

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

**SITE PLAN APPROVAL  
SITE PLAN APPLICATION 21-00100006**

**ALBANY PORT DISTRICT COMMISSION INDUSTRIAL PARK PROJECT (PORT OF ALBANY EXPANSION)  
MARMEN / WELCON OFFSHORE WIND TOWER MANUFACTURING PLANT  
309 RIVER ROAD, GLENMONT**

**CERTIFICATE NO. SPA 304**

**DATE: MAY 17, 2022**

**1. TYPE OF APPROVAL: Site Plan Approval**

**NAME OF PROPOSAL:** Albany Port District Commission Industrial Park Project (Port of Albany Expansion, Marmen / Welcon Offshore Wind Tower Manufacturing Plant (Albany Port District Commission (APDC) – “Applicant”)

**DESCRIPTION OF PROPOSAL:** Site plan approval for the construction of 603,238 sq.ft. of building space in total (Buildings A–D) associated with the manufacturing of offshore wind towers. Building A is 299,250 sq.ft., Building B is 111,023 sq.ft., Building C is 131,415 sq.ft., and Building D is 61,550 sq.ft. The site is located on 81.57 +/- acres, located on the east side of Route 144 (River Road) between the Normans Kill Creek and PSEG with the Hudson River located to the east. The project includes an onsite sanitary package treatment plant, wharf, parking lots, and storage area for wind towers and transition pieces, and a bridge over the Normans Kill (“the Project”).

**LOCATION OF SITE:** 309 River Road, Glenmont

**TITLE OF DRAWINGS:**

- A. Site Plan drawings titled as Albany Port District Commission, Albany, New York; Port of Albany Expansion Site, Final Design Plans; prepared by McFarland Johnson, 60 Railroad Place, Saratoga Springs, NY 12866, dated May 10, 2022

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- B. Drawings titled as Albany Port District Commission, Albany, New York; Normanskill Street Rehabilitation, Final Design Plans; prepared by McFarland Johnson, 60 Railroad Place, Saratoga

Springs, NY 12866, dated May 10, 2022

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- C. Drawings titled as Albany Port District Commission, Albany, New York; Off-Site Infrastructure Improvements, Final Design Plans; prepared by McFarland Johnson, 60 Railroad Place, Saratoga Springs, NY 12866, dated May 10, 2022

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Miscellaneous Details, Drawing No. DT-01, Drawing No. 8 of 8

Town of Bethlehem Water Details

- D. Building Elevations titles as Albany Port District Commission, Town of Bethlehem, New York; Marmen-Welcon Tower Manufacturing Plant; prepared by Envision Architects, dated October 8, 2021

Building A Exterior Elevations, Drawing No. A-201A; River Road, Glenmont, NY 12207 (*showing north and south elevation*)

Building A Exterior Elevations, Drawing No. A-202A; River Road, Glenmont, NY 12207 (*showing west elevation*)

Building A Exterior Elevations, Drawing No. A-203A; River Road, Glenmont, NY 12207 (*showing east elevation*)

Building B Exterior Elevations, Drawing No. A-201B; River Road, Glenmont, NY 12207

Building C Exterior Elevations, Drawing No. A-201C; River Road, Glenmont, NY 12207

Building D Exterior Elevations, Drawing No. A-201D; River Road, Glenmont, NY 12207

- E. Boundary Survey, Sheet 01 of 01, titled as Boundary Survey of Lands Now or Formerly of Beacon Harbor, LLC; Tax ID #98.00-2-10.23, Tax ID #98.01-2-1, Town of Bethlehem, Albany County, State of New York; prepared by Maser Consulting P.A., 18 Computer Drive East, Suite 203, Albany NY 12205

