



February 8, 2022

Mr. Robert F. Leslie, AICP
Director of Planning
Town of Bethlehem
Department of Economic Development & Planning
445 Delaware Avenue, 2nd Floor
Delmar, NY 12054

Re: Zoning Board of Appeals Variance Application
Albany Port District Commission
Marmen-Welcon Tower Manufacturing Plant
309 River Road - Tax ID 98.01-2-1.0 / 98.00-2-10.23

Dear Rob:

On behalf of the Port of Albany and the joint venture between Marmen, Inc. & Welcon, we are pleased to submit the following materials in support of the Zoning Board of Appeals variance application for the referenced project:

- ZBA Variance Application Form (8 – 8.5"x11")
- Site Photo Log (4 - 8.5x11")
- Site Plan SP-00 Front Setback Figure (1 - 24"x36")
- Site Plan SP-00 Flood Plain Figure (1 - 24"x36")
- Proposed Parking Lot Landscape Areas Figure (1 - 24"x36")
- Building A Elevation - Plate Preparation & Welding (1 - 24"x36")
- Building B Elevation - Welding Finishing (1 - 24"x36")
- Building C Elevation - Blast Metallization Plant (1 - 24"x36")
- Building D Elevation - Internal Assembly finishing (1 - 24"x36")
- Final Design Expansion Site Plan Set dated January 24, 2022 (63 - 24"x36")
- Building Inspector Zoning Determination Letter (2 – 8.5"x11")
- Adjacent Property Owners List (1 - 8.5"x11")
- Short EAF (3 – 8.5"x11")
- Town LWRP Waterfront Assessment Form (7 – 8.5"x11")
- Updated Visual Impact Assessment Report (38 – 8.5"x11")

The above documents have been provided electronically as PDF files within a SharePoint folder link provided below which was also emailed to yourself and the ZBA Secretary Kathleen Reid. A check for the application fee in the amount of \$200 will be hand delivered today by the Albany Port District Commission. Two hardcopies of all the above listed documents have been included in this package. The proposed 24"x36" plans listed above were reduced to 11"x17" when printing for sustainability as confirmed with the Town.

SharePoint Submission Folder:

<https://mjinc-my.sharepoint.com/:f:/p/afrosino/EvQoPLcRGexBpfXRAr7LwocBy3YAUlwCzFDU-84Y82z85w?e=y2cFu9>

Please place this application on the next available Zoning Board of Appeals meeting agenda for consideration. In the meantime, should you require additional information or have any questions please call myself or Adam Frosino (afrosino@mjinc.com, x3460).

Sincerely yours,
McFARLAND-JOHNSON, INC.

For: 

Steve Boisvert, PE
Director of Civil-Facilities Division

CC: Richard Hendrick – APDC via-email
Megan Daly – APDC via-email
Patrick Jordan – APDC via-email
Guillaume Pelletier - Marmen via email
Maxime Gagnier – Marmen via email