast, Steve Reilly, Carrie Terraferma and Alternate Harvey Huth, Building Inspector/Code Enforcement Officer (CEO) Steve Mason, Attorney Rich Reilly and Deputy Clerk-Treasurer Francine Rychcik

Absent: Board Member Todd Curley and Trustee Jack Stevens

Others: Applicant Todd Doherty (Atlas Copco), Randy Dirlam (Atlas Copco-General Manager) and Tony Sardella (Atlas Copco), David Cieurzynski (Cieurzynski Consulting), Rene` Jimenez (Geis Companies Architect), Gavin Vuillaume (Environmental Design Partnership) and Sean Mulkerrin (Altamont Enterprise)

On the agenda:

Discussion of Special Use Permit/Site Plan Review Application – Atlas Copco expansion

Chairperson, Kathy Fiero opened the meeting at 7:00 PM.

Minutes

The Board reviewed the minutes from the March 5, 2024 meeting. **Upon a motion from Board Member McTague and a second from Board Member Terraferma, the Board unanimously accepted and approved the minutes from the March 5, 2024 meeting.**

Board Discussion

Atlas Copco

Gavin Vuillaume presented Atlas Copco's draft Site Plan. The proposal is for an approximately 65,000 SF building 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 approximately 150 ft 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 a wooded buffer would continue to remain between the facility, the Veterinary Animal Clinic and School Road. The investment will also provide an opportunity to address aging infrastructure problems. A new loading dock and parking will be incorporated. A 250,000 gallon steel fire tank and pump house are also being proposed.

It was noted that the property is currently zoned I industrial and will require two variances from the Zoning Board of Appeals.

1. Maximum total building footprint to be 165,438 SF—when 20,000 SF is the maximum set by the 2019 Zoning for any building in the Industrial Zone.
2. Maximum building height to be 60 ft—when the maximum building height in the Industrial Zone is 40 ft.

Mr. Vuillaume also mentioned that permits will need to be obtained from the Army Corps of Engineers and the NYS Department of Environmental Conservation (NYSDEC) as wetlands will be affected.

Chairperson Fiero questioned the height of the fire tank. **Mr. Vuillaume** indicated it would not be higher than 20ft.

Attorney Reilly questioned the gray road area adjacent to the loading dock and parking spaces on the plans. **Mr. Vuillaume** noted this is a dead-end truck turnaround area. The trucks will need to back up for loading.

Board Member Huth inquired if the fire department was consulted. **Board Member Terrafema** also wanted to know if the height of the buildings would be an issue for the fire department. **Mr. Vuillaume** indicated that the fire department would be involved and that the access road provides an improvement for emergency vehicles.

Randy Dirlam went on to provide some background information on Atlas Copco and its reason for wanting to expand. Atlas Copco is a Swedish industrial company with over 70 affiliates globally. The company produces compressors, including compressors that reduce greenhouse gases. These large compressors which compress CO₂ and place it underground are currently only manufactured abroad. The demand for these large compressors has increased globally. However, the company's North American market customers request the equipment to be built in the USA. To address demand, therefore, Atlas Copco seeks to expand its existing facilities in Voorheesville. **Mr. Dirlam** also noted that the equipment needed to support the bigger compressors is larger than what has been built at the location in the past. As a result higher crane capacity, higher roof heights and larger assembly space are required to manufacture the larger compressors. This expansion project will allow the company to increase production, improve workflow, and address aging infrastructure issues.

Board Member Huth asked how truck traffic would be impacted by the expansion. **Mr. Doherty** noted that a traffic study has been arranged but is not complete. He indicated that when the company is at full-scale capacity, in a few years, an increase of 30-35 more trucks per year will be anticipated. The company will operate with the same work schedule (2 shifts M-Th, weekend shift F-SU).

Attorney Reilly inquired as to the direction of the trucks when they left the facility. **Mr. Doherty** indicated that the truck's would not pass through the village.

Mr. Doherty continued to explain that five 60-ton cranes are being proposed at a height of 55-60 ft. The smaller cranes will continue for the smaller assemblies.

Board Member Reilly inquired as to the type of foundation that would be utilized to support the weight of the cranes, especially on the wetlands.

