

**Town of Florida Planning Board Meeting**  
**Monday, September 11, 2023**  
**7:00 PM**

**MEMBERS PRESENT:**

Scott Marshall, Member  
Peter Rea, Member  
Charles Saul, Member  
John Hutchison, Member  
Nicholas Armour, Deputy Chairman  
Jayme King, 1<sup>st</sup> Alternate  
Cindy Shultz, 2<sup>nd</sup> Alternate  
Michael Crowe, Attorney

**ABSENT:**

Stephen Viele, Chairman  
Dan Roth, Member

**I. Call to Order**

A meeting of the Town of Florida Planning Board was called to order at 7:04pm, by Deputy Chairman Nicholas Armour.

**II. Pledge of Allegiance**

**III. Adoption of the Agenda**

**Motion** was made by Charles Saul and seconded by Scott Marshall to accept the Agenda; all members present in favor and passed. None opposed.

**IV. Adoption of Minutes**

**Motion** was made by Jayme King and seconded by John Hutchison to approve the minutes of the April 3, 2023 meeting. All members present in favor and passed. None opposed.

**V. Correspondence**

**VI. Business**

**1. Walter Viele/Jamie Gasner – Lot Line Adjustment**

Walter Viele is adjusting his property line to give Jamie Gasner more land with the house he has that is on property that abuts Mr. Viele's land.

**MOTION** by John Hutchison and seconded by Jayme King to approve Walter Viele's application for a Lot Line Adjustment. All members present in favor and passed. None opposed.

**2. Walter Viele – Single Parcel Subdivision**

Walter Viele is going to take a single piece off with his house and barns for himself and is selling the rest of the land to another farm.

**MOTION** by Charls Saul and seconded by Cindy Schultz to approve Walter Viele'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 in favor and passed. None opposed.

**3. New Leaf Energy – Review of Draft Environmental Impact Statement**

Steve LeFevre from Barton & Loguidice was present to review the deficiencies he found in the Draft of the EIS from New Leaf. In his review he and his staff identified nine (9) sections that were deemed incomplete or needing additional supporting information. They are as follows:

- 1) ***Section II.B.12 – Description of the Construction Process, Including Phasing and Duration and Provisions for Emergency Response During Construction.***
- 2) ***Section II.B.13.a – Discussion of Project Purpose and Need.***
- 3) ***Section II.B.13.c – Description of Benefits of the Proposed Project.***
- 4) ***Section II.B.13.d – Discuss Future Ownership and Management***
- 5) ***Section III.3.A – Visual/Aesthetic Impacts***
- 6) ***Section III.3.B – Over the Air Radio and Television Communications***
- 7) ***Section III.13.C.2.c – Conduct a Study of the Honey Bee Population in the Immediate and Surrounding Area of the Project Site and Assess the Potential Impacts of the Proposed Wind Turbine on the Existing Honey Bee Population***
- 8) ***Section IV.B – Alternative Town Height (400 Feet)***
- 9) ***Section VII – Effects on the Use and Conservation of Energy Resources***

Steve LeFevre went over each of these points with the Planning Board members present and Peter Rea again explained what should be tested as far as spectrum for interference of amateur radio operator’s frequencies. Representatives from New Leaf spoke about someone reaching out to Pete to get the information from him. The Planning Board agreed with Steve that there are deficiencies in the Draft EIS and were confident in his list. Steve LeFevre pointed out that certain aspects of the Draft EIS and deficiencies can be addressed in the technical review stage when the Planning Board gets deeper into the material provided.

**MOTION** by Charles Saul and seconded by Scott Marshall to accept Barton and Loguidice’s list of deficiencies as the official notice of deficiencies within the Draft EIS from New Leaf and the Planning Board deems the Draft EIS as deficient and incomplete. All members present in favor and passed. None opposed.

**Roll Call Vote:**

|                  |         |                   |     |                 |         |
|------------------|---------|-------------------|-----|-----------------|---------|
| Scott Marshall - | Aye     | Nicholas Armour - | Aye | Cindy Schults - | Abstain |
| Jayme King -     | Abstain | John Hutchison -  | Aye |                 |         |
| Charles Saul -   | Aye     | Peter Rea -       | Aye |                 |         |

**Aye – 5                      Abstain – 2**

**4. Any Other Business:**

Nothing at this time.

**VII. Adjournment**

A **Motion** was made by Peter Rea and seconded by John Hutchison to adjourn at 7:58pm; all in favor.

Respectfully Submitted  
Emily Staley  
Town Clerk