

**SEQR RESOLUTION
COEYMANS RECYCLING CENTER, LLC**

A regular meeting of Albany County Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 111 Washington Avenue, Suite 100 in the City of Albany, Albany County, New York on August 5, 2026 at 4:00 o’clock p.m., local time.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael J. Paparian	Chairperson
Hon. Dennis Feeney	Vice Chairperson
William Murphy	Treasurer
Marlene McTigue	Secretary

ABSENT:

Anton Dreslin	Member
Paul Nylin	Member
Hon. Wanda Willingham	Member

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kevin O’Connor	Chief Executive Officer
Amy Thompson	Chief Financial Officer
Antionette Dukes-Hedge	Economic Development Coordinator
Sara Paulsen	Executive Assistant
Shannon E. Wagner, Esq.	Agency Counsel

The following resolution was offered by William Murphy, seconded by Hon. Dennis Feeney to wit:

Resolution No. 0826-01

RESOLUTION ACCEPTING THE DETERMINATION BY THE TOWN OF COEYMAN’S PLANNING/ZONING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE COEYMANS RECYCLING CENTER, LLC PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.

WHEREAS, Albany County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 178 of the 1975 Laws of New York, as amended, constituting Section 903-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial, manufacturing, warehousing and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic

welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Coeymans Recycling Center, LLC, a New York State limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of an interest in a portion of an approximately 88.15 acre parcel of land located at 50 Coeymans Industrial Park Lane (tax map number: 156.-4-6.11) in the Coeymans Industrial Park in the Town of Coeymans, Albany County, New York (the “Land”), (2) the construction on the Land of an approximately 75,000 square foot building (the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be leased by the Company to AProjects USA LLC (the “Tenant”) and to be operated by P & M Brick, LLC d/b/a Port of Coeymans (the “Operator”) as an industrial logistics and material handling facility and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on June 3, 2026 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the Financial Assistance being contemplated by the Agency with respect to the Project, to be mailed on June 12, 2026 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located (collectively, the “Affected Taxing Jurisdictions”); (B) caused notice of the Public Hearing to be posted on June 12, 2026 on a bulletin board located at the Town of Coeymans and Village of Ravena offices located at 15 Mountain Road in the Town of Coeymans, Albany County, New York and on the Agency’s website; (C) caused notice of the Public Hearing to be published on June 14, 2026 in the Times Union, a newspaper of general circulation available to the residents of the Town of Coeymans, Albany County, New York; (D) conducted the Public Hearing on June 25, 2026 at 6:00 o’clock p.m., local time at the Ravena-Coeymans High School located at 2025 Route 9W in the Town of Coeymans, Albany County, New York; (E) prepared a report of the Public Hearing (the “Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency and (F) caused a copy of the certified Public Hearing Resolution to be sent via certified mail return, receipt requested on June 12, 2026 to the Affected Taxing Jurisdictions to comply with the requirements of Section 859-a of the Act; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”)

adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency has been informed that (A) the Town of Coeyman's Planning/Zoning Board (the "Planning Board") was designated to act as the "lead agency" with respect to the Project and (B) on April 13, 2020 the Planning Board issued a Determination of Non Significance on April 13, 2020 (the "Negative Declaration") with respect to the construction of four additional buildings in the Coeymans Industrial Park, which Negative Declaration encompasses the Project and is attached hereto as Exhibit A; and

WHEREAS, further pursuant to SEQRA, on April 16, 2026 and June 4, 2026 (collectively, the "Lot Line Determinations"), the Planning Board determined that a lot line adjustment for the parcels located on Coeymans Industrial Park Lane and Village Industrial Park Lane, which includes the Land, was a "Type II action", said Lot Line Determinations are attached hereto as Exhibit B; and