Project Manager Ciurzynski explained that the foundation would be 4 to 5 feet deep with drainage rock and concrete block. He assured the Board that a Geotech review was done to determine the appropriate structure to utilize. The soil conditions are good in the proposed area of expansion. **Mr. Doherty** also noted that a wetland survey was done in 2023. The NYSDEC wetlands are not being touched.

Board Member Reilly also discussed sustainability.

Mr. Doherty mentioned that with the expansion and technological upgrades, sustainability practices will improve. All the water mains will be new, the sprinkler system will be upgraded, the existing fire hydrant placements are being researched (may move off the village line), the heat pumps will move from natural gas to electric and the utilization of solar panels will help to minimize electricity usage, helping with sustainability.

Tony Sardella a village resident and representative of Atlas Copco, assured that Atlas Copco will continue to be a quiet neighbor in the village.

Board Member Burns inquired as to the effect the expansion will have on the local workforce.

Mr. Doherty noted that in addition to the approximately 100 construction jobs, there would be an opportunity to increase permanent jobs by approximately 55, ranging from skilled labor positions to engineering jobs. He also touched on noise. He mentioned that the company does vacuum testing and the noise should stay at its current levels. The large trees on the boundary line will also help minimize the noise level and any aesthetic impacts.

Board Member Fiero noted that a joint **Public Hearing with the Planning Commission and Zoning Board of Appeals is set for May 7, 2024—to be held at the Voorheesville Firehouse—for the Special Use Permit/Site Plan Review and Area Variance for the expansion of Atlas Copco.**

At 7:56 pm upon a motion by Board Member Burns and a second by Board Member Reilly the meeting was adjourned. All agreed, motion passed.

Attached:
Project Narrative
Site Plan
Renderings
DEC Wetland Validation
Effect No Impact
Short Environmental Assessment Form

Approved
6/11/2024

Schedule of Upcoming Meetings and Events

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

Submitted Respectfully,

Francine Rychcik
Deputy-Clerk Treasurer
April 23, 2024



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.

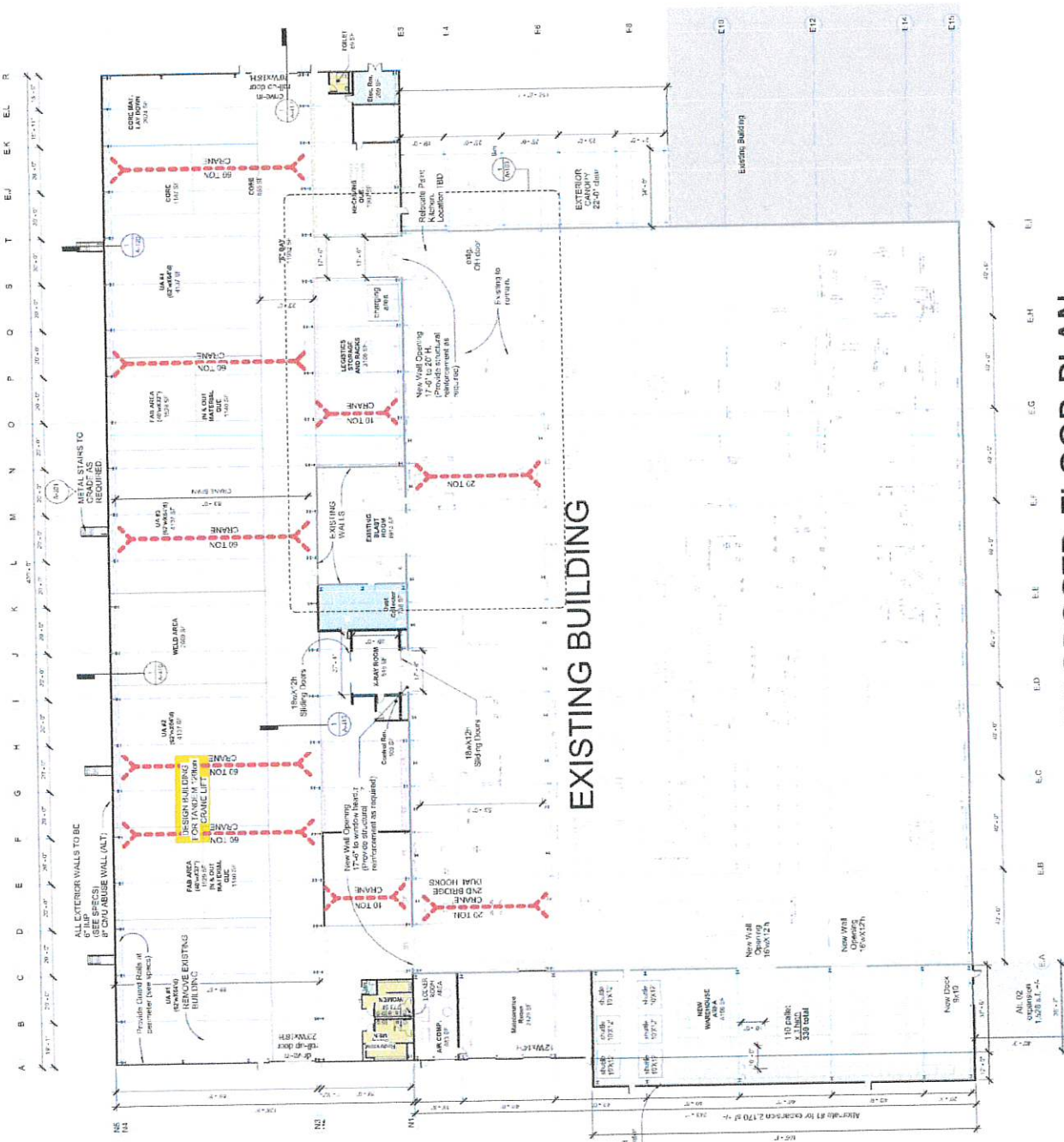
The project will include a new building expansion on both the north and east sides of the existing building. The building will require two area variances from the Village of Voorheesville Zoning Board of Appeals. The first variance requested will be for the maximum total building footprint to be 165,438 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

