

**Town of Florida  
Planning Board Meeting  
Monday, July 11, 2022  
7:34PM**

**MEMBERS PRESENT:**

Michael Taylor, Chairman  
Peter Rea, Member  
Don Perretta, Member  
Rudy Horlbeck, Member  
Stephen Viele  
Charles Saul, Member  
John Hutchison, Member  
Nicholas Armour

**ABSENT:**

Deb Slezak, Attorney

**I. Call to Order**

A meeting of the Town of Florida Planning Board was called to order at 7:34pm, following a Public Hearing that began at 6:40pm, by Chairman Michael Taylor.

**II. Pledge of Allegiance**

**III. Adoption of the Agenda**

Motion was made by John Hutchison and seconded by Don Perretta to accept the Agenda. All other members present were in favor.

**IV. Adoption of Minutes**

Motion was made by Stephen Viele and seconded by Charles Saul to approve the minutes of the June 6, 2022 meeting. All other members present were in favor.

**V. Correspondence**

1. Nothing at this time.

**VI. Business**

**1. Bohler Engineering – Nadler/Francisco PUD**

Val Ferro of Good Earth Advisors, Steve Lucas from Bohler Engineering were present. Val shared a bullet list of the PUD process and explained what stage of the process was currently taking place. She explained once again that this is for a flexible use zone; IBP, C1, C2 and that this is currently a zone change request not site plan so some questions raised during the public hearing will not be able to be answered at this time. Adam Winstanley from Winstanley Enterprises spoke about the company's business vision and his hope for the development of these particular parcels of land and what he envisions there. He gave a short synopsis of some projects that Winstanley is involved in and how much work it does take to see a project of this

magnitude through from start to finish. He stated that if this truly is not the vision that the people of the Town want and they are so vehemently opposed then this project could be withdrawn. There will be other companies that will want to develop the land due to its proximity to the Thruway. Land owners do have a right to do what they want with their land and offer it up for development if they chose. Winstanley tries to become a part of the community where they do projects and they own the property and buildings and lease the space; they do not sell it off. They will wait for the Planning Board's recommendation to the Town Board.

**2. Borrego Solar – YMCA Road Wind Turbine**

Received the letter from Barton & Loguidice; will have a response for the next meeting in August. Working on the response to the questions Peter Rea raised in an email. Sound study came back good; no issues. Flicker study had only one comment. Visual study asking for cross section photos where the turbine might not be seen under normal circumstances. Barton & Loguidice just received the draft of the communication study report on Friday; will review and give response. Some comments for the SWPPP and civil site review. Borrego will meet with Barton & Loguidice in person to go over these comments and questions. Coming back in August.

**3. Brian Bienduga – Amateur Radio Tower**

Mr. Bienduga lives on Merry Road and would like to put up a radio tower for amateur radio transmissions. The overall height of the tower will be 69' and won't be visible over the treetops unless there is a house above him on the hill. Will have a grounding wire and it will be off the back corner of his garage. Peter Rea stated that there is an association of amateur radio operators and emergency network of operators as well. Brian stated that he will be taking every precaution in regards to lightning safety. The cost for the tower is approximately \$20,000 and another \$12,000 - \$15,000 for the electrical service.

**MOTION** by Rudy Horlbeck and seconded by Charles Saul to schedule the Public Hearing for Brian Bienduga's Amateur Radio Tower application for Monday, August 1, 2022 at 6:50pm; all in favor and passed.

**4. Hutchison Harvest – Chris Longo**

Krystal, Kate & Emily applied for a Farm Products Plant to be placed on the corner of Leahy and Bullshead Roads. The building will be approximately 70 X 70 with the slaughterhouse in the back and a small retail area in the front with parking as well. There is space on the side for a possible future expansion if needed. SWPPP documents are done. SEQRA forms were submitted at the last Planning Board meeting, letters were sent out as well and DEC was the only agency to respond. No wetlands, no endangered species. Organic waste will have separate holding tanks as required by DEC and DOH and will be cleaned out as required. 200' of separation between septic and water sources. The septic system is a separate system from the animal processing waste. Full site plan has been submitted. Emily Opalka (Hutchison) stated that they are doing this to have this service available to the local community and surrounding area. The expectation is for 12 cows a week and eventually goats and poultry. There will not be constant truck traffic bringing in animals. Need at least a conditional approval from the Town before securing the grant financing from the state to be able to move forward with any prep work. Mike Taylor, Planning Board Chairman, stated that he understands the need for approval in order to get funding. Chris Longo said the building will be approximately 70 x 70 and the height not more than 20'.

**MOTION** by Don Perretta and seconded by Peter Rea to schedule the Public Hearing for Hutchison Harvest Farm Products Plant application for Monday, August 1, 2022 at 6:45pm; all in favor and passed.

**5. Pervaz Choudry – Subdivision of lands on Route 5s (correction of survey)**

Marchioni & Associates wrote a letter explaining that the original survey of the parcel in question did not accurately label the parcels that were to be separated and therefore a new survey needed to be submitted to the Planning Board for approval before filing at the County.

**MOTION** by John Hutchison and seconded by Stephen Viele to approve the map provided for the correction of the subdivision of lands owned by Dr. Pervaz Choudry; all in favor and passed.

**VII. Any Other Business:** Nothing at this time.

**VIII. Public Comment:**

Jeff Jaracz, 350 Fuller Road, questioned Mr. Winstanley's statement that he would discuss the issues with the planning board at a later date. Mike Taylor assured him that no conversations would take place outside of an open meeting. Mike encouraged anyone who was present to attend Town Board meetings.

Jake Krohn, 6702 State Hwy 30, found it interesting that after the negativity expressed by the public the narrative and plan for the site changed. If this has been presented differently maybe the thoughts would have been different.

Mike Taylor explained that the Route 30 corridor close to the Thruway is a great spot for development because of its location. The Nadler land has no family left here to farm it. There will be more interest in the future even if this particular project does not go forward.

Further discussion regarding traffic concerns and infrastructure stresses. Current traffic issues on Route 5s would be more of the same if this stretch of road is developed. This is the same discussion as when the casino was proposed years ago.

William Bonner, 410 Fuller Road, was very grateful to the Planning Board for allowing such a good discussion and taking the time to listen to everyone and not rush anyone through. He asked how could development of this land be blocked. Mike explained public hearings are held to get an idea of how people feel about projects such as this. He also explained that this is very early in the process so some questions were not relevant to the stage that this is currently in. Ultimately the Town Board will make the final decision; the Town Board had asked for the Planning Board's input. Peter Rea encouraged people to be involved and attend meetings to be informed.

**IX. Adjournment**

A **Motion** was made by Donald Perretta and seconded by Rudy Horlbeck to adjourn at 8:58pm; all in favor.

Respectfully Submitted  
Emily Staley  
Town Clerk