

**PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK**

**SEQR RESOLUTION
ACCEPTANCE OF THE SUPPLEMENTAL FINAL ENVIRONMENTAL IMPACT STATEMENT (SFEIS)**

**ALBANY PORT DISTRICT COMMISSION INDUSTRIAL PARK PROJECT (PORT OF ALBANY EXPANSION)
MARMEN / WELCON OFFSHORE WIND TOWER MANUFACTURING PLANT
SITE PLAN APPLICATION 21-00100006**

WHEREAS, the Planning Board of the Town of Bethlehem has received a site plan application from the Albany Port District Commission, for the development of the Marmen/Welcon offshore wind tower manufacturing plant, comprising approximately 589,500sqft. of building space in total (Building A –D), located on 81.57 +/- acres located on the east side of Route 144 (River Road) between the Normans Kill and PSEG with the Hudson River located to the east. A Generic Environmental Impact Statement (GEIS) was previously prepared for the development of this land; and,

WHEREAS, the Planning Board on May 5, 2020 adopted a resolution declaring the Final Generic Environmental Impact Statement for the Albany Port District Industrial Park Project (Port of Albany Expansion) complete, and on June 2, 2020 issued a Findings Statement; and,

WHEREAS, now that a specific development project (off-shore wind tower manufacturing) and tenant have been identified, additional land area will be needed for project development, which was not included in the GEIS. This includes 14 acres of land located at 700 Smith Boulevard in the City of Albany for Building E (13,500sqft for material receiving), 2.5 acres of land owned by National Grid for employee parking, a building height of 100-feet, and impacts to subaquatic vegetation; and,

WHEREAS, on July 6, 2021 the Planning Board declared that it will continue as Lead Agency for SEQR review and recognized that a project component (Building E) is located in the City of Albany, for which the Bethlehem Planning Board has no jurisdiction. The City of Albany Planning Board will conduct a site-specific SEQR analysis once the Bethlehem Planning Board has issued its Findings Statement; and,

WHEREAS, also on July 6, 2021 the Planning Board issued a SEQR Positive Declaration due to the additional proposed project components which have the potential to create one or more significant adverse environmental impacts related to environmental justice, climate and air quality, traffic and transportation, water service (potable and fire protection), sanitary sewer, historical, cultural and archeological resources, aesthetic and visual resources, land use and zoning, community character and compatibility with comprehensive plan, emergency services, school district, fiscal and economic impact, recreation and open space and preparation of a Supplemental Draft Environmental Impact Statement (Supplemental DEIS), for which the applicant has consented, will enable the Planning Board to consider the potential effects; and,

WHEREAS, the scope of the Supplemental DEIS shall be as set forth in the Scoping Document, dated July 1, 2021; and,

WHEREAS, the Albany Port District Commission prepared a Supplemental DEIS dated October 2021 with supporting appendices;

WHEREAS, based upon its review of the Supplemental DEIS and supporting appendices and by using the final written scope and the standards contained in 6 NYCRR 617.9, the Planning Board accepted the Supplemental DEIS as adequate with respect to its scope and content for the purpose of commencing public review on November 16, 2021 and scheduled a public hearing; and,

WHEREAS, a public hearing was held on December 7, 2021 and written public comments were received through December 17, 2021; and,

WHEREAS, a draft Final SEIS on the project was prepared by the applicant and submitted to the Planning Board, and said draft Final SEIS contained the comments that were received during the public hearing, public meeting, and public comment periods on the Supplemental DEIS, as well as responses to those comments, and all additional studies that were undertaken to respond to those comments; and,

WHEREAS, prior to its final submission to the Planning Board, the draft Final SEIS has been reviewed by the Town's designated engineer for the project, MJ Engineering and Land Surveying, P.C. ("MJ Engineering"), and the Town Staff; and,

WHEREAS, the Town's designated engineer, MJ Engineering, having reviewed the Final SEIS advised the Planning Board by letter, February 24, 2022, that the Final SEIS was complete and complied with all the requirements of SEQRA, and,

WHEREAS, the Planning Board members both individually and collectively have carefully reviewed and thoroughly considered the Final Supplemental Environmental Impact Statement including, its summary of comments, responses to comments and additional studies.

NOW, THEREFORE, BE IT RESOLVED, by the Bethlehem Planning Board, as follows:

1. that the Final Supplemental Environmental Impact Statement for the Albany Port District Commission Industrial Park Project (Port of Albany Expansion) is hereby determined to be complete and in full compliance with the requirements of the SEQRA regulations, 6 NYCRR Part 617; and,
2. that the Town Department of Economic Development and Planning is hereby directed to (1) file and circulate the Final SEIS to the involved and interested agencies and any person requesting a copy as required by the SEQRA regulations along with the attached Notice of Completion of Final SEIS, and (2) file the Final SEIS at Bethlehem Town Hall – Town Clerk's office; and (3) post the Final SEIS on the Town website ([Planning Board March 1, 2022 meeting webpage](#)) to ensure public access to the document; and,
3. that the Planning Board shall allow for a period of time not less than ten days in length, from the date of filing the Notice of Completion, to consider the Final SEIS before issuing its written findings statement.

On a motion by Scott Lewendon, seconded by Radworth Anderson, and a vote of Four (4) for, Zero (0) against, One (1) abstention and Zero (0) absent, this RESOLUTION was adopted on March 1, 2022.