

**Town of Florida Planning Board Meeting**  
**Monday, November 6, 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  
Stephen Viele, Chairman  
Dan Roth, Member

**ABSENT:**

**I. Call to Order**

A meeting of the Town of Florida Planning Board was called to order at 7:00pm, by Chairman Stephen Viele.

**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 Dan Roth and seconded by Nicholas Armout to approve the minutes of the September 11, 2023 meeting. All members present in favor and passed. None opposed.

**V. Correspondence**

**VI. Business**

**1. Pauline Kosineski – Lot Line Adjustment**

This was moved to December Agenda, SEQRA was not done by the applicant. Secretary, Emily Staley, will have Mrs. Kosineski complete SEQRA and Emily will bring it to the December meeting.

**MOTION** by Nicholas Armour and seconded by Charles Saul to add Mark Quiri and his single lot subdivision to the Agenda for business. All members present in favor and passed. None opposed.

**2. Mark Quiri – Single Parcel Subdivision**

Mark Quiri is going to take a single parcel from his current property to sell to his son for the purpose of building a new home. He and his wife will keep the remaining land under their ownership. Chairman Stephen Viele went over SEQRA Part I that was done by the applicant. Steve read SEQRA Part II.

**MOTION** by Charles Saul and seconded by Dan Roth to find that the proposed action will not result in any significant adverse environmental impacts; and therefore, this is a negative declaration for SEQRA. All members present in favor, and passed.

**MOTION** by Stephen Viele and seconded by Nicholas Armour to approve Mark Quiri'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. Alex Martin (Phillip Jenkins) – Kasselman Solar Ground Mount PV Array**

This will be next to the current approximate 350 square foot array. The Jenkins' have added on to their home and this array will be the same/similar set-up. All gas appliances are going to be converted to electric. Meets the zoning ordinance on solar arrays in the Town.

**MOTION** by Peter Rea and seconded by Scott Marshall to set the Public Hearing for this application for Monday, December 4, 2023 to be held during the regular Planning Board meeting. All members present in favor and passed. None opposed.

**4. Dollar General Fresh – Final Site Plan**

Marcy Weslock was present and informed the Board that the stipulations the Planning Board requested are in the final site plan documents and the building plans. Waiting for the State & Federal requirements to be met. Brad Grant, TDE from Barton and Loguidice sent a letter with his comments and stating that if the stipulations are met and all other Federal and State permits are in process, this can move forward. Marcy will update the civil plans and will send over the electrical plans with the lighting shields. Attorney Mike Crowe verified with the Planning Board that all stipulations that were requested by the Planning Board have been included.

**MOTION** by Nicholas Armour and seconded by John Hutchison to approve the final site plan for the Dollar General Fresh. All members present in favor and passed.

**MOTION** by Charles Saul and seconded by Scott Marshall to adjourn the meeting at 7:39pm. All members present in favor and passed.

**5. 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
Jayne King -	Abstain	John Hutchison -	Aye		
Charles Saul -	Aye	Peter Rea -	Aye		

**Aye – 5**

**Abstain – 2**

**6. 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