2. THIS WILL CERTIFY that the Planning Board, at a regular meeting held May 17, 2022, granted Site Plan Approval for the development of the site described above, such approval being contingent upon compliance with the MODIFICATIONS (Item 7) and CONDITIONS (Item 9) which follow, and also with:
  - A. All standard specifications, requirements, and conditions pertaining to the development of the site as set forth in approvals of detailed plans granted by the Planning Board, the Albany County Department of Health, and/or any other governmental authority having jurisdiction thereof.
3. Access to the site is provided by River Road (NYS Route 144), a State roadway; and Port Road South, a Town roadway.
4. The site is located in a Heavy Industrial (HI) zoning district.
5. Prior to the granting of this Site Plan Approval the Board considered:
  - A. That in accordance with the SEQRA regulations set forth in 6 NYCRR Section 617.4 and 617.5, 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 on March 1, 2022 adopted a resolution declaring the Final Supplemental Environmental Impact Statement complete, and on March 15, 2022 issued a Findings Statement. The Planning Board's SEQR Findings Statement for the GEIS and SEIS determined that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions mitigation measures that were identified as practicable.
  - B. A SEQR Compliance Assessment, prepared by Town Planning staff, dated April 29, 2022, revised May 12, 2022, which outlines the SEQR mitigation measures applied to the Project.
  - C. In rendering its decision to approve this site plan application, the Planning Board finds that the site plan is in conformance with the GEIS Findings Statement issued by the Planning Board on June 2, 2020, and the SEIS Findings Statement issued by the Planning Board on March 15, 2022. The Planning Board also considered the standards of §128-71(E) of the Town Zoning Law, the applicable design standards of §128-38(E) of the Town Zoning Law and the decision criteria contained in Section §128-71(K) of said law.
  - D. The project's consistency with the LWRP policy standards and Local Consistency Law and determined the project to be consistent. A letter dated May 12, 2022 from Robert Leslie, Director of Planning & Waterfront Coordinator was provided to the Planning Board for the evaluation of the proposed project on the Waterfront Revitalization Area (WRA). The letter advised that the project was found to be consistent with the LWRP policy standards and Local Consistency Law.
  - E. On April 7, 2022, the Applicant received area variances from the Zoning Board of Appeals (AV-2205) related to building height, front yard setback, issuance of a building permit within the 100-year flood zone, and area of landscaping within the parking lot.
  - F. The following recommendation and advisory from the Albany County Planning Board, dated December 16, 2021, "Modify local approval to include:
    - a. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is

consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-15-003, May 1, 2015) for construction activities that disturb more than one acre of land.

- b. Notification of the application should be sent to the City of Albany, including all required notices pursuant to GML §239-nn.
  - c. Notification of the application should be sent to Rensselaer County, including all required notices pursuant to GML §239-nn.
  - d. Notification to the local fire department for review and comment on emergency access and the emergency plan.
  - e. 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
  - f. Review by the New York State Department of Environmental Conservation Division of Environmental Permits (Region 4) to determine if permits or additional review are required due to the significant amount of wildlife species identified to be present in the project site. The generic EIS was completed for the site that may address this comment in its entirety.
  - g. A phasing plan is required by NYSDEC since the total acreage of land disturbance is more five (5) acres.
6. The site is not located within the boundaries of Water District No. 1 of the Town of Bethlehem, and a water district extension is required. The site is not located within the Bethlehem Sewer District, and the project will utilize private on-site sanitary package treatment (waste water treatment plant), which requires a permit from NYS Department of Environment Conservation.
7. Approval of the Site Plan was made with the following MODIFICATIONS to be shown on the plan set prior to the endorsement of the Planning Board's stamp of Approval.
- A. All those modifications as contained in the marked up plans provided by J. Bianchine-MJ Engineering, to R. Leslie, Town of Bethlehem via email dated May 12, 2022 (file name POA MJ Plan Markups 2022.05.12).
  - B. A revised plan set and SWPPP reflecting the change in stormwater management areas along the Hudson River and Normans Kill from infiltration practices to bioretention practices.
  - C. Provide Registered Architect (RA) stamp on all building elevations identified in Item 1 above.
  - D. Recommendations identified as Item 1a, b, c, d, e in the Selkirk Fire District review letter, dated May 11, 2022, from D. Nichols, PE, to R. Leslie.
8. Any Site Plan submitted subsequent to the receipt of this approval by the Owner shall list the changes made to the plan since the last submittal -- with a corresponding date for each such change.
9. This Approval is granted subject to the following CONDITIONS:
- A. Prior to the **signing of the approved plans by the Planning Board Chair**, the Applicant shall prepare or cause to be prepared the following items, and shall provide the following items to the Town for its review and approval as indicated below:

