

**MEETING MINUTES****February 21, 2018 9:00 AM****CDTC Office, 1 Park Place, Albany, NY 12205****1. Attendees**

Brian Stewart	Cambridge Systematics, Inc.
Elizabeth Staubach	Town of Bethlehem
Jeff Gritsavage	New York State Canal Corporation
Jeff Wojtowicz	Rensselaer Polytechnic Institute
Joseph Stahl	NYS Thruway Authority
Louis Esposito	Owner Operator Independent Drivers Association/Town of Princetown
Mike Izdebski	General Electric
Pete Bardunias	The Chamber of Southern Saratoga County
Robyn Marquis	NYSERDA (via phone)
Scott Roth	RLF Industrial Real Estate
Tony Vasil	Port of Albany
Glenn Posca	Capital District Transportation Committee
Jacob Beeman	Capital District Transportation Committee
Michael Franchini	Capital District Transportation Committee
Chris Bauer	Capital District Transportation Committee

2. Presentation – Area 3 Halfmoon Industrial Complex

Pete Bardunias, President and CEO of The Chamber of Southern Saratoga, gave a presentation about the Area 3 Halfmoon Industrial Complex. Pete began the presentation by describing the location and nature of the property. The Area 3 Industrial Complex consists of several undeveloped industrial-zoned properties located along the west shore of the Hudson River in the Town of Halfmoon. The properties are divided into a 345 acre north portion and a 53 acre south portion. The developer is currently planning to include an 87 acre buffer area along the north-west boundary of the property.



Pete described the challenges they have faced as the project has progressed, and highlighted the financial supporters. Pete also informed the committee of a potential tenant, Enerkem, a Canadian company that converts municipal solid waste into industrial chemicals. The committee had a lengthy conversation about the potential challenges and benefits of having a facility of this type located in the region.

Pete highlighted Area 3's excellent multi-modal access, with connections to railways, highways, and waterways. He also gave some examples of the types of businesses and industries that could utilize the site(s).

For more information about the Area 3 Industrial Complex, please see the attached presentation.

3. Update – Freight Model Ordinance and Best Practices Development: Survey

CDTC staff gave an update on the development of the freight-related local model ordinance development project. Jacob Beeman described a short survey distributed to all regional municipalities, to assess their current freight-related land use controls and future needs.

Jacob said the survey was sent via email on February 10th, and so far has received 15 total respondents, representing all 4 counties in CDTC's region. He said the key issues identified so far include congestion and traffic safety related to freight traffic, and freight through traffic. Jacob noted the majority of municipalities do not have existing policies intended to influence freight traffic in any way. Chris Bauer said the survey would remain online for a few more weeks in hopes of getting more responses.

CDTC staff will continue to update progress on the project at future Freight Advisory Committee meetings.

4. Update – Freight Reliability Performance Measure

Chris Bauer gave a brief update on the upcoming freight system performance measures, a new federal requirement. Chris reminded the committee of some key dates for MPO adoption of the performance measure targets:

1. May 20, 2018: State DOTs must establish 2-and 4-year targets (start of MPO 180 days)
2. May 30, 2018: CDTC Freight Advisory Committee (rescheduled to accommodate target setting dates)
3. June 6 or August 1, 2018: CDTC Planning Committee
4. November 8, 2018: CDTC Policy Board September
5. November 16, 2018: CDTC must either support the State target or establish own quantifiable 4-year targets



A large amount of travel time data (i.e. NPMRDS data) has become available to MPOs. Chris demonstrated some other potential uses of the data, by displaying a graph of travel times in the vicinity of the Rexford Bridge project, before and after construction.

For more information, please see the attached PowerPoint presentation and handout.

5. Update - NYS Freight Plan

There were no NYSDOT representatives at the meeting; therefore there was no update on the status of the NYS Freight Plan.

5. Discussion – Member Items

The committee has a discussion about the implications of the new Electronic Logging Device (ELD) mandate for trucks. The committee has concerns about the effects of the mandate on equipment costs, shipping costs, attracting new drivers, and driver retention.

