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May 27, 2020

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By Email

Chairman Mark Belden and  
Members of the Planning Board  
Town of Fort Edward Town Hall  
118 Broadway  
Fort Edward, NY 12828

Chairman Tom Roche and  
Members of the Planning Board  
Village of Fort Edward  
118 Broadway | P.O. Box 345  
Fort Edward, NY 12828

Re: WL Plastics New Pipe Manufacturing Facility  
Premises: 446 Lock 8 Way  
Tax identification: Part of 163.-2-20.1 (Town) and 163.15-1-4 (Village)  
Zoning District: M-1 Industrial (Town) and IP Industrial (Village)  
Municipalities: Town of Fort Edward and Village of Fort Edward, New York  
Owner of Premises: Fort Edward Local Property Development Corporation  
Joint Applications for Subdivision, Site Plan, Special Permit, and Area Variances

Dear Chairmen and Members of the Planning Boards:

This letter is respectfully submitted on behalf of WL Plastics Corp, through its business affiliate WL Plastics Manufacturing LLC (“WL” or “Applicant”) in furtherance of its applications for Subdivision and Site Plan Approvals in the Town of Fort Edward (“Town”) and the Village of Fort Edward (“Village”) relative to the development of a new, high-density polyethylene pipe (“HDPE”) manufacturing facility on the grounds of the former General Electric PCB dewatering plant site currently owned by the Fort Edward Local Property Development Corporation (“FELPDC”).

As discussed with the Town and Village Planning Boards earlier this month, WL intends to acquire a total of approximately 28.33 acres with approximately 15.6 acres in the Town and 12.6 acres in the Village (collectively the “WL Property”) for its HDPE manufacturing facility from FELPDC, which currently owns approximately 79 acres with approximately 51 acres in the Town and 28 acres in the Village (collectively the “FELPDC Property”).<sup>1</sup>

The particular purpose of this letter is to update the Planning Boards and the public in view of the May 27, 2020 public hearing as to the status of the entitlement review process since its last submission on April 27, 2020.

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<sup>1</sup> WL is seeking to subdivide Town Parcel 163.-2-20.1 into 2 lots with approximately 35.3 acres remaining with FELPDC and approximately 15.6 acres going to WL as the Town portion of the WL Property. Similarly, WL has applied to subdivide Village Parcel 163.15-1-4 into 2 lots with approximately 15.2 acres remaining with FELPDC and 12.6 acres going to WL as the Village portion of the WL Property.



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### **SEQRA Review**

On May 13, 2020, the Town Planning Board adopted a Resolution Declaring its Intent to Serve as the Lead Agency in the Coordinated Review of this Type I Action under the State Environmental Quality Review Act (SEQRA). Immediately thereafter, the Village Planning Board adopted a Resolution consenting to the Town Planning Board serving as Lead Agency. On May 20, 2020, the Town Zoning Board of Appeals (the “Town ZBA”) and the Village Zoning Board of Appeals (the “Village ZBA”), respectively, adopted Resolutions consenting to the Town Planning Board serving as Lead Agency. There was a site visit attended by select members of the Town Planning Board and the Village Planning Board on May 15, 2020, too.

It is also worth noting that on April 30, 2020, the New York State Office of Parks, Recreation and Historic Preservation (the “NYSOPRHP”) issued the attached determination that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this HPDE Pipe Manufacturing Facility project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

Further, WL has confirmed that it will only need to Register this facility with the NYS DEC Air Division given the low level release of particulate matter and VOCs and the fact that the Premises is not located in an air quality non-attainment area. A source operating permit is not required here.

In view of the above and other engineering refinements, WL Plastics has prepared for review and consideration the enclosed Environmental Assessment Form Part II (dated May 27, 2020) building on the submitted EAF Part I, dated April 27, 2020, prepared by Matt Huntington, PE, Studio A Landscape Architecture + Engineering DPC.

### **Other Aspects of this Entitlement Review**

WL recognizes that there are various application fees for these myriad of applications as well as public hearing notice fees and the need to establish expert consultant review escrow accounts. As such, WL respectfully requests that it be provided by each municipality with a W-9 and a list of the Application Fees as well as initial deposit amounts required for the Project Review Escrow accounts.

Lastly, WL hereby submits a copy of its May 27, 2020 Pellets-to-Pipe Process Powerpoint presentation that is derivative of the presentation it gave during the May 13, 2020 Planning Board meeting.



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### Conclusion

WL Plastics looks forward to appearing before the Town and Village Planning Boards on May 27, 2020 as well as the Town and Village ZBAs on June 17, 2020. Should any Board or Staff members have any questions or comments in the interim, please feel free to contact me. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Neil J. Alexander". The signature is fluid and cursive.

Neil J. Alexander

cc: Matt Fuller, Esq., Special Counsel to the Town & Village Planning Boards and ZBAs  
Aimee Mahoney, Town Clerk Town of Fort Edward  
Janelle Rose, Deputy Clerk Village of Fort Edward  
Warren-Washington County IDA c/o Chairman David O'Brien & Kara Lais  
Zachary Middleton, FELPDC  
John Davidson, WCC LLC  
Michael Dahl and Erik Balthrop, WL Plastics  
Matt Steves, PLS, Van Dusen & Steves Land Surveyors  
Matt Huntington, PE, Studio A Landscape Architecture + Engineering DPC  
Michael Katz, Eon Nichols, Amy Natsoulis & Kristen Motel, Cuddy & Feder LLP