



ALBANY COUNTY PLANNING BOARD  
NOTIFICATION

RECOMMENDATION DATE: December 21<sup>st</sup>, 2023

**Case #:** 05-2311040391  
**Project Name:** **GE/LM Wind Project**  
**Project Location:** 87 Bronk Road & 1916 US 9W  
**Tax Map Number:** 156.-2-1.11, 156.-3-1.1  
**Referring Agency:** Town of Coeymans Planning Board  
**Considerations:** Site plan review for the construction of 80 acre campus and manufacturing facility to support wind turbine blade manufacturing.

**ACPB Recommendation:** Modify local approval to include

1. Review and permits by New York State Department of Transportation for commercial property development plans involving new or modified access to a state highway, or involve any change of use or expansion of an existing development on a state highway should be required.
2. A total of 9.5 acres of wetlands is anticipated to be impacted. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
3. The Full Environmental Assessment Form (FEAF) identifies NYS Heritage Areas: Mohawk Valley Heritage Corridor and Remediation Site 546031 to be present within the site of the proposed action. Review by the NY State Office of Parks, Recreation and Historic Preservation (OPRHP) for potential impacts on archeological and historic resources should be required.
4. The Full Environmental Assessment Form (FEAF) identifies the presence of endangered or threatened species such as Shortnose Sturgeon, Bald eagle, Davis' Sedge and American Waterwort. Review by the New York State Department of Environmental Conservation Division of Environmental Permits to determine if permits or additional review is required due to the presence of endangered or threatened wildlife species in the project site.
5. Notification of the application should be sent to the Village of Ravena, including all required notices pursuant to GML §239-nn.
6. The Stormwater Pollution Prevention Plan (SWPPP) submitted for review does not include a Predevelopment Map with watershed/subcatchment boundaries, flowpaths and design points as required by III.B.2.c., the Contractor/Subcontractor certification

statements have not been signed and does not identify Trained Contractor as required by III.A.6, and the document is not signed by the authorized representative as required by VII.H.2. The details mentioned above should be required to be completed by the applicant before the approval of the proposed action.

7. The proposed blade laydown area/blade storage yard and transportation terminal is to be located in the R-1 Residential zone as an accessory use. As per Section 165-3 Definitions of the Town Code, an accessory use is defined as "a use, building or other structure customary to the principal use but incidental to, subordinate to, and located on the same lot as the principal use." The Town should consider the impacts of the proposed use to the adjacent land uses and encourage actions such as screening and buffering to reduce any possible negative impacts to the residential properties.

8. The Albany County Planning Board recommends that the State Environmental Quality Review Act (SEQRA) process should be completed to identify whether or not an Environmental Impact Statement is required to mitigate any identified negative impacts and analyze alternatives to avoid or reduce adverse impacts in condition to the approval of this project.

**Advisory:**

1. The Albany County Planning Board advises that all variance requests such as setback requirements as reviewed in the Case 05-2311040392 Carver Area Variance, should be assessed to evaluate zoning compliance of the proposed project in condition to the approval of site plan review.



Gopika Muddappa, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186**  
**TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_