6. Action Items/Next Meeting

Remaining 2018 Freight Advisory Committee Meeting Dates:

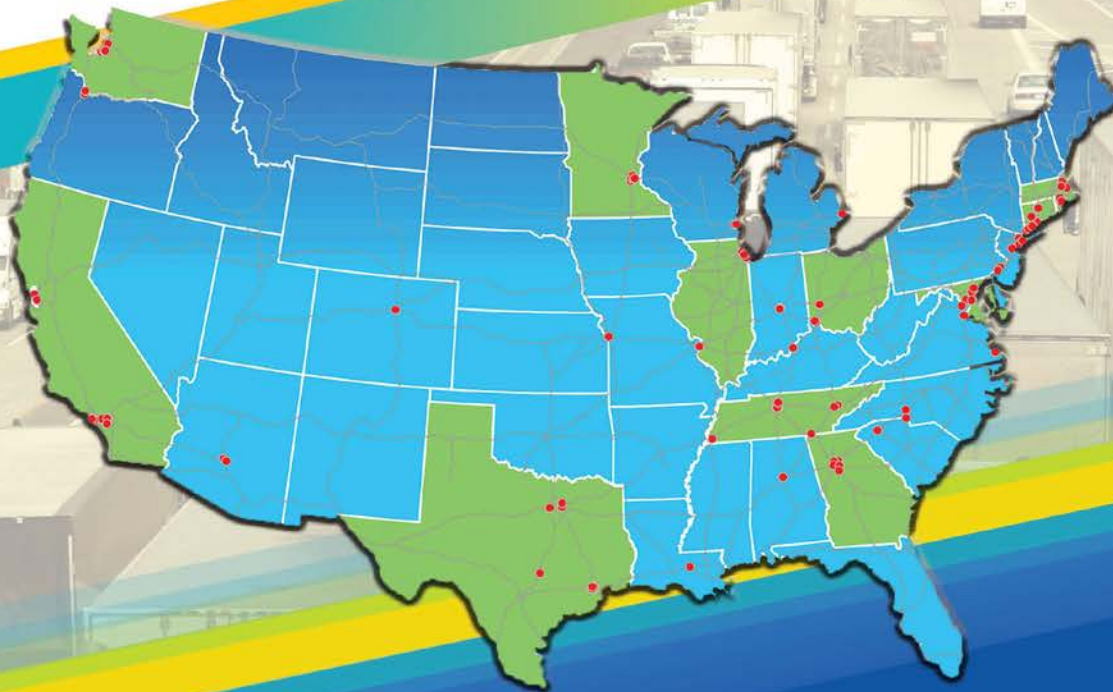
- May 30* (date adjusted to accommodate performance measure target setting)
- August 15 (Tour, location TBD)
- November 14* (date adjusted to avoid Thanksgiving holiday week)

All meetings will begin at 9:00 AM unless otherwise specified. The meeting was adjourned at approximately 10:30 AM.