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.



PROPOSED FLOOR PLAN



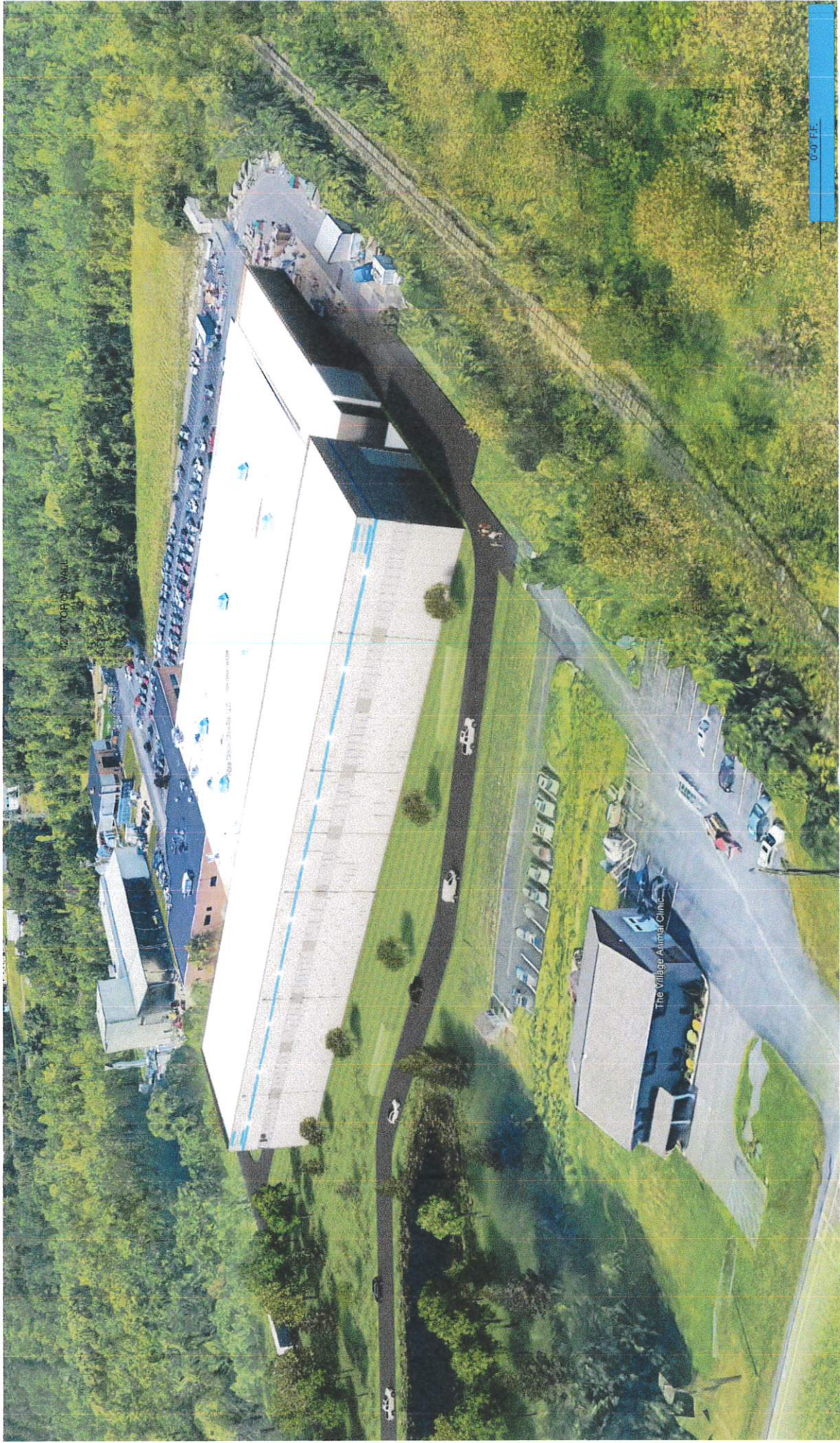


APRIL 8, 2024

