

**Town of Florida
Planning Board Meeting
Monday, February 7, 2022
7:00PM**

MEMBERS PRESENT:

Charles Saul, Member
Peter Rea, Member
Don Perretta, Member
Rudy Horlbeck, Member
Kim Graff, Member
Richard Romeo, Member
Deborah Slezak, Attorney

ABSENT:

Michael Taylor, Chairman

I. Call to Order

A meeting of the Town of Florida Planning Board was called to order at 7:00pm by Deputy Rich Romeo.

II. Pledge of Allegiance

III. Adoption of the Agenda

Motion was made by Kim Graff and seconded by Rudy Horlbeck to accept the Agenda. All other members present were in favor.

IV. Adoption of Minutes

Motion was made by Peter Rea and seconded by Rudy Horlbeck to approve the minutes of the January 3, 2022 meeting. All other members present were in favor.

V. Correspondence

Lead Agency letters were mailed by engineering firm GHD declaring the Town of Florida Planning Board as Lead Agency in SEQRA for the wind turbine project application filed by Borrego Solar.

VI. Business

1. Bohler Engineering – review of building elevation plans filed on behalf of Structure Development and request for referral to Montgomery County Planning Board

Chris Boyea (B.E.) and Matt Talamo (owner of the property) were on hand to answer any questions. Looking for a preliminary approval of the building plan and for the Planning Board to refer the project to the Montgomery County Planning Board. Also requested a public hearing be set for the March 7th meeting.

The structure will be steel. A more detailed explanation of the roof line and pitch. Height is 27' to peak and 19' at the eaves. 10 doors facing east; no west facing door. One entrance door on the north side and south side of the building. The east facing doors will be 12' wide. The floor will be 12" gravel base with 5/6" thick reinforced concrete slab. Kim Graff asked about fire suppression and Chris explained

that there is no municipal water available and there will be no fire suppression system in the building. Kim said he will speak to the Town of Florida Fire Chief, Les Bramer, to arrange a walkthrough of the building to do an assessment.

The Planning Board feels comfortable moving this project forward for referral to Montgomery County Planning Board and setting the Public Hearing for March 7 at 6:45pm

Motion by Don Perretta and seconded by Rudy Horlbeck to set the Public Hearing for approval of Structure Development's application for site plan approval for Monday, March 7, 2022 at 6:45pm at 167 Fort Hunter Road. All members present were in favor.

Motion by Rudy Horlbeck and seconded by Charles Saul to authorize the Secretary, Emily Staley, to send a referral to the Montgomery County Planning Board for comments and/or approval of Structure Development's site plan. All members present were in favor.

No other comments or questions regarding the original site plan documentation. No other comments and questions regarding the building plans.

2. Christopher Persons – single parcel separation and a Lot Line Adjustment

Christopher Persons and Javid Afzali were present to request the Planning Board Chairman/Deputy Chairman sign the surveyed map for a single parcel sub-division and Lot Line Adjustment for lands owed by Chris Persons on Pattersonville and Bullshead Roads; SBL #73.-1-28.1. The Planning Board reviewed the map and agreed that Mr. Person's request falls under the exception to the Sub-division Regulations and that his Lot Line Adjustment request also falls within the parameters of those regulations for a Lot Line Adjustment.

Motion by Kim Graff and seconded by Peter Rea to approve Christopher Person's single lot subdivision without a formal application and/or public hearing because this request falls under the Town of Florida's exception's to the Subdivision Regulations which states that once every three years there may be (a) a two lot division of land with one lot retained by the seller, (b) a two lot division of land with one lot containing an existing dwelling, (c) a two lot division of land in which each of the two lots contain five acres or more. All members present were in favor.

Motion by Kim Graff and seconded by Don Perretta to approve Christopher Person's request for a Lot Line Adjustment. All members present were in favor.

3. Brandon Rainville of Promac Group – single parcel separation from lands owned by Dr. Pervez Choudary

Brandon Rainville, owner of Promac Group was present with his survey to ask for signature approval for a single lot subdivision of lands he purchase from Dr. Pervez Choudary on Route 5S; SBL #56.-3-7. The Planning Board reviewed his survey map and agreed that this request falls under the exception to the Sub-division Regulations.

Motion by Rudy Horlbeck and seconded by Charles Saul to approve Brandon Rainville's single lot subdivision without a formal application and/or public hearing because this request falls under the Town of Florida's exception's to the Subdivision Regulations which states that once every three years there may be (a) a two lot division of land with one lot retained by the seller, (b) a two lot division of land with one lot containing an existing dwelling, (c) a two lot division of land in which each of the two lots contain five acres or more. All members present were in favor.

4. Holloway Farms – single parcel subdivision separation for purpose of adding electrical service

Brian Holloway was present with a survey from Holloway Brother’s Farm to ask for signature approval for a single lot subdivision of land for the purpose of adding a separate electrical service to a grain dryer currently occupying the larger parcel. The Planning Board reviewed his survey map and agreed that this request falls under the exception to the Sub-division Regulations.

Motion by Donald Perretta and seconded by Rudy Horlbeck to approve Holloway Brother’s Farm single lot subdivision without a formal application and/or public hearing because this request falls under the Town of Florida’s exception’s to the Subdivision Regulations which states that once every three years there may be (a) a two lot division of land with one lot retained by the seller, (b) a two lot division of land with one lot containing an existing dwelling, (c) a two lot division of land in which each of the two lots contain five acres or more. All members present were in favor.

5. Hutchison Farms – single parcel subdivision separation for a future Agricultural Products Business

Emily Opalka was present with a survey to ask for signature approval for a single lot subdivision of land for the purpose of future development for an Agricultural Products Business. The Planning Board reviewed the survey map and agreed that this request falls under the exception to the Sub-division Regulations.

Motion by Rudy Horlbeck and seconded by Kim Graff to approve Hutchison Farms single lot subdivision without a formal application and/or public hearing because this request falls under the Town of Florida’s exception’s to the Subdivision Regulations which states that once every three years there may be (a) a two lot division of land with one lot retained by the seller, (b) a two lot division of land with one lot containing an existing dwelling, (c) a two lot division of land in which each of the two lots contain five acres or more. All members present were in favor.

VII. Any Other Business: Request from the Planning Board to assign an engineer to review all previously submitted plans, and future submitted plans from Borrego Solar for a wind turbine installation on Bean Hill Road. Emily informed the Board that Supervisor Mead suggested reaching out to Barton & Loguidice for a proposal.

Lead Agency letters were sent out by engineering firm GHD. The 30 day response period started on January 31, 2022. Responses should be coming in before the March Planning Board Meeting.

VIII. Public Comment: No public comment

IX. Adjournment

A **Motion** was made by Kim Graff and seconded by Charles Saul to adjourn at 7:53pm; all in favor.

Respectfully Submitted
Emily Staley
Town Clerk