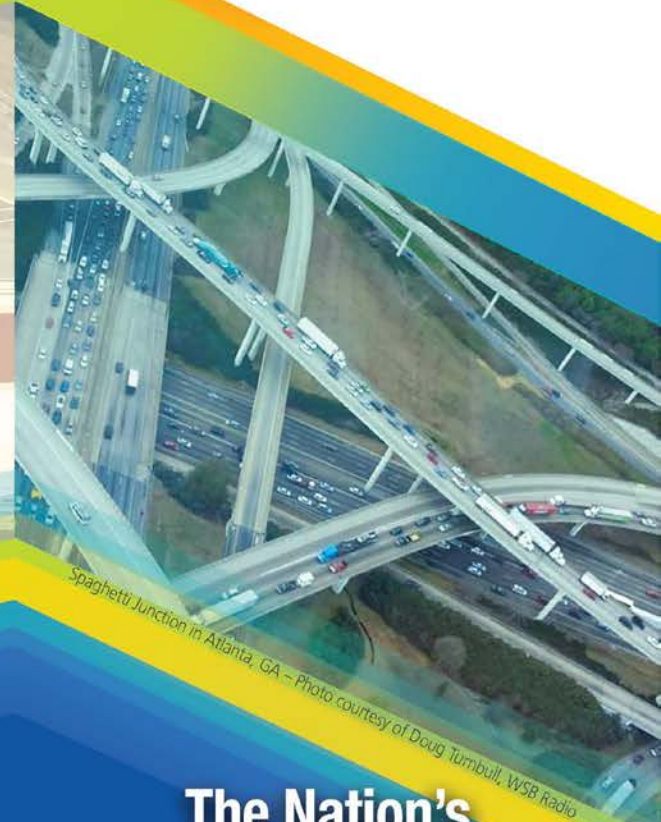
Congestion Costs the Economy

ATRI research identified trucking industry costs of **\$63.4 billion** as a result of congestion on the nation's highways. That cost generates from **996 million lost hours** of industry productivity, the equivalent of **362,000** truck drivers sitting still for an entire year.



To view the top 100
list of truck bottlenecks along
with detailed profiles for each location,
please visit ATRI's website at
TruckingResearch.org

- = Top 100 Bottlenecks
- = States with the Most Bottlenecks



Spaghetti Junction in Atlanta, GA – Photo courtesy of Doug Tumbull, WSB Radio

The Nation's TOP TRUCK BOTTLENECKS 2018

Capital District Transportation Committee Freight Advisory Committee Meeting

February 21, 2018



Today's Agenda

1. Welcome and Introductions
2. *Presentation* – Area 3 Halfmoon Industrial Complex (Pete Bardunias, President and CEO, Chamber of Southern Saratoga County)
3. *Update* – Freight Model Ordinance and Best Practices Development: Survey (Jacob Beeman, Chris Bauer, CDTC)
4. *Update* – Freight Reliability Performance Measure (Chris Bauer, CDTC)
5. *Update* – NYS Freight Plan (Dave Rosenberg, NYSDOT or rep.)
6. *Discussion* – Member Items
7. Action Items/Next Meeting
 - 2018 Meeting Dates: May 30*, August 15 (Tour, location TBD), and November 14*
8. Adjourn





Southern Saratoga County

AREA 3

Photo courtesy of:
Roger Rosenbaum
Brand-News-Team



Prepared by:
THE CAPITAL DISTRICT
REGIONAL PLANNING COMMISSION
2000

Halfmoon Industrial Complex

Feb 21, 2018

Town of Halfmoon Zoning Map 2011

REVISION	DATE
1. Updated Parcel to 2010 Tax Parcel Boundaries	01/15/2010
2. Updated Parcel to 2010 Tax Parcel Boundaries	01/15/2010
3. Updated Parcel to 2010 Tax Parcel Boundaries	01/15/2010
4. General Zoning Map Update	01/15/2010
5. General Zoning Map Update	01/15/2010
6. General Zoning Map Update	01/15/2010
7. General Zoning Map Update	01/15/2010
8. General Zoning Map Update	01/15/2010
9. General Zoning Map Update	01/15/2010
10. General Zoning Map Update	01/15/2010

