March 2, 2026

Mr. Stephen Viele
Town of Florida Planning Board Chairman
214 Fort Hunter Road
Amsterdam, NY 12010

Re: Winn Construction Services, Inc. Warehouse and Professional Office
00 NY-5S
Florida, NY 12010

Subj: Engineering Review of Site Plan Application

File: 1631.018.001

Dear Mr. Viele:

Barton & Loguidice, D.P.C. (B&L) has completed our third review of the Site Plan Application submitted by Winn Construction Services, Inc. (Applicant) for the above-mentioned facility. To date, B&L has received the following documents for review and comment:

- Response to Comments Letter, prepared by Verity Engineering, D.P.C., signed by Aaron J. Vera, dated February 10, 2026;
- Part 1 of the Full Environmental Assessment Form (FEAF), prepared by Verity Engineering, D.P.C., dated January 14, 2026, signed by Aaron J. Vera;
- Site Plans, prepared by Verity Engineering, D.P.C., stamped by Aaron J. Vera, dated January 30, 2026; and
- Storm Water Pollution Prevention Plan, prepared by Verity Engineering, D.P.C., not stamped, dated January 2026.

Project Description

The Applicant, Winn Construction Services, Inc., proposes the development of a commercial warehouse and professional office facility located at 00 NY-5S (Tax Map No. 54.-2-2.31) in the Town of Florida, Montgomery County, New York. The proposed action includes construction of a ±14,300 square foot warehouse building and a ±4,000 square foot office building, along with associated site improvements.

Site improvements include parking areas, an equipment laydown area, landscaping, exterior lighting, stormwater management facilities, utility connections, and an above-ground petroleum bulk storage tank. Stormwater management infrastructure is proposed to address both water quality and quantity requirements in accordance with applicable New York State Department of Environmental Conservation (NYSDEC) regulations.

The project also includes a proposed two-lot subdivision of the subject parcel. All elements of the subdivision and associated infrastructure are considered part of the proposed action for purposes of site

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plan review and environmental review under the State Environmental Quality Review Act (SEQR). All Site Plans, drainage analyses, utility layouts, and stormwater calculations shall reflect the final lot configuration and any associated easements resulting from the proposed subdivision.

B&L offers the following comments to the Planning Board for consideration in its review. Comments in *italics* are comments from the previous review letter dated December 17, 2025, that have not yet been satisfactorily addressed.

Part 1 of the Full Environmental Assessment Form

B&L performed a review of the submitted revised Part 1 of the Full Environmental Assessment Form (FEAF). We offer the following comments:

1. Question D.2.j – Increase in Traffic: Please provide the number of proposed spaces and indicate the net increase/decrease of parking spaces at the site.

2. Question E.2.o – Threatened and Endangered Species: The NYSDEC SEQR Workbook explains that the EAF Mapper responses are advisory only; please update this section with the information provided by the IPaC listing provided in Appendix F of the SWPPP.

Site Plan Drawings

1. *The Site Plans show silt fence installations crossing existing and proposed contours. Revise the erosion and sediment control plans so that silt fence is installed parallel to contours and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (2016 Blue Book).* It is acknowledged that the silt fenced is placed to prevent sediment traveling into the adjacent stream, however, as shown, it is likely to fail due to channelization of water along the fence. Placing several segments of silt fence parallel to contours would help prevent this failure while still preventing sediment from entering the adjacent stream.

2. The planting plan calls out 6 “AC” to be planted in Bioretention Area A, but this plant is not listed in the corresponding table. Review and revise accordingly.

Utilities and Services

3. *The Applicant has indicated that water and sewer “Will Serve” letters are pending. Please submit the finalized Will Serve letters from the appropriate service providers to the Town upon receipt.*

Stormwater Pollution Prevention Plan (SWPPP)

4. It is noted that the final SWPPP must be stamped by a New York State licensed Professional Engineer.

Additional Information and Anticipated Permits/Coordination

In addition to the items noted in the comments above, B&L anticipates the following information and/or documents be submitted in support of the application:

5. *The Applicant has acknowledged that architectural plans for the proposed buildings are not yet available. Submit architectural plans for review once available. Architectural plans shall be consistent with the approved Site Plan and shall be subject to review by the Planning Board and/or its consultants, as applicable.*

6. *The Applicant has acknowledged that local and state permits are required for work performed within the highway right-of-way. The Applicant has indicated that NYSDOT Permit Nos. 32 and 33-COM applications have been submitted to NYSDOT Region 1 for Stage 1 review. Provide copies of all required NYSDOT permits prior to issuance of any building or site work permits.*

All revised plans and reports shall be clearly identified with revision dates and a summary of changes. An itemized, point-by-point response to the comments provided herein shall be submitted with the resubmittal.

Please provide the above requested information at your earliest convenience. For efficient review of subsequent materials, B&L requests an itemized response to the comments provided herein.

If you have any questions, please do not hesitate to contact the Town or me.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

Christian M. Bertram, P.E.
Senior Managing Engineer

KJK/jjb
cc: Florida Planning Board Members