March 27, 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 fourth 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 March 13, 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 March 03, 2026;
- Storm Water Pollution Prevention Plan, prepared by Verity Engineering, D.P.C., stamped by Aaron J. Vera, dated March 2026;
- Architectural Plans, prepared by Taconic Engineering, D.P.C., not stamped, dated March 17, 2026; and
- Email exchange between Verity Engineering & City of Amsterdam regarding connection to municipal water service, dated March 17, 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

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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 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 March 2, 2026, that have not yet been satisfactorily addressed.

Site Plan Drawings

C-101:

1. We recommend providing a crosswalk where the concrete sidewalk intersects the asphalt driveway.
2. Show 5' minimum horizontal separation between gas and water services running between office and office accessory building.

Utilities and Services

1. The applicant has provided correspondence with the City of Amsterdam water and sewer plants stating that a can-serve letter is not necessary as the projected daily flow falls under the Town of Florida's allowance of flow. No further comment.

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:

1. *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.* No further comment.

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