CONCEPTUAL RENDERING

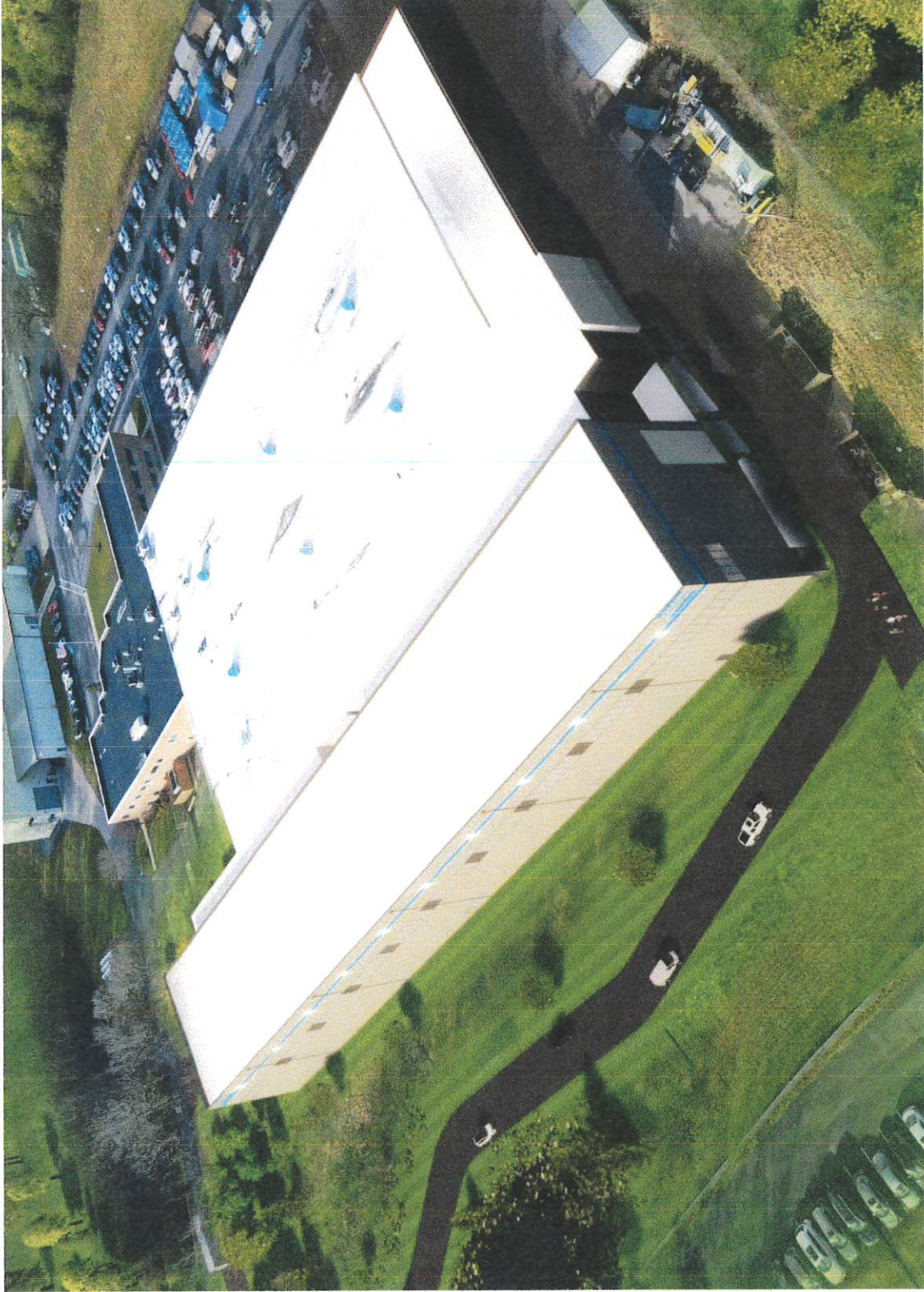
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Atlas Copco



