

TOWN OF FLORIDA PLANNING BOARD

Resolution # 1 for 2025

March 3, 2025

Recommending parking and loading requirements for a proposed “Warehouse or Distribution Center” use under review by the Town of Florida Planning Board

WHEREAS, the Town of Florida Planning Board (“Planning Board”) is reviewing an application from BMG Albany, LLC (the “Applicant”) for a special permit and site plan approval for the development of a “Warehouse or Distribution Center” (the “Project”) for a specific user on lands located between I- 90 and NYS Route 5S and designated SBL # 54-1-36 (the “Project Site”); and

WHEREAS, Sections 46 and 47 of the Town of Florida Zoning Ordinance (the “Zoning Ordinance”) establish minimum parking and loading space requirements for certain specified uses, but do not provide such requirements for a “Warehouse or Distribution Center” use; and

WHEREAS, for uses like “Warehouse or Distribution Center” that do not have specified minimum parking and loading space requirements in Sections 46 and 47, the Zoning Ordinance requires the Planning Board to make a recommendation to the Zoning Board of Appeals (“ZBA”) and for the ZBA to set the parking and loading space requirements for that use; and

WHEREAS, by letter dated February 19, 2025 to the Planning Board and the ZBA, the Applicant asked the Planning Board to make a recommendation to the ZBA to set the following minimum parking and loading space requirements for the Project:

1. 59 Loading Dock Spaces;
2. 415 Trailer Parking Spaces;
3. 984 Car Parking Spaces (which includes 8 motorcycle spaces)

WHEREAS, in its February 19, 2025 letter the Applicant indicated that the proposed minimum number of parking and loading spaces for the Project is consistent with numerous other facilities operated by the intended user for the Project and that an area of the Project Site will be reserved in case additional parking is ever needed in the future; and

WHEREAS, the proposed minimum number of parking and loading spaces for the Project’s “Warehouse or Distribution Center” use is substantially less than the Zoning Ordinance requires for similar, specified uses and will provide an environmental benefit by reducing the area of the Project Site that is paved as impervious surface.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Zoning Ordinance §§ 46 and 47 the Planning Board recommends that the ZBA set the following minimum parking and loading requirements for the Project’s “Warehouse or Distribution Center” use:

1. 59 Loading Dock Spaces;
2. 415 Trailer Parking Spaces; and
3. 984 Car Parking Spaces (which includes 8 motorcycle spaces); and

BE IT RESOLVED, that this resolution shall take effect immediately.

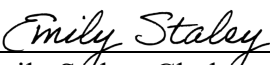
Motion By: Jayme King

Seconded By: Nicholas Armour

The foregoing resolution was voted upon with all members voting and signing as follows:

Stephen Viele, Chair	Yes	No	Abstain	Absent	_____
Charles Saul	Yes	No	Abstain	Absent	_____
Scott “Paul” Marshall	Yes	No	Abstain	Absent	_____
Peter Rea	Yes	No	Abstain	Absent	_____
Nicholas Armour	Yes	No	Abstain	Absent	_____
John Hutchison	Yes	No	Abstain	Absent	_____
Dan Roth	Yes	No	Abstain	Absent	_____
Jayme King (Alternate)	Yes	No	Abstain	Absent	_____
Cindy Schultz (Alternate)	Yes	No	Abstain	Absent	Vote Not Needed

DATED: Town of Florida, New York
March 3, 2025



Emily Staley, Clerk
Town of Florida, New York