



Carver Realty MV, LLC  
A Division of Carver Companies  
494 Western Turnpike, Altamont NY 12009

September 30, 2021

Supervisor John Thomas  
Town of Glen, NY  
7 Erie Street  
Fultonville, NY 12072

Supervisor Thomas,

I am writing regarding our project at 218 Riverside Drive, Glen NY. As we have previously discussed, we closed on this property a few weeks ago and are in the process of setting up the existing building and finalizing plans for this facility to become the new maintenance and rebuild location for all of Carver Companies on and off road equipment, we have over 200 on road vehicles and thousands of pieces of off road equipment, large and small, so maintenance and upkeep is critical to keep our organization running at full speed. This is a major step for our organization and will bring 25-35 jobs to the Town of Glen, by way of new hires from the local community as well as consolidation of existing maintenance staff and office support personnel from other upstate NY locations that we currently operate. In addition to the use of the building, we plan to station between 5 and 15 tractor trailer and dump trucks here as well as a few road mechanics.

Our next steps for this project will be to setup an area on this property to support our logistics operations, we are planning on using this location as a hub to store various products and commodities for us and our customers including aggregate materials, road salt, and various other cargoes to improve our distribution lanes.

Over the past few months, we have regraded the site and stabilized with asphalt millings, creating shovel ready building pads and the ability to facilitate our plans above in an expeditious manner. Our next steps for this facility would be to secure a tenant and build a 120,000 square foot cold storage building on the east side of this parcel, as well as a 60,000 square foot cold storage building for weather sensitive commodities in the center of the parcel, as well as a ready-mix concrete and hot-mix asphalt plant on the west end.

The construction of these 4 additional facilities on the parcel would displace some of our initial uses for the property, so we have acquired an adjacent property located at approximately 189 Riverside Drive, between Riverside Drive and the Mohawk River. We see this 12-acre parcel as an accessory use to the operations at 218 Riverside Drive. Upon completion of our site work, our bulk storage would be relocated over here with the goal being to test the market for barging cargo from this facility east to the Hudson River and south to the New York City market, as well as west to Buffalo. We currently ship between 300,000 and 500,000 tons of aggregates from the Port of Coeymans to the New York City market and believe if we can get our aggregates from our Rockwood quarry into barges here, we could improve our supply chain and take many trucks off the road between Glen and Coeymans (for each barge load we take over 70 truck trips off the road).

Our engineers have completed boundary and topographical surveys of the 189 Riverside Drive Parcel as well as a wetland delineation. They are currently preparing a grading plan and construction SWPPP for submission to NYSDEC. The existing topography of the site is lower than the road, so our grading plan will include the importation of fill. We are proposing to bring in recycled products from the Port of Coeymans such as Asphalt Millings and Recycled Concrete Aggregate products including General and Restricted use fills which we have utilized for years in the creation of the Port of Coeymans. These will be included within our grading plans. Additionally, our engineer and consultants are setting up a pre application meeting for the air permit required to construct the hot-mix asphalt plant. We will keep your office apprised of the status of this application.

Upon completion of the above projects, we expect between 40 and 50 full time employees to report to work at this facility, plus many more indirect jobs created from the logistics of moving the products to and from the facility.

We appreciate the ability to expand our facility in the town and look forward to working with you to bring additional jobs to the community.

Included within this package for submission to the code enforcement officer is 5 building permit applications for the 5 projects listed above, the applicable \$350.00 fee for each, as well as associated surveys and plans for each.

Regards,

Nick Laraway

Carver Companies