

**Town of Florida Planning Board Meeting
Monday, February 5, 2024
7:00 PM**

MEMBERS PRESENT:

Stephen Viele, Chairman
Peter Rea, Member
Scott Marshall, Member
Charles Saul, Member
John Hutchison, Member
Nicholas Armour, Deputy Chairman
Jayme King, 1st Alternate
Cindy Schultz, 2nd Alternate
Michael Crowe, Attorney
Dan Roth, Member
John Hutchison, 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. Roll Call

IV. Adoption of the Agenda

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

V. Adoption of Minutes

Motion was made by Scott Marshall and seconded by Charles Saul to approve the minutes of the January 8, 2024 meeting. All members present in favor and passed. None opposed.

VI. Correspondence

VII. Business

1. Chester McClumpha – Single Parcel Subdivision

Chairman Steve Viele reviewed SEQRA Part I and all answers were no. He read part II and all answers were no as well. This is just a single parcel division for the house to be separated from the farm.

MOTION by Charles Saul and seconded by Nicholas Armour 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 Peter Rea and seconded by Scott Marshall to approve Chester McClumpha'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

2. Florida Volunteer Fire Department – New Fire House Site Plan Review – Public Hearing

Chairman Steve Viele opened the Public Hearing and this will be left open for the duration of the Planning Board's discussion and review.

Bill Bonner, 410 Fuller Road spoke in favor of the project and believes it is a need and hopes it gets approved.

Jake Gordon updated the Board with the parking calculation and the calculation used for the waste holding tank in place of a traditional septic. The tank will be buried and not visible.

Parking will need to go to the ZBA for either an Area Variance or an interpretation of the Zoning Ordinance. Jake asked if a contingent approval could be given so that the fire department could move on to the next phase of the project. Cindy Schultz questioned the placement of the well and Chris Persons stated that there are two (2) possible spots for it. At most there will be seven (7) people in the building when a call needs to be gone to. Steve Viele is good with giving an approval with contingencies.

Public Hearing closed at 7:26pm.

Steve Viele read SEQRA I which was done by Jake Gordon. Steve read SEQRA II for the Planning Board to answer.

MOTION by Jayme King 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 Cindy Schultz and seconded by Nicholas Armour to grant approval for the Town of Florida's new fire station on Bullshead Road pending approval from the Town Board for the waste holding tank and approval from the Zoning Board of Appeals for 7 parking spaces instead of 18. All members present in favor and passed.

3. New Leaf revised DEIS

Peter Rea still has issues with the mitigation plan and how complaints will be managed for RF interference, should that happen. Why is there a two (2) year limit? What is the actual mitigation plan? There could be interference across the different bands at different frequencies. How did they come up with the \$100,000 amount? Peter feels it is too low a figure since one resident just spent \$30,000 on his set-up. Fort Plain just spent \$150,000 on a new radio system for their Town. Where is the oversight? Will a new owner come to the Planning Board if this is sold, to review the sale terms? If there are serious issues the FCC will get involved and they have the authority to shut the turbine down. Class action lawsuits could be filed. Steve LeFevre, from Barton & Loguidice informed the Board that only questions related to the completeness of the DEIS could be raised. These specific questions could be examined later during the final SEQRA review. The Board has 30 days to review and determine if there is enough information to send the DEIS out for public review and comment. As for a future owner; the approval runs with the land, not the owner. Steve Viele stated that the applicant provided all information asked for; people may not like the findings and answers but it can still go out for public comment and review. Public Comment is mandatory for written comments. A Public Hearing is not required but with a project of this magnitude having a public hearing would be a good idea.

MOTION by Scott Marshall and seconded by John Hutchison to declare the DEIS as complete with the Public Comment period to start on Thursday, February 8, 2024 and a Public Hearing to be held Monday, March 4, 2024 at 6:30pm and the last for Public Comments to be accepted

will be Friday, March 15, 2024. All members present in favor and passed.

VIII. Any Other Business

Nothing at this time.

MOTION by Cindy Schultz and seconded by Nicholas Armout to adjourn the meeting at 8:06pm.
All members present in favor, none opposed, and the motion passed.

Respectfully Submitted
Emily Staley
Town Clerk