



SENT VIA E-MAIL

February 03, 2025

Stephen Viele, Chair

Town of Florida Planning Board

214 Fort Hunter Road

Amsterdam, NY 12010

Re: MSV1 – Amazon Warehouse/Distribution Facility

Site Plan Application Review

File: 1631.016.001

Dear Ms. Joyner:

Barton & Loguidice, D.P.C. (B&L) has completed a review of the following reports and information for the site plan application located at MSV1 on Route 5S in the Town of Florida proposed by Bohler Engineering NY, PLLC on behalf of BMG Albany, LLC; (the “Applicant”):

- Cover Letter dated January 21, 2025, from Steven R. Wilson of Bohler Engineering.
- Signed Site Plan Application Form and Site Plan Review Checklist as prepared by Bohler Engineering Dated January 21, 2025.
- Agricultural Data Statement dated January 20, 2025 as prepared by Bohler Engineering.
- Part 1 of the Full Environmental Assessment Form (FEAF) dated January 20, 2025 as prepared by Bohler Engineering.
- Preliminary Project Narrative for MSV1 – Amazon Warehouse/Distribution Facility dated January 20, 2025 as prepared by Bohler Engineering.
- Conceptual Elevations for MSV1 dated January 17, 2025 as prepared by DLR Group.
- Site Development Plans for Bluewater Property Group Proposed Development dated January 20, 2025 as prepared by Bohler Engineering.

Based on B&L’s review of the above referenced documents and information, we offer the following comments:

General

1. The Applicant is proposing the development of a new ±3.2 million warehouse/distribution facility on a 137± acre parcel on the 1700 Block of Route 5S in the Town of Florida. The new building would have a 652,000 SF footprint and comprise of 4.5 stories with a total height of 103.5 ft.
2. The Applicant is proposing the construction of 417 tractor trailer parking spaces, 59 loading docks, and 994 automobile parking spaces for a total of ±1,470 parking spaces.
3. The proposed warehouse/distribution center would operate 24 hours a day, 7 days a week.
4. The Applicant is requesting an amendment to a previous Site Plan Approval and Special Use Permit granted by the Town of Florida in December, 2019 for a 1 million SF warehouse/distribution center. Per Town of Florida Zoning Ordinance Article VII, Section 20.B. “Any Special Permit issued under this section shall lapse within one year if a substantial use



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thereof has not commenced, except for good cause.” A new Special Use Permit will likely be required.

5. The site of the proposed project is contiguous to lands containing farm operations. The Agricultural Data Statement lists four properties within 500 ft. of the boundary of the property on which the project is proposed:
 - a. Lands of Eric Mead
 - i. Field crops and dairy farm
 - ii. 322 Snooks Corners Rd, Amsterdam, NY 12010
 - b. Lands of David Nelson
 - i. Field crops
 - ii. 28 Henrietta Blvd, Amsterdam, NY 12010
 - c. Lands of Kelli P. McCoski
 - i. Field crops
 - ii. 146 Maloney Rd, Johnstown, NY 12095
 - d. Lands of Melvin Lampkin
 - i. Field crops
 - ii. 272 Bulls Head Rd, Amsterdam, NY 12010
6. The NYS Cultural Resource Information System shows this parcel has already been reviewed multiple times by the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP). No determinations of historical significance were made.

Additional Approvals

1. The Applicant is proposing four (4) driveway connections to Route 5S. This work will require an NYSDOT Highway Work Permit.
2. The proposed project is subject to a Montgomery County Planning Board 239M review.
3. The proposed project impacts a federally protected wetland and will require approval from the US Army Corps of Engineers (USACE).
4. The proposed action will require coordination with NYSDEC for state regulated wetlands.
5. The proposed project will physically alter greater than 10 acres and is thus a Type I action requiring SEQR review.

Traffic Impacts

1. The Applicant is proposing four (4) driveway connections to Route 5S. The Applicant should prepare a formal traffic study of the effects of the proposed project in accordance with Site Plan Submission Requirement Checklist item #16 and include this study in future submissions.

Water/Sewer Impacts

1. The Applicant is proposing to connect to municipal water and sewer utilities. The FEAF estimates a water demand increase of $\pm 65,000$ gal/day and a sewer demand increase of $\pm 55,000$ gal/day.



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A water/sewer engineering report should be prepared and included in future submissions. The engineering report should include daily demand calculations, a design of the water line extension required to serve the project site, and analyses of the existing municipal systems to ensure they can handle the proposed flow increases.

Environmental Impacts

1. The proposed work will physically disturb ± 75 acres and create ± 43 acres of impervious area. The proposed project will require a SWPPP report and coverage under SPDES GP 0-25-001. The Applicant should prepare a full SWPPP report for the proposed project and include this report in future submissions.
2. FEAF Section D.2.b.ii. states the proposed project has a permit from USACE for disturbance of up to 2 acres of federally regulated wetland. The Applicant should provide a copy of this permit and its terms in future submissions.

Stormwater Impacts

1. The Applicant is proposing ± 10 acres of proposed stormwater management basins. Future submissions should include design details, sizing calculations, and geotechnical investigations results for the proposed stormwater basins.
2. The USGS Web Soil Survey (WSS) shows the area of the proposed stormwater basins as consisting of primarily Hydrologic Soil Group C soils. The lower infiltration rates of these soils may affect the final sizing of the proposed stormwater basins.

Site Plans

1. A project location map showing the project site's location within the Town of Florida at 1" = 2000' should be included in future submissions.
2. Site Plans should include parcel data for the project site and neighboring parcels.
3. Site Plans should show and label all structures within five hundred (500) ft. of the site.
4. The FEAF indicates the proposed warehouse/distribution center will be 1,100 \pm ft. wide by 650 \pm ft. long. These dimensions should also be labeled on the site plans.
5. The Concept Plan shows WB-67 tractor trailers in the parking lot. Please confirm this is the largest vehicle that will be accessing the site and provide vehicle tracking analysis for a WB-67 accessing the site.
6. Future submissions should include existing conditions survey, detailed layout, removals, grading, utility, landscaping, lighting photometric, and erosion and sediment control (ESC) plans.
7. Future submissions should include a bulk zoning regulations table showing existing and proposed values.
8. Per Town of Florida Zoning Ordinance Article IX, Section 47, Schedule B – Off Street Parking & Loading, wholesale, storage, freight terminal, or utility use properties are required to provide 1 parking space for each 1,000 SF of gross floor area. The proposed facility would have a gross



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floor area of 3.2 million SF, requiring 3,200 parking spaces. Currently only $\pm 1,470$ spaces are proposed. This design will require a zoning variance.

9. Per Town of Florida Zoning Ordinance Article IX, Section 47, Schedule B – Off Street Parking & Loading, all industrial use properties are required to provide 1 off-street loading space for 5,000 or more SF of gross floor area, plus 1 space for each additional 6,000 SF. The proposed facility would have a gross floor area of 3.2 million SF, requiring 533 off-street loading spaces. Currently only ± 59 spaces are proposed. This design will require a zoning variance.

Details

1. Future submissions should include project detail sheets.
2. Per Site Plan Submission Requirement Checklist Item #10, provide details for the four (4) proposed monument signs shown on the Concept Plans.

Additional comments will be provided as supplemental information is submitted for Planning Board review. Please feel free to contact our office with any questions or comments.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'Chris Bertram', is written over the printed name.

Chris Bertram PE
Senior Managing Engineer

CMB