Atlas Copco

CONCEPTUAL RENDERING



MARCH 16, 2024

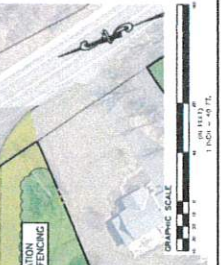
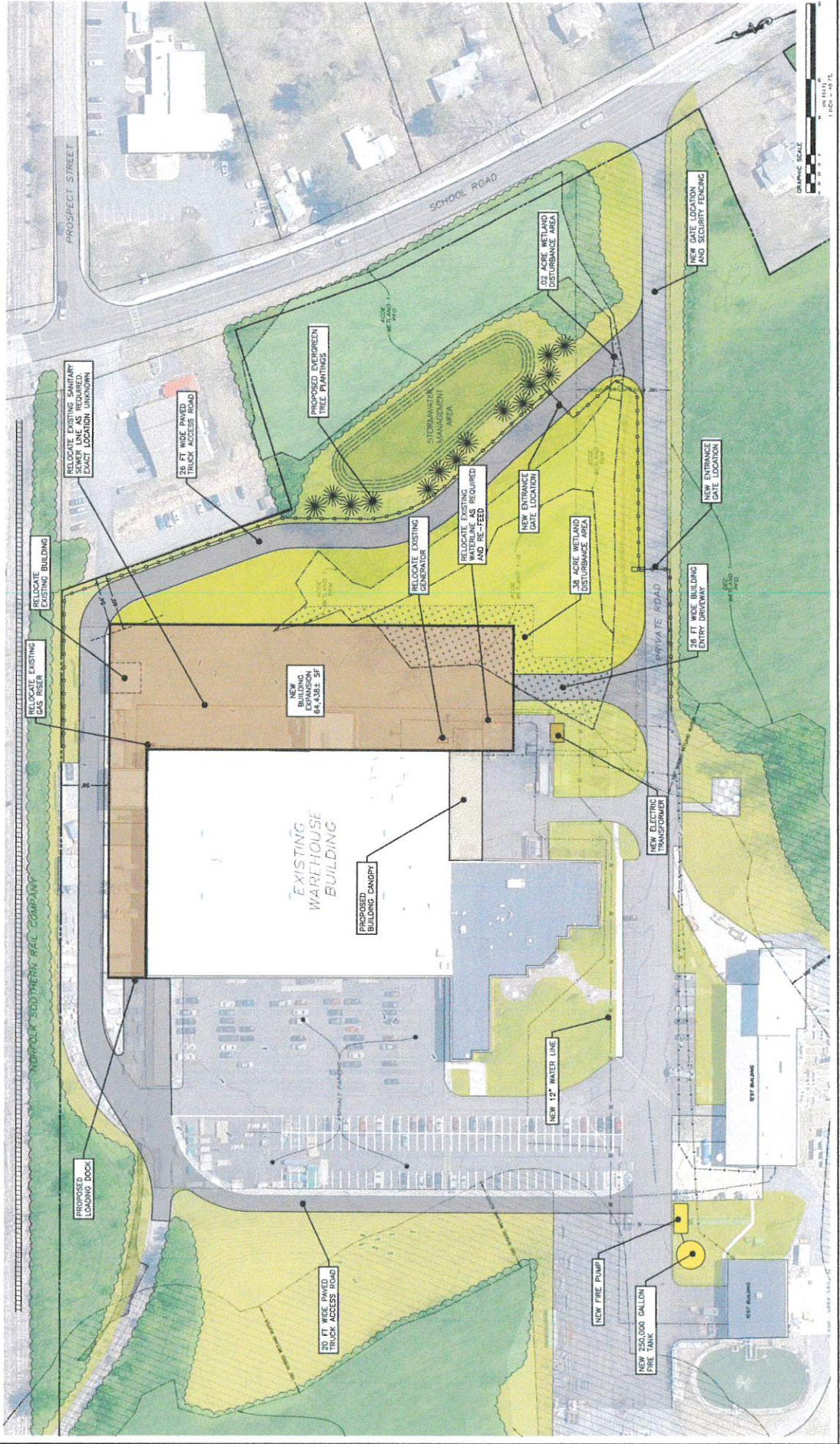
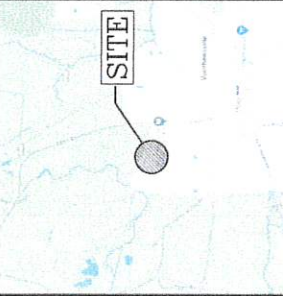
CONCEPTUAL RENDERING

