

Village of Voorheesville  
Planning Commission  
Village Hall, 29 Voorheesville Avenue  
March 10, 2020

Approved  
5/12/2020

**Present:** Chairman Georgia Gray, Board members Steve Reilly, Kitty Scharl, Kevin Garrity, Chuck Dollard, Alternate Harvey Huth, CEO Steve Mason, Atty. Rich Reilly

**Absent:** Board members Dave Prendergast, Mike McTague

**Others:** Trustee Jack Stevens, Sandy Dollard, Bill Hennessey (engineer for Dollards), Lauren Sherman (engineer for the Village), Scott Kaffka, Jim Ryan, Todd Doherty, Preston Filkins and Harold Boice (all w/Atlas Copco) residents Frank DeNucci and Marie Krzanowski

*On the agenda: Public Hearing for a Special Use Permit and Site Plan Review request from Chuck and Sandy Dollard for a Coffee and Ice Cream Shop to be located on their property at 8 Altamont Road.*

*Also – a preliminary review for Atlas Copco who have also requested a Special Use Permit and Site Plan Review for a proposed addition to their manufacturing plant located at 46 School Road.*

**Chairman Gray opened the meeting and Public Hearing for the Dollard application at 7:00 PM.**

Applicant Chuck Dollard, a sitting member of the Planning Commission, removed himself from the Board assembly and recused himself from any participation in the Board's action on the application.

Speaking on behalf of the Dollards, Bill Hennessey explained to the Board and public that the Dollards would like to open a small coffee and ice cream shop at their property – known as Vly Creek Farm. It is an 8-acre parcel located in the new Creekside Commercial Zoning District. They plan to establish the business in a 12 X 24 foot shed that is located near the front of the property along the driveway/parking area. He noted that Albany County Health Dept. will require a bathroom for the proposed business; he presented new plans to the Board that show an addition for an ADA compliant bathroom space that is able to connect to the existing septic. This will be an Employees Only facility. He reiterated that no cooking will take place in-house; that there will be 7 parking spaces; that a traffic study was completed indicating a possible 12 vehicles/hr during morning peak traffic might utilize the business, and noted that the proposed business hours will not include Mon-Fri mornings, except on Monday Holidays.

Board member Garrity expressed appreciation for no morning hours as he had a concern for traffic during that time.

Board member Scharl asked if NYSDOH would review. It was explained that this would take place during the permit process with CEO Mason.

The Board reviewed the proposed sign. There were no comments from the public.

The Board reviewed the local CAC comments and performed their SEQRA review. See attached

**Chairman Gray made the motion that upon a SEQRA review by the Board, it has determined that the proposed coffee/ice cream shop would have no negative environmental impact. Seconded by Board member Steve Reilly. All agreed. Motion was passed unanimously.**

As there were no comments from the public and no further discussion by the Board, **Board member Garrity made the motion that the Board approves the Special Use Permit application with the business's plans as presented. Seconded by Board member Steve Reilly. All agreed. Motion passed unanimously.**

**Board member Garrity also made the motion that the Board approves the Site Plan Review for the proposed business as presented. Seconded by Alternate member Harvey Huth. All agreed. Motion passed unanimously.**

At 7:18 PM Chairman Gray closed the Public Hearing for the Vly Farm coffee/ice cream shop application.

**Atlas Copco Preliminary Presentation**

Scott Kaffka, representing Atlas Copco submitted drawings and materials to the Board and explained that AC is looking to expand their facilities with a large assembly bay in order to construct their large compressors, which are currently manufactured in Germany. Having the production facility in the US would help them with product delivery, as they are growing and expanding. He emphasized that the addition will NOT be a testing facility, but rather an assembly facility.

Atty Reilly explained to the Board that Atlas Copco had previously received a height variance for their last addition, noting that variance approval would apply to this application as well.

Mr. Kaffka noted that a large crane and higher hook height will be needed for the new product and explained that all noise generated would go through the current piping – which is a closed loop system. He acknowledged that there have been issues with noise in the past and AC has worked to mitigate noise problems, noting they are currently working with an Acoustical Consultant, who will be doing analysis and frequencies testing to address internal and external noise issues/concerns, and that they have not received complaints in a long time. Frank DeNucci, a resident on Kling Terrace, countered that a lack of complaints is not indicative of a lack of noise. It was noted that the larger compressors should be quieter – they must be run at full speed for quality control, but their frequency is lower than the compressors currently tested. During the conversation with the Board it was noted that the new product line should add 30 – 60 new jobs at the facility, and once the facility is completed, it is possible truck traffic could decrease. It was also noted that water usage is not expected to increase as they continue to utilize their closed loop cooling system.

A tentative Public Hearing on the application was set for Tuesday, April 14, 2020. Village engineer CT Male asked for information on their Stormwater plan, consultants and SEQRA prior to the Public Hearing. CEO Mason also reminded Mr. Kaffka that any changes to materials must be submitted 10 days prior to the Public Hearing. It was noted that Albany County Planning Board has already reviewed the application.

### **Minutes**

**After review of the January 14, 2020 minutes, Board member Garrity made the motion that the Board approves of the minutes. 2<sup>nd</sup> by Chairman Gray. All agreed. Motion passed.**

**At 8:39 PM Board member Garrity made the motion that the meeting be adjourned. 2<sup>nd</sup> by Board member Scharl. All agreed.**

Submitted Respectfully,

Karen Finnessey  
Recording Secretary