

Town of Florida Planning Board Meeting
Monday, February 3, 2024
7:00 PM

MEMBERS PRESENT:

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

ABSENT:

Stephen Viele, Chairman

I. Call to Order

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

II. Pledge of Allegiance

III. Roll Call – Chairman Stephen Viele was absent. All other members were present.

IV. Adoption of the Agenda

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

V. Adoption of Minutes

Motion was made by Charles Saul and seconded by Cindy Schultz to approve the minutes of the January 6, 2025 meeting. All members present in favor and passed. None opposed.

VI. Correspondence – nothing at this time.

VII. Business

1. Bethany Latham – WE 1785 St Hwy 5s LLC (Amazon) via Zoom

Deputy Chairman Nicholas Armour opened up the Public Hearing for this proposed project at 7:01pm. No one from the public spoke so the Public Hearing was closed at 7:03pm.

MOTION by Peter Rea and seconded by Cindy Schultz to approve the proposed building at WE 1785 St Hwy 5s LLC. All members present were in favor and the motion passed.

2. Ahmed & Shakira Shah – Single Lot Subdivision on Route 5s

Chris Foss was present to represent Mr. & Mrs. Shah. They have a large piece of land and would like to separate off the portion that has a trailer park on it and the rest will be sold to Callahan Industries. There are no plans for Callahan to build any structures. Dan Roth asked about the setbacks for water and septic, and those are within guidelines. Paul Marshall does not see any issues with this. After discussion with Attorney Mike Crowe, it was decided that this falls under the exception to the Town of Florida Subdivision regulations and no Public Hearing needs to be scheduled. SEQRA was reviewed by the Planning Board and a **MOTION** was made by John Hutchison and seconded by Cindy Schultz to declare that based on the information and analysis

from part I & II of SEQRA, and any supporting documentation included, the proposed action will not result in any significant adverse environmental impacts. All members present were in favor and the motion passed.

MOTION by Peter Rea and seconded by Scott Marshall to approve the Shah'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. MSV1 – Amazon Warehouse/Distribution Facility

Shawn, Josh, Steve Wilson and Dave Everett attend the meeting to give an overview of the updates to this project located on the corner of Route 5s and Mead Road in the Town. Steve Wilson gave background regarding the a project being approved. All studies were submitted and SEQRA was done. The current project is very similar to the original. Amazon will own this property. Langan Engineering is doing traffic, air quality and sound study. There will also be a geo-technical engineering review. The building will have approximately a 652,000 square foot footprint and will be 5 stories high. The walls will be 130.5 foot pre-cast panels and will be solar ready. 750 people to be employed in addition to the employees during the construction phase, which will be around 300. This is a "1st mile" distribution center. All products will be small enough to fit into an airport security bin. The building itself will be approximately 3.2 million square feet when completed. There will be 475 trailer parking spaces and dock spaces and 990 car parking spaces as well. The driveway/entry and exits may change due to DOT specifications. There will be a guard shack far enough into the site that 15 trucks can be queued waiting for entry. Loading will be at the rear of the building, which will be on the non-Route 5s side. There will be two associate entrances. There will be a mix of human and robotic workers. There will be a 15-minute lag between shift changes to assist with traffic.

Steve Wilson showed a rendering of what the building will look like upon completion. The building will not just be a cinder block square. There will be a build out for stairs and offices as well as a lunch room. He explained the building elevation and façade.

The original footprint was very close to Targets with impervious surface area of 58 acres and now the impervious surface area will be 42 acres. There will be 1.8/1.9 acres of wetland impacts which there will be a permit from the Core of Engineers. Bought into the land bank for this wetland acreage. Approximately 60,000 gallons of water/sewer usage will be needed, and discussions will be held with the City of Amsterdam regarding this. It is believed that the city does have the capacity to handle this. Photo simulations will be done from Mohawk Hills subdivision, Mohawk Valley Gateway Bridge, Chuctanunda Cemetery, the Town Park and the Town Office Building. Looking for input for any other places in the Town that anyone would like to see pictures taken from.

Dave Everett talked about the approvals needed and what will need to be done by the Planning Board. The amended site plan and special use permit will need approval, SEQRA will need to be completed, and a referral will need to be sent to the County for the County Planning Board to review this project as well. Local and state permits are needed for some items. Highway access permit from NYS DOT. SHPO has signed off on the site. There was an archeological study done previously and artifacts were removed from the site. The fire suppression system is very advanced and will need to be reviewed at the State code level. Storm water permits and approvals (SWPP) will come from DEC. The Planning Board can assume Lead Agency on this project and letters will be sent out to all involved and interested

agencies. Plan to come back in March to go over permits.

Christian Bertram, engineer from Barton & Loguidice was present, representing the Town of Florida as consultant, to speak about the draft response letter regarding the project. DEC may need to take jurisdiction of the project due to the wetlands and significant changes they have made to regulations and wetlands. Steve Wilson explained that they do have a letter giving them grandfathered rights. Dave Everett said he is currently in discussions with DEC regarding this project. There is a gas line on the property and that will be avoided as best possible. Negotiated with National Grid to be able to cross it for storm water management. The site itself will be cut down 12 feet and the building will be constructed from that ground height. Chris did ask about the possibility of a balloon test at the height of the building when completed and other ideas were offered up as well to give people an idea of the view. It was pointed out that the water tank is higher than the building will be.

Before a public hearing is held all documents will be turned in. If any Town officials, Planning or Zoning Board members would like to tour one of these facilities that are currently running, arrangements can be made for that.

Peter Rea asked if anything was on a strict timetable; and the answer is no, not for site plan. Nicholas Armour asked about pictures from Bean Hill, Snooks Corners Road where the back of the building will face. Also from the Route 30 bridge over the Thruway and where Nadler's and Francisco's farms are located on Route 30.

MOTION by Dan Roth and seconded by Scott Marshall for the Town of Florida Planning Board to declare itself Lead Agency for SEQRA for this project. All members present, in favor and the motion passed.

Attorney Mike Crowe pointed out that this is a Type I action.

Dave Everett said his office will mail out the SEQRA Lead Agency letters and information packets.

Motion by Chuck Saul and seconded by Nick Armour to adjourn the meeting at 7:55pm. All members present in favor and passed. None opposed.

Respectfully Submitted

Emily Staley

Town Clerk