WHEREAS, the Agency is an "involved agency" with respect to the Project and the Agency now desires to concur in the determination by the Planning Board, as "lead agency" with respect to the Project, to acknowledge receipt of a copy of the Negative Declaration and the Lot Line Determinations and to indicate whether the Agency has any information to suggest that the Planning Board was incorrect in determining that the Project will not have a "significant effect on the environment" pursuant to SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ALBANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency has received copies of, and has reviewed, the Application, the Negative Declaration, the minutes from the April 13, 2020 Planning Board meeting, the Lot Line Determinations (collectively, the "Reviewed Documents") and, based upon said Reviewed Documents, the Agency hereby ratifies and concurs in the designation of the Planning Board as "lead agency" with respect to the Project under SEQRA (as such quoted term is defined in SEQRA).

Section 2. The Agency hereby determines that the Agency has no information to suggest that the Planning Board was incorrect in determining that the Project will not have a "significant effect on the environment" pursuant to the SEQRA and, therefore, that environmental impact statement need not be prepared with respect to the Project (as such quoted phrase is used in SEQRA).

Section 3. The members of the Agency are hereby directed to notify the Planning Board of the concurrence by the Agency that the Planning Board shall be the "lead agency" with respect to the Project, and to further indicate to the Planning Board that the Agency has no information to suggest that the Planning Board was incorrect in its determinations contained in the Reviewed Documents.

Section 2. This resolution shall take effect immediately.

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The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Michael J. Paparian	VOTING	YES
Hon. Dennis Feeney	VOTING	YES
William Murphy	VOTING	YES
Marlene McTigue	VOTING	YES
Anton Dreslin	VOTING	ABSENT
Paul Nylín	VOTING	ABSENT
Hon. Wanda Willingham	VOTING	ABSENT

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page intentionally left blank]

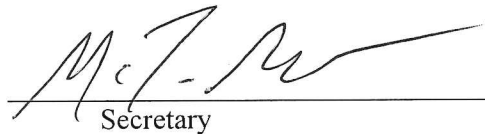
STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned Secretary of Albany County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on August 5, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 5th day of August, 2026.



Secretary

(SEAL)

EXHIBIT A
NEGATIVE DECLARATION

- SEE ATTACHED -

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number

Date: April 13, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Coeymans Planning/Zoning Board as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

Coeymans Recycling Center, LLC. Site Plan Review

SEQR Status: Type 1 ☐
Unlisted ☒

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action:

Coeymans Recycling Center, LLC proposes to place four additional buildings in the Coeymans Industrial Park

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Coeymans Industrial Park Lane

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

Coeymans Recycling Center has a previously approved site plan for the entire industrial site which included an environmental review for the whole site.

Water, sewer, and electric utilities are already in place for the proposed buildings.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

For Further Information:

Contact Person: John Cashin

Address: 18 Russell Ave, Ravena, NY 12143

Telephone Number: 518-756-6006

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)

EXHIBIT B
LOT LINE DETERMINATIONS
- SEE ATTACHED -

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
April 16, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. Cronin, Mr. teRiele, Mr. Deitz, Mr. Cinque

Members Absent: Mr. McGuire

Also Present: Mr. Kinery, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Boomer at 7:00 p.m. There was a quorum – one board member was absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Cronin to approve the minutes from the April 2, 2026 meeting; seconded by Mr. Deitz; all in favor; Mr. Collins abstained.

Lot Line Adjustment

Coeymans Recycling Center, LLC. (26-001.LLA): An application for a Lot Line Adjustment on the property owned by Coeymans Recycling Center, LLC. Properties are located on Coeymans Industrial Park Lane and Village Industrial Park Lane, Tax Map #s 156.-4-12, 156.-4-14, 156.-4-6.13, and 156.-4-6.11.

Mr. Cronin was recused. Mr. Nick Laraway was present and provided background/description of the lots; lot line adjustment would make the lots all manageable and useful. The map was reviewed with the Board.

Discussion was held between the Board and Mr. Kinery, which included:

No public hearing is required unless the Board wants one.