A Town In Transition

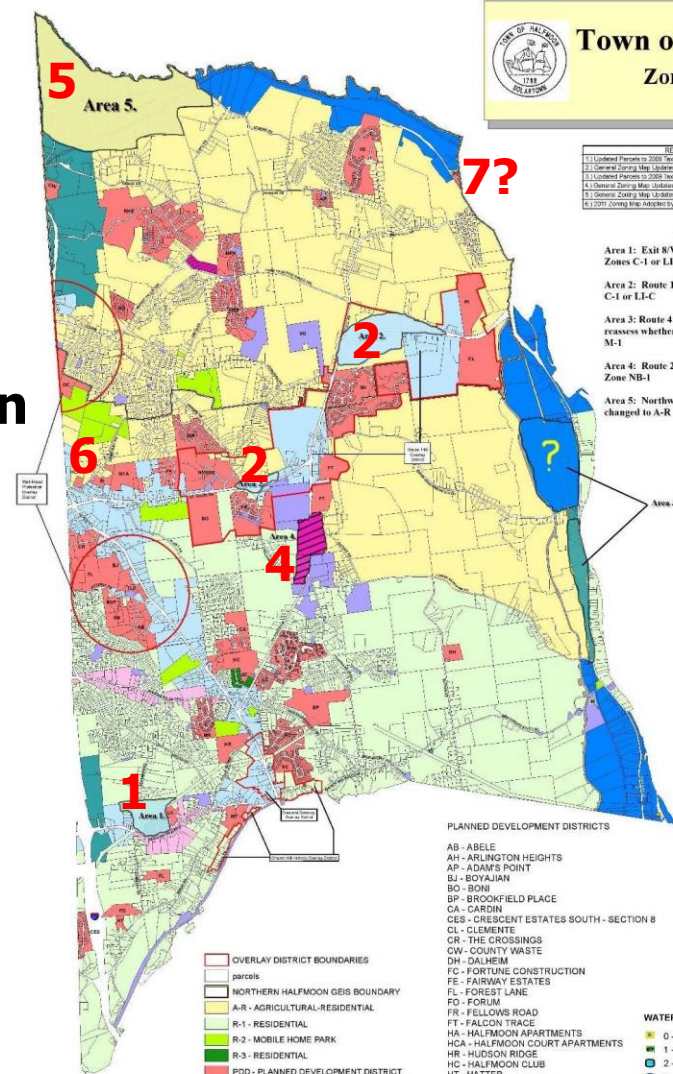


Town of Halfmoon Zoning Map 2011

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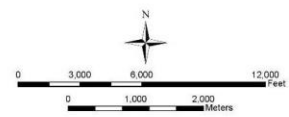
Areas 1-5

- Area 1: Exit 8/Vicor Ferry Rd changed to either Zones C-1 or LI-C
- Area 2: Route 146 Corridor changed to either Zones C-1 or LI-C
- Area 3: Route 4 Corridor to include more LI-C zoning, reassess whether additional land could be changed to M-1
- Area 4: Route 236 from Town Hall northward changed to Zone NB-1
- Area 5: Northwest Corner of the Town of Halfmoon changed to A-R

