Town of Florida
Planning Board Meeting
Monday, June 6, 2022
7:00PM

MEMBERS PRESENT:
Michael Taylor, Chairman
Peter Rea, Member
Don Perretta, Member
Rudy Horlbeck, Member
Kim Graff, Member
Charles Saul, Member
John Hutchison, Member
Deb Slezak, Attorney

ABSENT:

I. Call to Order
A meeting of the Town of Florida Planning Board was called to order at 7:10pm by Chairman Michael Taylor.

II. Pledge of Allegiance

III. Adoption of the Agenda
Motion was made by Peter Rea and seconded by Rudy Horlbeck to accept the Agenda. All other members present were in favor.

IV. Adoption of Minutes
Motion was made by John Hutchison and seconded by Peter Rea to approve the minutes of the May 9, 2022 meeting. All other members present were in favor.

V. Correspondence
1. Chairman Mike Taylor read the approval for NY Land & Lakes variance from the ZBA.
2. Chairman Taylor reviewed the letter received regarding the Town Board's intent to be Lead Agency for SEQRA process with the Nadler PUD application. Attorney Deb Slezak explained the process and asked the Planning Board if they wanted to be Lead Agent or were content with the Town Board. The Board agreed to let the Town Board be Lead Agent.

VI. Business

1. **NY Land & Lakes (Alan Lord) – 9 Lot Subdivision on Shellstone Road**
   During the Public Hearing held no one from the public spoke. Notices were sent via certified mail and the Town Clerk received the signed green cards back. They are in the file. Mr. Lord submitted SEQRA Part I and Attorney Deb Slezak read it. The Planning Board also review SEQRA Part II (Short Form). The Planning Board found that this project would have no significant adverse environmental impacts.

MOTION by John Hutchison and seconded by Rudy Horlbeck to approve NY Land & Lakes application for a major sub-division of lands on Shellstone Road; all members present in favor.

2. **Borrego Solar – YMCA Road Wind Turbine**
   Discussion regarding the report from the communication and microwave study. Independent contractor was hired to review the reports. Waiting for the response. Request by Dave Strong and Camie Jarrell to schedule the public hearing/comment for July meeting while waiting for the responses to the study to come back. Discussion between board members regarding this John Hutchison stated that he would like to wait until Barton & Loguidice have the interpretive report and have given their summary. Peter Rea asked if radio frequency is affected by the turbine and Dave Strong stated that from his review he believes the frequency is within what is allowed by Town Ordinance. Dave stated that anyone on the Planning Board can reach out to Com Search, who did the study, and ask any direct questions. Peter Rea said he would like the information. Dave will send it to Emily for her to pass on and she will also give Dave email contacts for the members. Chairman Mike Taylor asked for a motion to schedule the public hearing/comment for the July meeting and no one moved it. Will be moved to the July agenda if comments on the studies come back.

3. **Bohler Engineering – Nadler PUD Sketch Plan Application**
   Steve Wilson, Valerie Ferro and Dave Everett were on hand to present this to the Planning Board for their input and recommendations to the Town Board. The Route 5s Industrial Development corridor is running out of room for any large scale projects. This land is in close proximity to a state highway and the NYS Thruway. Have been in discussions with the City of Amsterdam to extend water/sewer service to these parcels. Have spoken informally to NYS regarding extending the water/sewer service under the thruway. The land affected would go from the solar arrays south on Route 30 north to the Thruway. 400,000 to 2 million square foot buildings on three different sites. Planning Board needs to review the PUD and see how it fits with the project proposed and then make their recommendations to the Town Board. There are a total of 500 acres involved but only approximately half will be used to develop due to wetlands, forest and other factors. Val Ferro shared a bullet point sheet for the Planning Board to assist them with the steps and their role. Review and discussion of the language of the PUD. Peter Rea asked about using resources from the City of Amsterdam and is that a feasible option. Steve Wilson explained that the city stated they have excess capacity and would extend the water/sewer for this project. Peter also asked would there be any way to use any of the abandoned mills/factories in Amsterdam. Val Ferro said it is not feasible. Parking is an issue, flood zone issues, not easily accessible for tractor trailers etc. Mike Taylor spoke regarding the fact that five or six years ago the Town and Planning Boards talked about the fact that Route 5S would be "developed out" and a move to Route 30 near the Thruway for projects might be needed. John Hutchison asked for clarification of the PUD definition; is the zone changing? The PUD would be multiple uses in one area; ie. Commercial, industrial, light manufacturing. Uses would incorporate all that is allowed within the current C1, C2 and IBP Zones. It will be the Planning Board's job to define this. The Planning Board agreed to hold a public hearing/comment session next month. Val and Steve said they would welcome public input; they believe this will help the Planning Board with any questions they may not think of and put the project into better perspective. Val offered to put together a list of discussions points for the Planning Board to consider. A fiscal impact analysis was done. This could provide up to a

1,000 jobs; blue collar/white collar. There has been discussion over the creation of green space for walking trails along the South Chuctanunda Creek.

MOTION by Rudy Horlbeck and seconded by Peter Rea to move the July Planning Board meeting from July 4th to July 11th; all in favor and passed.

MOTION by Rudy Horlbeck and Don Perretta to set the Public Hearing regarding the Nadler PUD application for July 11, 2022 at 6:40pm with the regular Planning Board meeting to follow immediately after; all in favor and passed.

VII. **Any Other Business:** Mike Taylor welcomed two new members to the Planning Board; Nicholas Armour and Stephen Viele. Both will be appointed by the Town Board at the June 20th meeting.

VIII. **Public Comment:** No public comment

IX. **Adjournment**

A **Motion** was made by Donald Perretta and seconded by Charles Saul to adjourn at 8:55pm; all in favor.

Respectfully Submitted
Emily Staley
Town Clerk