Town of Florida
Planning Board Meeting
Monday, April 4, 2022
7:00PM

MEMBERS PRESENT:
Michael Taylor, Chairman
Charles Saul, Member
Peter Rea, Member
Don Perretta, Member
Rudy Horlbeck, Member
Kim Graff, Member

ABSENT:
Deborah Slezak, Attorney

I. Call to Order
A meeting of the Town of Florida Planning Board was called to order at 7:00pm by Chairman Michael Taylor.

II. Pledge of Allegiance

III. Adoption of the Agenda
Motion was made by Charles Saul and seconded by Donald Perretta to accept the Agenda. All other members present were in favor.

IV. Adoption of Minutes
Motion was made by Rudy Horlbeck and seconded by Peter Rea to approve the minutes of the March 7, 2022 meeting. All other members present were in favor.

V. Correspondence
1. Letter from Barton & Louidice regarding their review of Borrego's wind turbine application.

VI. Business

1. **Steve LeFevre from Barton & Loguidice**
   Very thorough review of Borrego's application for a wind turbine off YMCA Road in the Town. He and his staff reviewed the Town's Zoning Ordinance along with the application and SEQRA documents and found deficiencies. Discussion between the Planning Board and Steve regarding the responsibility of the Board and what the Board should be requesting Borrego to do for a complete application. A few items were just clerical errors. Some answers to SEQRA need supporting documentation. Steve also listed other agencies that should be notified of SEQRA and the Planning Board requesting Lead Agency status. The plans need more detail and more documentation and also engineered drawings of the turbine itself need to be added before any other steps are taken toward approval or referrals to any other agencies for review. Additional Agricultural Data Statements need to be sent out to all farm land owners that abutt the project site.

2. **Hutchison Harvest Special Permit**
   Chris Longo from Empire Engineering spoke to the Board regarding the Hutchison sister's application for a Farm Products business (Slaughter House). On the parcel will be a 70' X 70' building with a combination slaughterhouse/butcher shop in the rear and a small retail area in the front. A SWPP will be done. There will be an on-site septic and well. The well will be 200' back from the building which is 100' more than is necessary. The drainage from the slaughterhouse floor and other organic material will go to a separate holding tank; not the septic. Have begun the process with DEC, DOH and USDA for their approvals and requirements. Still have soil samples to get. The local health department is not involved as of yet; only at the state level for well and septic construction. DEC is involved with the process for the holding tanks for the organic matter from the slaughterhouse and the storm water management plan. Requested to move forward with the SEQRA process to declare the Planning Board Lead Agent. The Board asked questions regarding traffic for animal deliveries. Emily (Hutchison)Opalka, and Krystal Hutchison stated that they were not expecting to have large trailers or trucks on a daily basis. Possibly 10-12 trucks a week maximum and not over 20 a week at top capacity. Expecting mid-sized trucks for deliveries but not tractor trailers. USDA comes once a week on slaughter days to inspect. The retail store will sell local meat and produce. The Board also asked if they will have a smokehouse; no plans currently.
   MOTION by Rudy Horlbeck and seconded by Kim Graff to declare the Town of Florida Planning Board as Lead Agency for SEQRA on Hutchison Harvest's Special Permit for a Farm Products(Slaughterhouse) business. All in favor and passed.
   They will be back in May for the meeting with a full plan package.

3. **John & Grace Kimber – Special Permit**
   Mr. Kimber would like to convert a barn on his property on Mc Dougall Road for weddings and other events. He has 35 acres; 30 of which are farmed; 5 are for their private use. Discussed the requirements for a special permit in the zone, which is Agriculture. Mike Taylor explained to Mr. Timber that a site plan for parking would need to be done as well as for fire department access. Mr. Kimber pointed out on the map he provided that the driveway goes all the way around the barn and the adjacent field would be used for parking. Kim Graff asked what type of water supply would be available if there is a fire and Mr. Kimber stated there is a 2nd well in front of the barn separate from the residence's water supply. It was pointed out that getting a CO for the barn could be challenging because he is converting the use of the structure. Mike suggested he hire an engineer to do a building and site assessment to see what needs to be done to bring the building up to current code and an evaluation done of the driveway to see if it would hold the weight of a fire truck if necessary. No alcohol would be served so a liquor license is not needed. Insurance would be a "day of insurance" rider on the current homeowners policy and they would be using "luxury" porta-johns for bathroom facilities. Events would only be done during the warm months; not into winter. No live music only DJ services. Recommended they bring the building up to code standards and then have an inspection done and then come back to the Planning Board when all of that is complete.

4. **Bohler Engineering – Structure Development**
   Received the referral from Montgomery County with no additional recommendations or requirements. Planning Board needs to declare Lead Agency for SEQRA and wait for the 30 day period to pass. It was discussed that the 30 day period will end two days after the May

Planning Board meeting and on Attorney Deb Slezak's advice, the Board decided to change the date of the May meeting to May 9, 2022 to meet the legal requirement for the 30 day response period.
MOTION by Don Perretta and seconded by Peter Rea to move the May 2nd Planning Board meeting to May 9th to give the full 30 response period for SEQRA. All in favor and passed.
MOTION by Rudy Horlbeck and seconded by Kim Graff to declare Lead Agent for SEQRA for the Structure Development application for Daniel Street. All in favor and passed.

VII. Any Other Business: Nothing at this time.

VIII. Public Comment: No public comment

IX. Adjournment
A **Motion** was made by Charles Saul and seconded by Rudy Horlbeck to adjourn at 8:11pm; all in favor.

Respectfully Submitted
Emily Staley
Town Clerk