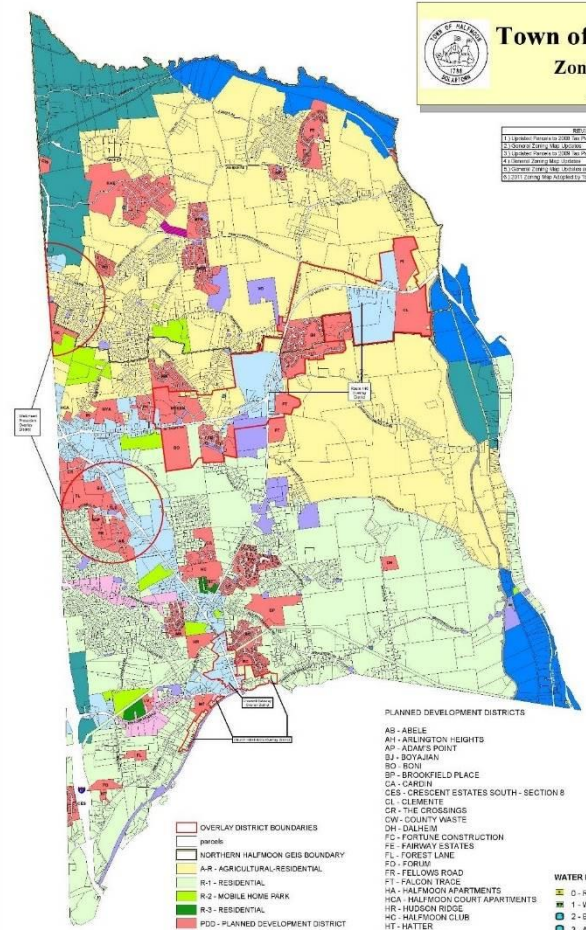


- PLANNED DEVELOPMENT DISTRICTS
- AB - ABLE
 - AH - ARLINGTON HEIGHTS
 - AP - ADAMS POINT
 - BJ - BOYALIAN
 - BO - BOM
 - BP - BROOKFIELD PLACE
 - CA - CARDIN
 - CES - CRESCENT ESTATES SOUTH - SECTION 8
 - CL - CLEMENTE
 - CR - THE CROSSINGS
 - CW - COUNTY WASTE
 - DH - DALHEIM
 - FC - FORTUNE CONSTRUCTION
 - FE - FAIRWAY ESTATES
 - FL - FOREST LAKE
 - FO - FORUM
 - FR - FELLOWS ROAD
 - FT - FALCON TRACE
 - HA - HALFMOON APARTMENTS
 - HCA - HALFMOON COURT APARTMENTS
 - HR - HUDSON RIDGE
 - HC - HALFMOON CLUB
 - HT - HATTER
 - IN - INGLEDWOOD
 - KW - KNOX WOODS
 - LC - LEXINGTON COMMONS
 - LV - LAVALLEY
 - MF - MILLS FARM TO MARKET RD.
 - MR - MAPLERIDGE
 - MSR - MILLS SMITH RD.
 - MT - MCHAWK TERRACE
 - NVA - NEW YORK AUCTION
 - NYSEG - NYSEG
 - PI - PINO
 - OC - OAKBROOK COMMONS
 - PK - PARKFORD
 - PR - PINE RIDGE
 - RC - RIVERCREST
 - RHE - ROLLING HILLS ESTATES
 - SC - SENIOR CITIZEN
 - SH - SHELDON HILLS
 - SOP - SQUIRE PARK
 - TL - TWIN LAKES
 - TLE - TWIN LAKES EXTENSION
 - VO - VOISBURGH
 - WR - WERNER ROAD

- WATER DEPARTMENT FACILITIES
- 0 - RAW WATER INTAKE
 - 1 - WATER TREATMENT PLANT
 - 2 - BROOKWOOD ROAD WATER TANK
 - 3 - ANGLE LN. WATER TANK
 - 4 - WERNER RD. WATER TANKS

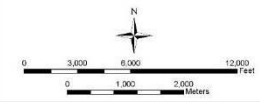


Last Revised: November 2011
 CHA
 Date Source: Town of Halfmoon Planning Department, Assessor's Office, Saratoga County Planning Department
 Tax Parcel Year 2010



- WATER DEPARTMENT FACILITIES
- 0 - RAW WATER INTAKE
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 Date Source: Town of Halfmoon Planning Department, Assessor's Office, Saratoga County Planning Department
 Tax Parcel Year 2010



Combining Available Properties

**345 acres
(north portion)**

**53 acres
(south portion)**

**Zoning to
be 21st
Century Heavy
Industry**

**87 acre
Linear park
To be adjacent**



**For Sale: 53-Acres, Zoned M-1 Industrial
488 Hudson River Road, Halfmoon, NY
Southern Saratoga County / Rts. 4 & 32**



**By: Momentive, Cascades & Waterford Town
Incl. 45-acre Lot: Cleared, clean, flat building-site
Manufacture, assemble, ship / Ideal for a Rail-spur
Close: I-787, Port of Albany, Intermodal-terminal
Brand new listing, Total 4-lots, Asking: \$50,000/Ac.**