Atlas Copco

SITE STATISTICS

EXISTING ZONING	I INDUSTRIAL
PARCEL AREA	44.504 ACRES
PROPOSED LAND USE	INDUSTRIAL WAREHOUSE
BUILDING AREA	101,000 SF
ESTIMATED ADDITION	168,435 SF**
TOTAL	269,435 SF**
PROPOSED BUILDING HEIGHT	60 FEET**
PROPOSED LOT COVERAGE	27%
PARKING	245 SPACES (EXISTING)
MINIMUM BUILDING SETBACK REQUIREMENTS:	
FRONT YARD	25 FT
REAR YARD	25 FT
SIDE YARD	25 FT
WATER SERVICE	VILLAGE OF VOORHEESVILLE
SANITARY SERVICE	ON SITE SEPTIC SYSTEM
STORMWATER MANAGEMENT	ON SITE

** TWO AREA VARIANCES ARE REQUIRED. MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT FROM 20,000 SF TO 168,435 SF AND MAXIMUM BUILDING HEIGHT FROM 40 FEET TO 60 FEET.





**New York State
Parks, Recreation and
Historic Preservation**

Governor

Commissioner

February 08, 2024

Bailey Godson
Environmental Design Partnership
900 Route 146
Clifton Park, NY 12065

Re: DEC
Atlas Copco Building Expansion & Stormwater Management Facilities
46 School Rd, Village of Voorheesville, Albany County, NY 12186
24PR00361

Dear Bailey Godson:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: T. O'Connell