Upon approval, survey map has to be filed within 30 days.

The procedure is send application to Albany County Planning Board; public hearing is optional; state regulation is no new lots can be created; need to make a determination on SEQRA Type 2 exempt from review.

Mr. Boomer made motion to accept the application for lot line adjustment; seconded by Mr. Collins; all in favor.

Mr. Boomer made motion to declare Type 2 action; seconded by Mr. Collins; all in favor.

Mr. Chmielewski will send the application to the Albany County Planning Board.

Mr. Boomer made motion to not schedule a public hearing; seconded by Mr. Collins; all in favor.

Zoning Use Variance

Bobby Joe Weidman (26-001ZUV): An application for a Use Variance on the property owned by Bobby Joe Weidman. Property is located at 57 Keir Road, Tax Map #142.-1-27.1

Mr. Weidman was present. Mr. Boomer was recused. Mr. Cronin acted as Chair.

At the last meeting everyone was reminded of the criteria for a use variance and Board members wanted to take a closer look at all of the uses in that zone to see what fits. Lengthy discussion was continued and Board concluded:

Applicant did not submit proof sufficient to address the required factors for a use variance.

The applicant did not show that applicable zoning regulations and restrictions have caused unnecessary hardship.

Applicant did not show that for each and every permitted use under the zoning regulations for a particular district where the property is located: (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood; (3) The requested use variance will not alter the essential character of the neighborhood; and (4) The alleged hardship has not been self-created.

Mr. Cronin made motion to deny the application for the use variance; seconded by Mr. Collins; all in favor.

Adjournment

Mr. Boomer made motion to adjourn the meeting; seconded by Mr. Cronin; all in favor.

TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING
June 4, 2026

Attendees

Members Present: Mr. Boomer, Mr. Collins, Mr. McGuire, Mr. Cronin, Mr. Deitz

Members Absent: Mr. teRiele, Mr. Cinque

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order by Mr. Boomer at 7:00 p.m. There was a quorum – one board member and alternate were absent. Mr. Boomer led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Cronin to approve the minutes of the May 7, 2026 meeting; seconded by Mr. Collins; all in favor – Mr. McGuire abstained.

Motion was made by Mr. Boomer to approve the minutes of the May 21, 2026 meeting; seconded by Mr. McGuire; all in favor – Mr. Collins abstained.

Zoning Area Variance

Russell Kalney (26-004ZAV): An application for an area variance on the property owned by Russell Kalney. Property is located at 9 Uthe Boulevard, Tax Map #168.8-1-11.

Albany County Planning Board's Recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

The public hearing has been scheduled for June 18, 2026 at 7:00 p.m.

Lot Line Adjustment

Coeymans Recycling Center, LLC (26-001LLA): An application for a lot line adjustment on the property owned by Coeymans Recycling Center, LLC. Property is located on Coeymans Industrial

Park Lane and Village Industrial Park Lane, Tax Map #s 156.-4-12, 156.-4-14, 156.-4-6.13 and 156.-4-6.11

Nick Laraway was present.

Albany County Planning Board's recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Mr. Boomer made motion to approve the lot line adjustment; seconded by Mr. Collins; all in favor. Mr. Cronin was recused.

Zoning Use Variance

Michele and Marc Dorsey (26-003ZAV): An application for a Use Variance on the property owned by Michele and March Dorsey. Property is located at 880 Bridge Street, Tax Map #131.-4-12.1

Albany County Planning Board's recommendation was received. Their recommendation was to defer to local consideration – Board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case nor will it have significant countywide or intermunicipal impact.

Miscellaneous:

Much discussion was held regarding the Town Board's Request for Planning/Zoning Board's opinion on Local Law #1– Transportation Terminal. Mr. Keniry will draft a response which he will send to Planning/Zoning Board members for their review.

Adjournment

Mr. Boomer made motion to adjourn the meeting; seconded by Mr. Collins; all in favor.