- a. A set of revised drawings showing all those modifications as listed under Item 7 above. The modifications made shall be satisfactory to the Department Economic Development and Planning, and the Engineering Division.
  - b. All CAD drawings associated with the site plan sets identified in Item 1 shall be provided to the Town Engineering Division.
  - c. All site plan approval application fees shall be paid to the Town.
- B. Prior to any construction activity/land disturbance occurring on the site associated with the project:**
- a. A preconstruction meeting shall be scheduled and held with the Town Engineering Division.
  - b. A copy of the project's Stormwater Pollution Prevention Plan containing the seal and signature of a professional engineer licensed in the State of New York shall be submitted to the Town Engineering Division.
  - c. The Owner(s) shall obtain all necessary permit coverage required by NYS Department of Environmental Conservation under GP-0-20-001 and other relevant department required permits. A copy of the acknowledgement of NOI for SPDES coverage shall also be provided to the Town prior to the preconstruction meeting.
  - d. A completed and executed copy of the Town required "Operation and Maintenance Agreement" for the stormwater management system.
  - e. A Floodplain Development Permit application pursuant to the Bethlehem Town Code Chapter 69- Flood Damage Prevention shall be submitted to the Town of Bethlehem Building Division to comply with floodplain design standards that meet or exceed floodplain development requirements and building codes. The Building Division's issuance of the permit/approval is needed prior to land disturbance.
  - f. A Community Air Monitoring Plan (CAMP) shall be prepared by the APDC pursuant to the NYSDEC DER-10, and may be reviewed/accepted by NYSDEC, NYSDOH or other appropriate entity. NYSDEC DER Appendix A-1 and B-1 provides technical guidance on the content of the CAMP. A copy of such CAMP shall be provided to the Town of Bethlehem prior to commencing earthwork operations.
- C. Prior to the issuance of a Building Permit, the Applicant shall prepare or cause to be prepared the following items, and shall provide the following items to the Town Department of Economic Development and Planning (or appropriate Town Department) as indicated below:**
- a. The Applicant shall apply for and obtain a water permit from the Department of Public Works.
  - b. A backflow prevention device(s) shall be required for the project. The Applicant shall provide a completed application form and engineering report for the backflow prevention device(s) for approval by the Department of Public Works.
  - c. Review by the Albany County Department of Health for water supply.

- d. The project requires the extension of the Town water district to accommodate the extension of water line along River Road to accommodate domestic water use at the site. All documents (e.g. map, plan, and report) associated with the water district extension shall be submitted to the Town Engineering Division for review and approval.
- e. The metes and bounds closure checks associated with the vegetation buffer area shall be submitted to the Town Engineering Division for review and approval.
- f. Prepare and submit to the Town Engineering Division for its review and approval metes and bounds descriptions in indenture form, maps, closure checks, and completed TP584 and/or RP517 forms associated with the turnaround easement or right-of-way conveyance to the Town of Bethlehem along Port Road South.
- g. Prepare and submit a plan to address fire emergency radio coverage at the site. The plan shall be implemented prior to issuance of a Certificate of Occupancy.
- h. Consistent with SEIS Findings Statement issued by the Planning Board, the Applicant has agreed to make a fair share monetary contribution to an escrow account (hold on deposit) to be established by the Town for mitigation of traffic impacts at the Glenmont Road / NYS Route 144 (River Road) intersection in the amount of \$72,210 for future intersection improvements, including a traffic signal.
- i. Recommendations identified as comment 2a, b, c, d, e in the Selkirk Fire District review letter, dated May 11, 2022, from D. Nichols, PE, to R. Leslie shall be addressed during Building Permit review.

