

May 19, 2023

Town of Florida Town Board 214 Fort Hunter Road Amsterdam, NY 12010

Attention: Eric Mead, Town Supervisor

**RE: NADLER / FRANCISCO PUD Application** 

**Application for Planned Unit Development Districting** 

**Enclosures/Attachments:** 

1) Sketch Plan Application (May 6, 2022);

Among its Inclusions;

- 2) Project Narrative;
- 3) Concept Plan;
- 4) Existing Conditions;
- 5) Conformance with Town's Comprehensive Plan;
- 6) Draft Full Environmental Assessment Form, Part 1;
- 7) Draft PUD Ordinance
- 8) Sketch Plan Application Revised [in red, I XV] (October 22, 2022);
- 9) Concept Master Plan Markup (October 21, 2022)
- 10) Exit 27 Arc of Development
- 11) Comprehensive Plan Hamlet
- 12) Photo Simulations

Dear Supervisor Mead and Members of the Town Board:

As you are aware, the Town of Florida Town Board (the "Town Board") referred the Nadler/Francisco (the "Applicant") Sketch Plan Application for a Planned Unit Development District to the Town of Florida Planning Board (the "Planning Board") on May 16, 2022. After reviewing the Applicant's materials, the Planning Board issued an unfavorable report on May 10, 2023 to the Town Board (the "Report"). In accordance with the Town of Florida's Zoning Code (the "Zoning Code"), Section 6.1-5(A)(6), "The applicant may, within 10 days after receiving an unfavorable report, file an application for planned unit development districting with the Town Board." In response to the Report, the Applicant submits the attached application materials to the Town Board for a Planned Unit Development District.

As a result of the limited timeframe provided in the Zoning Code, the Applicant is only capable of providing the attached application materials listed above. The Applicant will provide Supplemental Materials to the application and address all of the Town's comments within the next 30-days.

Additionally, please be aware the Applicant has made modifications and additions to the original proposal; and Supplemental Materials will further address the Planning Board's Report and the Town Board considerations per the Zoning Code.

Our goal is to come to a mutual agreement with the Town on the Project's details.

We respectfully request placement on the Town Board's June 19, 2023 agenda to present our application. Please inform us in advance of the meeting for scheduling and preparation purposes.

Sincerely

Mick Mullins
Mullins Realty

Representative of the Nadler and Francisco Families

Cc: David Everett, Esq., Whiteman Osterman & Hanna LLP, <u>deverett@woh.com</u>

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