

TOWN OF FLORIDA BOARD MEETING

September 18, 2023

7:00pm

The regular monthly meeting of the Town of Florida Town Board was called to order at 7:00 pm by Supervisor Eric Mead. Also present for the meeting were Councilman Steven Rackowski, Councilman Mark Quiri, Councilman Matthew Gogis, Councilman Harold Alikonis Attorney Mike Crowe and Town Clerk Emily Staley.

Councilman Harold Alikonis led the salute to the flag.

Motion by Councilman Steve Rackowski and seconded by Councilman Mark Quiri to accept the Agenda; all in favor and passed.

Motion by Councilman Harold Alikonis and seconded by Councilman Steve Rackowski to approve and accept the minutes from the August 21, 2023, Board Meeting; all in favor and passed.

Committee Reports:

Communications & Announcements:

- Nothing currently.

Assessor:

- Nothing currently.

Engineering:

- Barton and Loguidice are going to apply for grants to extend the water service as well as the sewer service.

Attorney:

- Attorney Mike Crowe spoke about the public comments received on the Local Laws proposed for the Zoning Ordinance amendments. He would like to table referring Local Laws #2 and #3 to the County Planning Board until he has had an opportunity to research some of the issues residents raised with those to proposed local laws.

MOTION by Councilman Harold Alikonis and seconded by Councilman Matthew Gogis to amend the agenda to amend Resolution #71 to strike Local Law #2 and Local Law #3 from the Resolution; all in favor and passed.

MOTION by Supervisor Eric Mead and seconded by Councilman Steve Rackowski to adopt Resolution #71 as amended; all in favor and passed.

Planning and Zoning:

- Representatives for the Nadler/Francisco PUD application were on hand to give a presentation to the Town Board. Val Ferro and Mick Mullins presented an updated sketch plan to the Town Board. Presentation on the fact that flexibility has been built into the plan. Manufacturing is coming back to the US and the market demand works with the PUD proposed. A single large building may not be needed; could be smaller buildings in a campus type layout. The outlook has changed since this process was initiated. Councilman Alikonis expressed that an assurance is needed of what will be going there since there is no real commitment to a plan at this time. Val explained that the site plan would still have to come from the Planning Board and at this time they are just asking for a zone change for flexibility within the site. Mick Mullins explained that Tractor Supply was looking for a site for a distribution center and that is going south of the capital district. There are three (3) other manufacturers looking for sites, but an NDA had to be signed so the names can't be disclosed at this time. Food packaging plants are being looked for. Councilman Matthew Gogis stated that he sees the uses suggested all fall under IBP and not a mix from any other zones. Val stated that they would appreciate a dialog with the Town Board to work this out. Supervisor Mead asked if any negotiations have taken place with the city engineer and Mayor's office about extending water and sewer across Route 5S. Mick said a meeting with the engineer has not taken place recently. Attorney Crowe asked if any part of the PUD extends into Amsterdam? No. Councilman Steve Rackowski asked how far up Belldons Road does the PUD extend? 2,000 feet up Belldons Road; approximately 1,000 feet from Fuller Road. Smaller buildings will be on Belldons Road. Councilman Gogis expressed concern that this plan is not firm.

Val stated that it should be a master plan in progress so that changes can be made and if changes are made then they would come back to present again with those changes. Councilman Mark Quiri pointed out that it seems already that the plan will be changing. Councilman Alikonis asked how quickly would work begin if this is approved by the Town Board? The property would start to be marketed immediately after approval and could possibly have a tenant interested within 12 to 18 months. Most businesses are good with site plan and utilities to be in process but need to know that the zone is there to be utilized. Supervisor Mead asked what the long-term plan is for a water storage tank or new pump station or water district. This process would take a long time; it took almost five (5) years for the Route 5S district to be created. Having another water district creates more expense for the Town and a discussion needs to take place regarding that. Mick pointed out that water and sewer services could be just for the projected area and a conditional approval could be given based on water and sewer expansion. Val suggested that water and sewer could be expanded up Route 30, Belldons and down Fuller if the Town wanted or this project could be its own self-contained utilities. Much work to be done regarding water and sewer. The question was asked about the plan for the solar sites since that is included in the PUD map. No plan for those sites. The land would return to farmland after the solar is removed. Attorney Mike Crowe asked for the PUD boundary lines to be more discernible on the map. He requested the Board make any additional changes to the sketch or request additional information as soon as possible before the Public Hearing so all information is available for the public hearing. Supervisor Mead suggested holding the Public Hearing on October 12 at 10am or 11am so there is enough time to hear all speakers. Attorney Crowe suggested having it at the "Old" Town Hall so there is enough room for the public and to allow written submission before the date so if anyone cannot attend their comments will be available to the Board.

MOTION by Councilman Matthew Gogis and seconded by Councilman Steve Rackowski to amend the agenda to add Resolution #73; set the Public Hearing for the proposed Nadler/Francisco PUD application for Thursday, October 12 at 10am at 167 Fort Hunter Road; all in favor and passed.

MOTION by Supervisor Eric Mead and seconded by Councilman Steve Rackowski to accept the agenda as amended; all in favor and passed.

Building Maintenance:

- Contract for work on the Highway Garage heaters went to Adirondack Mechanical. The work has not started yet.

Highway:

- Nothing currently.

Water and Sewer:

- Nothing currently.

Youth:

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- Halloween Trunk or Treat event will be held on October 28, again in the village of Minaville. 4pm to 6:30pm.
- Christmas celebration will be held on December 2.
- Information for background checks was given to the Board members. It was suggested that checks could go through the County.

Veterans:

- Nothing currently.

Old Business:

- Nothing currently.

New Business:

1. **RESOLUTION #70** was sponsored by Councilman Mark Quiri and seconded by Councilman Harold Alikonis to authorize the Town of Florida Supervisor to sign the Grant Agreement (Engineering Planning Grant Program) as set forth by the New York State Environmental Facilities Corporation. All present in favor and passed.
2. **RESOLUTION #71** was sponsored by Councilman Matthew Gogis and seconded by Councilman Steve Rackowski to refer Local Law #1 of 2023 to the Montgomery County Planning Board for their review and comments pursuant to Gen. Mun. Law sec 239-m; all present in favor and passed.

3. **RESOLUTION #72** was sponsored by Councilman Mark Quiri and seconded by Supervisor Eric Mead to set the Public Hearing the proposed Nadler/Francisco PUD sketch application for Thursday, October 12, 2023, at 10:00am at 167 Fort Hunter Road; all present in favor and passed

Public Comment: Opened at 8:28pm

Bill Bonner, 410 Fuller Road – setting a public hearing for 10am on a Thursday will prevent some people from the public attending. He asked the Board to consider holding a hearing later.

Public Comment: Closed at 8:29pm

MOTION by Councilman Steve Rackowski to audit and pay the monthly bills was seconded by Councilman Mark Quiri; all present in favor and passed.

MOTION by Councilman Mark Quiri and seconded by Councilman Harold Alikonis to accept the Supervisor's Report; all present in favor and passed.

MOTION by Councilman Matthew Gogis to adjourn was seconded by Councilman Steve Rackowski; all in favor and passed. The meeting was adjourned at 8:43pm.

Respectfully Submitted
Emily Staley - Town Clerk