**D. Prior to the issuance of a Certificate of Occupancy:**

- a. The declaration of restrictive covenants and vegetation management plan for the vegetation buffer area along the Hudson River, approved by NYS DEC and US Army Corps of Engineers, shall be filed in the Albany County Clerk's Office. A copy of the filing receipt shall be submitted to the Planning Division.
- b. The APDC has agreed to provide Selkirk Fire District a payment for services as follows: \$4,500 per year during construction and \$27,500 per year until 2026, at which time a new agreement will be negotiated. A copy of the fully executed agreement between the APDC and Selkirk Fire District shall be provided to the Town.
- c. The GEIS Findings Statement provides mitigation of impacts to Bethlehem police and Delmar-Bethlehem EMS service through an annual contribution of funds. A draft agreement was submitted to R. Leslie by the APDC via email on May 13, 2022. A copy of the fully executed agreement between the APDC and Town of Bethlehem shall be provided to the Town Planning Division.
- d. The APDC shall complete the road improvements to Smith Boulevard, Raft Street, Normanskill Street, and Port Road South, as these roadway infrastructure improvements serve as mitigation to accommodate the required truck route. A copy of any City of Albany and Town of Bethlehem approvals/permits associated with the operational use of the improved roads within their respective municipalities (once construction is completed) shall be submitted to the Town Planning Division.
- e. The new northern access bridge over the Normans Kill is required to be completed. A copy of any State approvals/permits and/or professional engineer certifications associated with

the operational use of the bridge (once construction is completed) shall be submitted to the Town Engineering Division.

- f. At the NYS Route 144 (River Road) NYS Route 32 intersection, a traffic signal shall be installed and coordinated with the NYS Route 32/South Port Road intersection. A copy of final NYSDOT approval/permits confirming the traffic signal was installed and operating shall be submitted to the Town Planning Division.
- g. The NYS Route 144 (River Road) intersection with the southern driveway will be widened to accommodate a left turn lane into the site to increase safety by separating through traffic on NYS Route 144 (River Road) from vehicles slowing to turn into the site. The construction of the left turn lane and other highway improvements shall be constructed. A copy of any NYSDOT approvals/permits associated with the operational use of the left turn lane (once construction is completed) shall be submitted to the Town Planning Division.
- h. As built drawings in accordance with Town standards of the stormwater management areas, and full site plan along with a certification from a Professional Engineer shall be provided to the Town Engineering Division to confirm the stormwater management areas and site improvements were constructed compliant to the approved site plans and SWPPP. The as built drawings shall also be provided in CAD format to the Town Engineering Division.
- i. A Registered Landscape Architect (RLA) shall verify that all the landscaping has been installed according to the approved Landscaping Plans (Drawings LA-01 and LA-02). A letter from the RLA shall be provided to the Town Planning Department certifying that the verification on site was completed. Any changes to landscaping quantity, size, or species shall be approved by the Director of Planning before modified in the field.
- j. All items related to the project's compliance with the Fire Code shall be addressed, including but not limited to adequate radio coverage at the project site for the Selkirk Fire District.
- k. Copies of all State and Federal permits as identified below shall be provided to the Town Planning Division:
  - i. USACOE and NYSDEC Joint Application permit
  - ii. NYSDEC Air Facilities Permit
  - iii. NYSDEC Part 182 Permit including the fully executed Mitigation Agreement
  - iv. NYSDEC Multi Sector General Permit
  - v. NYSDEC permit for on-site sanitary treatment plant
  - vi. NYSDOS Coastal Consistency Determination
  - vii. NYSOGS State Lands Underwater lease
- E. Submit to the Town Planning Division a copy of the deed and Albany County Clerk Filing receipt reflecting conveyance of Niagara/Mohawk Power Corp. lands (L1307, P.479) along Port Road South to Albany Port District Commission.
- F. As determined by the Director of Planning, submit to the Town Planning Division a copy of the Albany County Clerk Filing receipt reflecting the merging of tax parcels 98.00-2-10.23, 98.01-2-1, and the property identified in Item 9.E. above.
- G. Construction activities associated with the wharf, bridge over the Normans Kill, and Building C are prohibited until the appropriate Federal and State permits are issued. These permits are associated with the project's construction activity within federally regulated waters.

- H. Rock removal for the construction of driveways and utilities is expected. Rock removal is expected to be accomplished through drilling. Should the APDC pursue blasting as a method of removing rock the Blasting Plan, prepared by Maine Drilling & Blasting, Inc., dated May 10, 2022, shall be reviewed and accepted by the Town Engineer prior to any blasting activity. In reviewing the blasting plan the Town may at its discretion retain the services of a Town Designated Engineer, with costs of such review services to be paid for by the APDC.

