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October 14, 2026

Town of Florida
c/o Chairman Stephen Viele
214 Fort Hunter Road
Amsterdam, New York 12010

Town of Florida Planning Board

RE: NYS Route 5S
TM#: 54.-4-1
Site Plan Application

Mr. Viele,

We represent the project applicant, Winn Construction Services, Inc. and owner, 5 Winns Properties, LLC, of certain real property located in the Town of Florida, for a proposed warehouse development project. The subject parcel consists of undeveloped land and is situated on the north side of NYS Route 5S approximately 2,000 ft. east of the intersection of Fort Hunter Road. The applicant is proposing to construct a ±16,684 sq. ft. single-story commercial warehouse building containing a small commercial office on the ±12.6-acre parcel. The parcel is located in the Town of Florida, NY (TM#: 54.-4-1) and located in the Industrial Business Park (IBP) zone and is an allowed use.

Please find below the project history for this application, the current submission should be considered a site plan amendment to a previously approved project.

The original project, incorporating a 2-lot subdivision with two buildings and an accompanying laydown area, received a SEQRA negative declaration determination and site plan approval from the Planning Board on May 11, 2026. The subdivision was subsequently filed with the Montgomery County Clerk's Office and has been provided a new tax map number of 54.-4-1. At this juncture, the new parcel has yet to be assigned a 911 address.

Subsequent to site plan approval and during the NYSDOT permitting process, it was determined that NYSDOT had affected an appropriation. Because the requisite record mapping was not filed on NYSDOT's online mapping database, it was not available to the surveyor of record. This taking included a 20-foot-deep swath along the property's entire frontage, reducing the proposed subdivided parcel from 12.76 acres to approximately 12.59 acres.

Shifting the property's frontage 20 feet north caused the approved buildings to violate the required 50-foot front yard setback. The applicant evaluated two options: seeking area variances for front yard setback relief or redesigning the site plan.

To better align with the business's needs and reduce anticipated construction costs, the applicant chose to redesign the site plan, combining the office and warehouse into a single larger structure. Sited along the parcel's eastern boundary, this new structure incorporates the same appurtenant features as the previously approved plan under a modified layout. Additionally, the proposed driveway access location has been amended towards the

western property line compared to the original site plan approval, which NYSDOT has conceptually approved (see attached NYSDOT correspondence).

A copy of the transmittal is appended to this letter containing a list of submission materials. If you have any questions, comments, or require additional information please do not hesitate to contact our office.

Respectfully,

B.T. Sipperly

Brian T. Sipperly
Principal Project Manager
Verity Engineering, D.P.C.

Cc: Emily Staley, Town Clerk