Short Environmental Assessment Form

Part 1 - Project Information

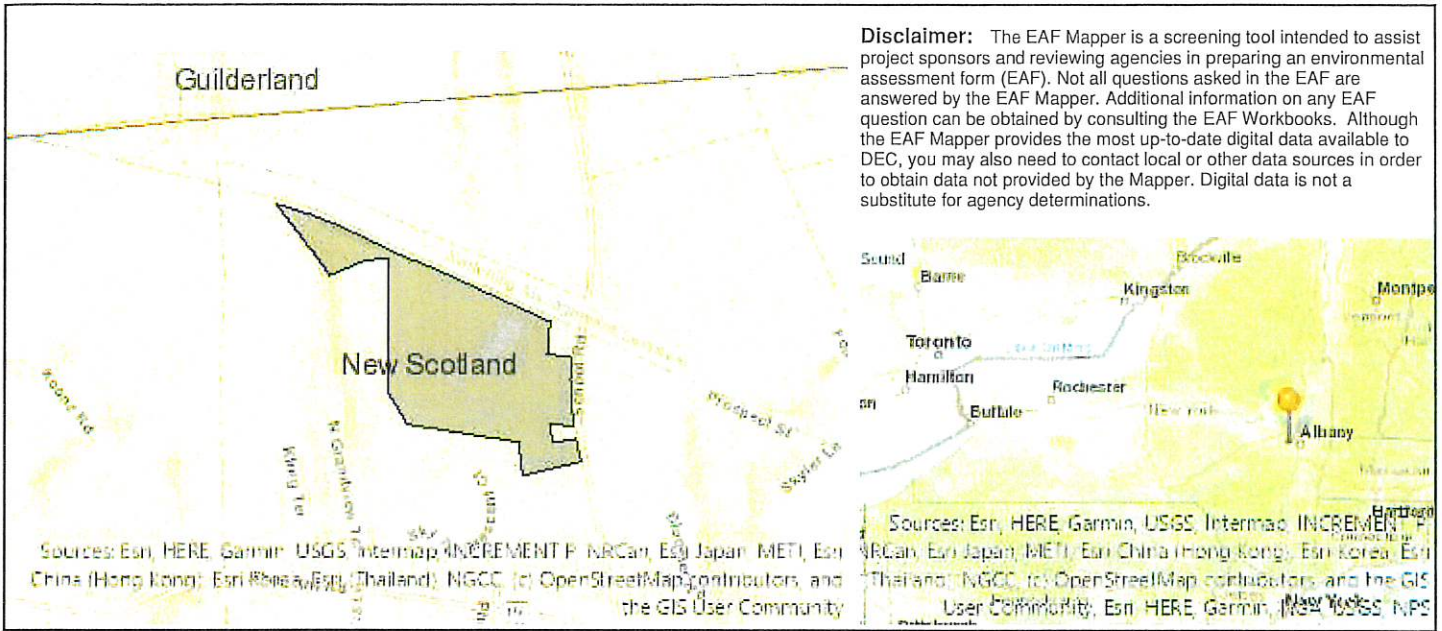
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Atlas Copco Building Addition				
Project Location (describe, and attach a location map): 46 School Road				
Brief Description of Proposed Action: Applicant is proposing a 64,438 sf building addition on a 44.50 acre parcel in the Village of Voorheesville. The property is currently developed and includes an existing industrial building, paved parking areas, service/storage areas and driveway access on School Road. The expansion project will include the new building addition on the east side of the existing building, a new truck access drive on to Country Side Lane and proposed grading/drainage improvements.				
Name of Applicant or Sponsor: Atlas Copco Comptec LLC		Telephone: 518-765-3344 E-Mail: Todd.Doherty@atlascopco.com		
Address: 46 School Road				
City/PO: Voorheesville		State: NY	Zip Code: 12186	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ACOE (wetland disturbance permit)			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 44.50 acres b. Total acreage to be physically disturbed? _____ 3.90 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 44.50 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing sanitary disposal system _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Approximately .40 acre disturbance to existing ACOE wetland area. _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Sedge Wren, Least Bittern, Pied-billed Grebe
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Attendance Sheet

Committee PC
Meeting Date: 4/9/24

Please clearly print name

	1	Randy Durham	ATLAS CORPO	COMPTOR
AL	2	Tony SANDRELLA	ATLAS CORPO	COMPTOR
PM	3	DAVID CWRZYNSKI	CWRZYNSKI CONSULTING	Project manager
ARC	4	RENÉ JIMENEZ	LBIS COMPANIES	ARCHITECT
	5	Todd Doherty	ATLAS CORPO	COMPTOR
	6	DAWN WILLIAMS	CIVIL	ENGINEER
	7	SEAN MULKENY		A/FAMILY
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