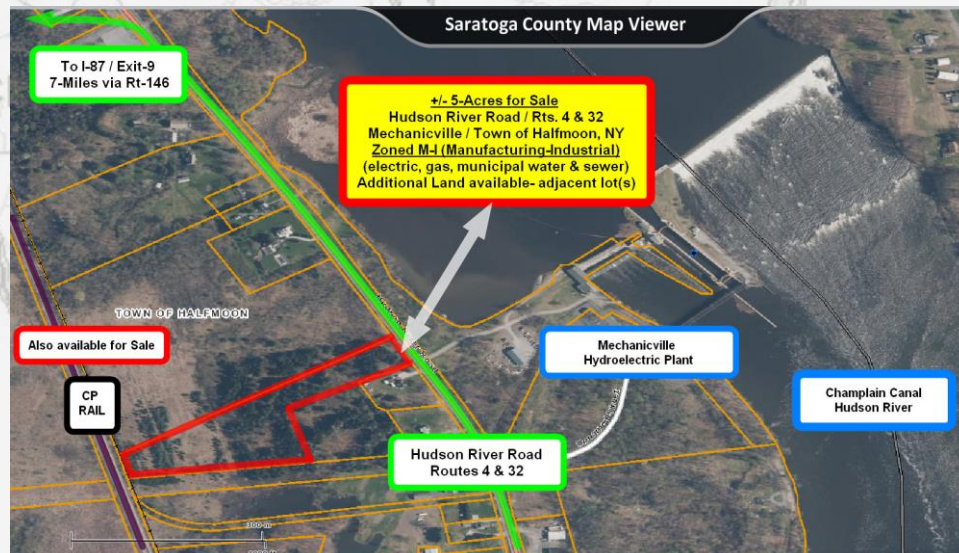
For details, please contact: Scott Roth
E-Mail: SRothRLRealty@verizon.net
Cell & Text: (631) 926-3381 or Cell: (518) 898-8278



RLF Realty
40 Colvin Ave. Albany, NY 12206
Office: 518-489-7474



Information furnished is from sources deemed reliable, but no representation is made as to its accuracy. This last does not necessarily extend and may be subject to errors, omissions, change of price, prior sale or lease or withdrawal. 10-00-10-10-10



CREATING SUCCESS
FOR A STRONG
COMMUNITY



Property challenges:

- (1) Considerable wetlands**
- (2) Available space for mfg**
- (3) Owner support for proj**

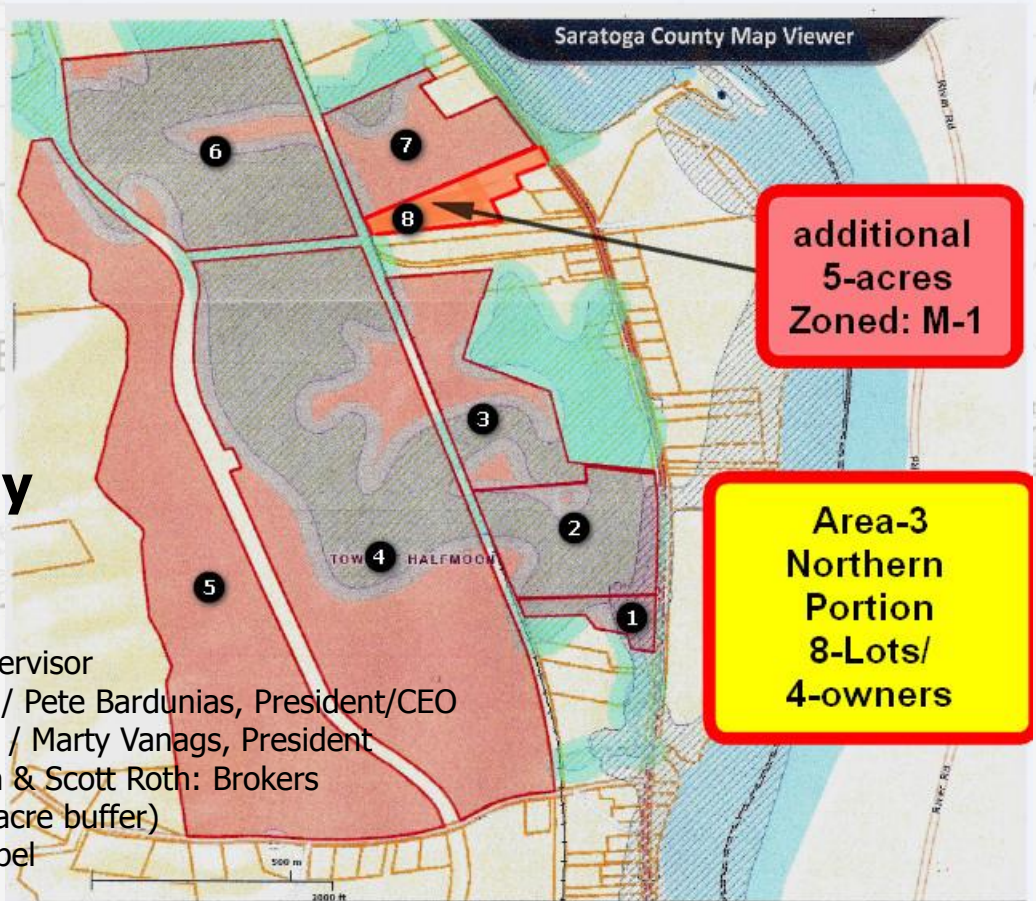
LA Group/SCPP released “Fatal Flaws Analysis” Study