The blasting plan shall include but not limited to a pre-blast structure survey for all homes and structures located within 500 feet (or a distance as determined by the Town Engineer) of the closest blast location and shall conduct said survey on all such homes and structures for which a survey request is made. The APDC shall inform the affected owners of the availability of a pre-blast survey and a notice that should at a minimum include the following:

- Reason for and general location of blasting activity
- Date of commencement and anticipated duration of blasting activity
- Days and hours blasting may occur
- General safety protocols, including meaning and timing of warning signals
- Name of developer and blasting contractor
- Contractor contact information / emergency contact
- Offer of pre-blast survey for structures and homes within 500 feet of nearest blast

Prior to commencement of blasting activity, APDC shall provide the Town a list indicating: (a) name and address of all owners within 500 feet, (b) name of those who were notified, (c) name of those refusing a survey, (d) name of those accepting a survey, and (e) name of those for which a survey was conducted. The APDC shall provide a copy of the pre-blast survey to all homeowners for which a survey was conducted.

The APDC is also responsible for complying with, as applicable, Local Law No. "B" for 2015 titled: A Local Law of the County of Albany, New York Protecting Drinking Water" and incorporating all requirements in the Blasting Plan.

- I. All truck traffic associated with the project is required to utilize the required truck routes (as shown on Supplemental FEIS Figure 3.7-2) identified on map titled "Permanent / Temporary Construction Truck Routes" and are restricted from making right turns onto South Pearl Street (NYS Route 32) at the South Port Road intersection to eliminate any additional trucks passing through the Ezra Prentice Homes and other residential communities. This route is also implemented for all anticipated temporary truck traffic associated with construction activities.
- J. All truck traffic associated with the soil embankment and aggregate surcharge construction activity is required to utilize the truck routes identified on map titled "Soil Surcharging Only, Temporary Construction Truck Route Volumes; Comment #44 Response, dated 4/28/22, prepared by McFarland Johnson. Trucks traveling to and from the south are restricted from utilizing NYS Rt. 396 (Maple Avenue) between US Route 9W and NYS Route 144 (River Road).
- K. The Albany Port District Commission will include as part of their operational agreement with Marmen-Welcon, a condition that will require that their deliveries enter and exit along the required truck routes and avoid South Pearl Street. This condition will also be made part of the trucking service contract that Marmen-Welcon will execute with their trucking service provider. The trucking service carrier will then communicate the required truck route to be followed including turn by turn direction which will be printed on the Bill of Lading which is provided to every truck driver prior to delivery. Violators will be penalized through progressive actions such as judicial injunction with the possibility of termination of the trucking service contract and/or lease. It is expected that any deliveries from carriers such as the USPS, FedEx or UPS to the

Project Site would be handled by adding such deliveries to the delivery vehicle routes already in place on the transportation network.

- L. The Albany Port District Commission (APDC) will implement a quarterly audit of Marmen-Welcon trucking service contracts to ensure the identified truck routes are being followed. The APDC shall require Marmen-Welcon to maintain monitoring logs reflecting routes taken by drivers based on GPS data or other measures to be determined at time of site plan review. The weekly logs shall be provided to APDC during the quarterly audit. It is commonplace and industry standard to have GPS units on all trucks. Some asset companies also require drivers to use handheld GPS units. These GPS units allow trucking companies and brokers to monitor the routes taken and driving behavior for all shipments and contract deliveries. The Town shall have the right to request and the APDC or tenant shall provide monitoring logs upon request.
- M. A NYSDOT Commercial Access Highway Work Permit for non-utility work within the NYSDOT right-of-way (Perm 33-COM), associated with the south driveway along Route 9W, shall be obtained and a copy submitted to the Town.
- N. Consistent with the Albany Port District Industrial Park Project (Port of Albany Expansion) GEIS Findings Statement, dated June 2, 2020, the APDC has agreed to make a monetary contribution to the Town of Bethlehem necessary to conduct a Town initiated corridor study for River Road (NYS Route 144). The APDC will contribute 30% of the cost of the study and funding will be provided at the time the Town executes a contract with a consultant.
- O. The project involves the installation of fire pumps to provide fire protection water (sprinklers and standpipes) and firefighting water (fire hydrants) to the site from the Hudson River. The APDC shall provide access to the Selkirk Fire District to train on the pumping system. Training activities and schedule shall be coordinated between the APDC and Selkirk Fire District.
- P. This Conditional Final Plat Approval is contingent upon the acceptance of a final Storm Water Pollution Prevent Plan (SWPPP) by the Engineering Division and the issuance of a signed NYSDEC MS4 SWPPP Acceptance Form by the Storm Water Management Officer.
- Q. All stormwater management practices associated with the project will be maintained by the Albany Port District Commission consistent with the SWPPP, Operations and Maintenance Agreement and MS4 SWPPP Acceptance Form.
- R. The Applicant will maintain a minimum 20' wide temporary fire access road around the building(s) at all times during construction. The location of the temporary fire access road may change from time to time as construction progresses, but shall be maintained throughout the duration of construction.
- S. Within one year of the issuance of a Certificate of Occupancy by the Town of Bethlehem, a pre-post development speed study shall be completed by the APDC at the southern driveway on NYS Route 144 to determine if the regulatory speed limits of 55-mph should be reduced to match the advisory speed limit of 45-mph. This study shall be coordinated with and approved by NYSDOT.
- T. The NYS Route 144 (River Road) Proposed site Driveway shall be restricted to passenger vehicle traffic only as all truck traffic will be directed to South Port Road and Church Street as all deliveries will be received at the 700 Smith Blvd. site. As outlined in the 2019 traffic study, this will be accomplished by including signage prohibiting trucks from using this entrance as well as enforcement by the Port and the Port's tenants.

