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TOWN OF FLORIDA PLANNING BOARD
214 Ft. Hunter Road
Amsterdam, NY 12010
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NOTICE TO DESIGNATE SEQRA LEAD AGENCY

Date of Notice: April 9, 2026

To all Involved and Interested Agencies:

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act—SEQRA) to designate a Lead Agency for the project below.

Please take notice that the Town of Florida Planning Board has received an application for Winn Construction Services Inc Warehouse and Professional Office on NY-5s.

LEAD AGENCY DESIGNATION

The Applicant, Winn Construction Services Inc. has proposed 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 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 plan review and environmental review under the State Environmental Quality Review Act (SEQRA). 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.

Based on the attached information submitted to the Town of Florida Planning Board, this action appears to be a Type I Action because it entails the disturbing of +/- 4.9 acres of land.

Under the SEQRA regulations the Town of Florida Planning Board intends to designate itself as the lead agency in the environmental review of the proposed action. This notification is being sent to all involved and interested agencies to state the intent of the Town of Florida Planning Board to assume lead agency status for this application. If you have any objections, please submit them in writing within 30 days of the notice date above to the Planning Board at the above address.

If you do not respond within thirty (30) days, it will be assumed that your agency does not wish to serve as lead agency for this matter. As required by SEQRA, you will continue to receive copies of all SEQRA determinations, SEQRA documents and notices.

At this time, the Town of Florida Planning Board also requests any comments you may have regarding potential environmental impacts related to this project. Please provide your comments on a separate sheet and return them to the above address.

Thank you kindly for your cooperation.

Very truly yours,

Town of Florida
Planning Board

Attachments to this Notice:
Exhibit A: Application Documentation
Exhibit B: Full EAF (Part I completed by Applicant)
Exhibit C: Site Layout Plan

Copies of this Notice shall be sent to the following **Involved Agencies:**

1) New York State Department of Environmental Conservation (NYSDEC)
2) New York State Department of Agriculture and Markets
3) New York State Department of Transportation (NYSDOT)

Copies of this Notice shall be sent to the following **Interested Agencies:**

1) Montgomery County Industrial Development Agency (MCIDA)
2) Montgomery County Planning Board (MCPB)