Financial support:

\$4,000.00 / Town of Halfmoon / Kevin Tollisen, Supervisor
\$1,000.00 / Chamber of Southern Saratoga County / Pete Bardunias, President/CEO
\$1,000.00 / Saratoga County Prosperity Partnership / Marty Vanags, President
\$1,000.00 / RLF Realty, Albany, Robert L. Freedman & Scott Roth: Brokers
\$4,160.00 / Grassi Family, Landowner (includes 87 acre buffer)
\$2,400.00 / Trudeau Family, Landowner, Applied Label
\$1,440.00 / Fronczek Family, Landowner, Allco, LLC
\$2,200.00 / CJ and JJ Realty, Inc., Landowner, Ed & Chris Abele
\$200.00 / Mark DePaul, Landowner (5 acres, zoned M-1 adj to Trudeau property, south side)

Prepared by:
===== THE CAPITAL DISTRICT =====
\$17,400.00 Total collected from project partners

National Grid Grant reimbursed 50 percent – through the SCPP



Potential Purchaser: Enerkem www.enerkem.com

Canadian company, converts Municipal Solid Waste (MSW) to Usable chemicals (methanol, ethanol, dimethyl ether, gas for Turbine power, and more



First to make a profitable use of a patented, exothermic Reaction process (doesn't need a heat source once started, Much more efficient, cost effective, environmentally friendly)

**Lowest Carbon Intensity rating ever from the British Columbia government (-55gCO₂e/MJ)
(gasoline +88 gCO₂e/MJ)
(1MJ = force of a 1 ton vehicle moving 151km/h)**

Established in Canada (Edmonton, Montreal), building in Rotterdam (Netherlands), first US plant to be in either Halfmoon or Minneapolis (whichever gets built first!), recent contract for 100 plants in China (!)

David McConnell, Vice President of Business Development, Has made multiple site visits, Area 3 is perfect site for development for an Enerkem facility.

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Potential Project Significance

***The largest economic development project south of Exit 12
since GLOBALFOUNDRIES***

Construction:
\$200-500 million investment
600-700 temporary
(construction) jobs

Permanent:
\$90 million/year into local
community
105 permanent jobs

3-3.5 year lead time to start up
(2 year permitting process)

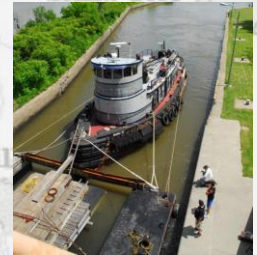
Recycle farm plastic



**First Champlain
Canal shipment
From Montreal
In a generation**



**Integrate with
Paper mill waste
stream**



**Use of Rail Spur to
Move product throughout
North America**



**Use of
Waterways
To/from
Port of Albany,
Rensselaer,
Schenectady**

**Eliminate increases
In area Landfill size**



Prepared by:

THE CAPITAL REGIONAL
PLANNING COMMISSION

Potential Co-Locators Can Push Project Far Higher In Value

**GLOBALFOUNDRIES, GE, Cascades
& Momenite common suppliers**



**Other area companies can
use rail, canal facilities**



Anaerobic Digester



**New bulk product producers
(utilize rail, canal)**



Solar Sal Factory



If not Enerkem, then what????