- U. A vegetation buffer area is provided along the Hudson River to screen the storage area. The buffer area is protected by a declaration of restricted covenants, which also includes a vegetation management plan. The APDC shall comply with all aspects of the vegetation management, which is filed in the Albany County Clerk's Office.
  - V. All signs proposed on the building (wall signs) and freestanding signs shall comply with the Town Zoning Law, unless otherwise determined by the Zoning Board of Appeals. A sign permit is required for all wall signs and freestanding signs.
  - W. The APDC shall comply with all recommendations identified in the Selkirk Fire District review letter, dated May 11, 2022, from D. Nichols, PE, to R. Leslie (see Items 7.D and 9.C.i above).
  - X. Should it be determined by the Town Building Division that in compliance with the NYS Fire Code radio antenna systems are needed to provide radio coverage at the site to the Selkirk Fire District, the implementation of such system is exempt from the Town Zoning Law consistent with 128-61 D. "exempt facilities".
  - Y. This site plan approval is provided for the specific use of a wind tower manufacturing facility. Any changes to the approved use will require a site plan amendment review, compliance with the GEIS and SEIS Findings Statement, and approval by the Bethlehem Planning Board.
10. The site delineated on the Approved Site Plan shall be developed in accordance with:
- A. The detailed plan for development shown on the Final Approved Site Plan.
  - B. The following additional requirements:
    - a. Landscape plantings shall be as shown on the Final Approved Site Plan, with the quantity of plants to be not less than as shown on the plan;
    - b. All plants shall not be less than the minimum size, as specified on the plan, and shall conform to, and be planted in accordance with, the standards recommended by the American Association of Nurserymen, Inc.;
    - c. Grading of the site shall be as shown on the Approved Grading and Drainage Plan;
    - d. The installation of utility services shall be made in accordance with the requirements of such governmental authorities, as may have jurisdiction thereof;
    - e. The development of the proposed site shall be performed in a manner such that (1) soil loss due to wind and water erosion is held to a minimum.
12. Upon submission of revised Site Plan drawings reflecting those MODIFICATIONS specified in ITEM 7 herein, the Chair of the Planning Board is empowered to endorse the Site Plan with his signature, such Site Plan shall be known henceforth as the FINAL APPROVED SITE PLAN for the construction of the APDC Marmen / Welcon Offshore Wind Tower Manufacturing Plant.

BY ORDER OF THE PLANNING BOARD



Brian Gyory, Chair

**Expiration of Approval**

Site Plan Approval in respect to a particular lot, plot, site or parcel shall expire one (1) year following the date of such approval by the Planning Board unless the development of such lot, plot, site or parcel, and/or the construction of the building thereon, has been started. Whether or not such development or construction has started shall be a determination of the Board.

An extension of the expiration date beyond the one (1) year specified may be granted by the Planning Board upon written request of the Applicant and for good cause shown. However, any such extension of time shall not exceed 180 days, in the aggregate.

**Building Permits Required**

A building permit is required for all work in and to any structure and for any proposal for a change of use or occupancy, new signs, and demolition of existing structures.