**GLOBALFOUNDRIES, GE, Cascades
& Momenite common suppliers**



- **Recycling**
- **MSW-to-energy/chemicals**
- **Steel fabrication**
- **Marine manufacturing**
- **Intermodal storage facility**
- **Other????**

**New bulk product producers
(utilize rail, canal)**

**Other area companies can
use rail, canal facilities**

4 Miles



Solar Sal Factory



Freight Ordinance Survey

- Survey was sent out February 10th
- 15 total respondents to the survey to date
- Received responses from municipalities within each of the four counties in our region



Survey Trends

- Key issues identified:
 - Congestion and Traffic Safety related to freight traffic
 - Freight through traffic
- Majority of municipalities do not have existing policies intended to influence freight traffic in any way



Freight Reliability Performance Measure

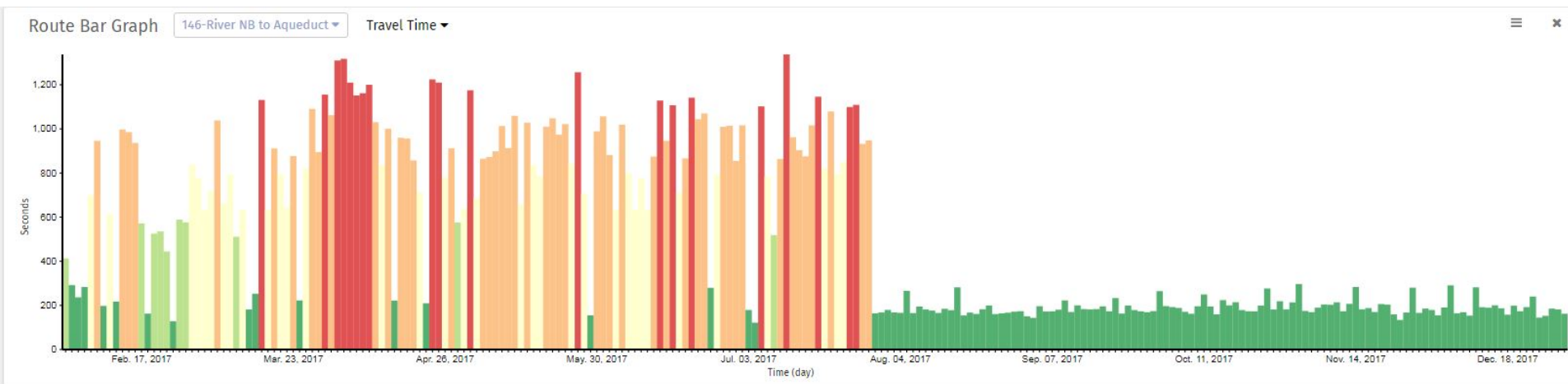
Key Dates - MPO Adoption (CDTC)

1. May 20, 2018: State DOTs must establish 2-and 4-year targets (start of MPO 180 days)
2. May 30, 2018: CDTC Freight Advisory Committee
 - Revised date to accommodate schedule
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Weekday Travel Times, PM Peak Period

Balltown Road northbound from River Road to Aqueduct Road
February 1, 2017 to December 31, 2017



Source: NPMRDS Data

From about 15 to 22 minutes travel time before the new Rexford Bridge opened to about 3 minutes after the new Rexford Bridge opened. The new Rexford Bridge opened at the end of July.

Thanks for Attending!

February 21, 2018

