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Project Narrative

Winn Construction Services, Inc.
Proposed Warehouse

Town of Florida, Montgomery County

October 2026

Site Address:	00 NY-5S Florida, New York 12010 Tax Map: 54.-4-1
Applicant:	Winn Construction Services, Inc 29 Market Street Amsterdam, NY 12010
Owner:	5 Winns Properties, LLC 125 Joann Court Amsterdam, NY 12010
Design Engineer:	Verity Engineering, D.P.C. P.O. Box 474 Troy, New York 12181
Surveyor:	NMB Land Surveying, PLLC 20 Troy Avenue Wynantskill, NY 12198
Zoning:	Industrial Business Park (IBP)
Proposed use:	Warehouse

Description of Existing Site and Use

The parcel is ±12.6 acres in size, irregularly shaped, presently undeveloped land and is wholly located within the Industrial Business Park (IBP) zone. The parcel is located along the northerly side of NY-5S and is surrounded by a mix of uses ranging from residential to industrial. The parcel has an existing 8” municipal water main and a 6” low-pressure common force main sewer are available to serve the proposed development together with private utilities such as electric, gas and telecom. The parcel is located within the Montgomery County Agricultural District #3 with annual field tilling. Site topography is sloping from south to north and contains select areas of watercourses and wetlands according to a recent wetland delineation. The parcel does not contain any encumbrances according to an updated boundary and topographic survey.

Project History
Please find below the project history for this application, which 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.

Subsequent to site plan approval and during the NYSDOT permitting process, it was determined that NYSDOT had effected 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 access location has shifted west, which NYSDOT has conceptually approved (see attached NYSDOT correspondence).

Description of Proposed Project
The proposed project involves the construction of a ±16,684 square foot (sq. ft.) commercial warehouse building with ±4,766 sq. ft. demised as office space together with parking, equipment laydown area and other site appurtenances. Also included are utility connections such as a water, sewer, electric, gas and telecom service connections, lighting, landscaping and stormwater management. Site access is proposed via one (1) two-way minor commercial driveway proposed along the parcels' frontage with NY-5S.

The development plan will disturb greater than one (1) acre and will be subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require site plan approval from the Town of Florida Planning Board for the proposed development.

Anticipated Impacts

Surface Water, Drainage, and Stormwater
No closed drainage exists on the parcel. The parcel topography gently slopes from south to north and stormwater flows are conveyed via sheet and concentrated flow to lower elevations to the north. The project will disturb greater than one (1) ac. will be subject to NYSDEC SPDES coverage under GP25-0-001. No changes to the preexisting drainage pattern are proposed.

Traffic
A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. For this project, Institute of Traffic Engineers (ITE) Trip Generation Manual, 11th Edition, Trip Generation land use codes 150 (Warehousing) and 712 (Small Office Building) could apply. See table summary for the estimated vehicle trips for both the AM and PM peak hours.

		AM Peak of Adjacent Street Traffic			PM Peak of Adjacent Street Traffic		
ITE LUC	x (1,000 SF GFA)	Rate (min)	Rate (max)	Fitted Curve	Rate (min)	Rate (max)	Fitted Curve
150 (Warehousing)	16.684	1	33	26	1	1	29
712 (Small Office Building)	4.766	4	20	N/A	3	27	N/A

Water and Wastewater
The project will require water and sewer service connections. A 2" domestic water service is proposed. Sewer flows will be conveyed via gravity to an onsite pump station. Discharge flows will be conveyed via a low-pressure grinder pump connection into the existing sanitary manhole located on the north edge of 2041 NY-5S. *The City of Amsterdam previously provided correspondence pertaining to "Will-Serve" letters not being required as the water demand and sewer flows are below the threshold needed.*

Daily domestic water flows are anticipated to be as follows:

20 employees * 15 gallons/employee/day **= 300 gallons per day** (no showers).

Sewer flows are expected to be the same.

Municipal Solid Waste
The proposed project is not anticipated to produce significant amounts of solid waste. Private collection services will be used; a dumpster area is shown on the site plan.

Noise
Noise generated from the proposed use will be normal and customary; typical of similar surrounding commercial and industrial uses.

Visual
The project proposes an inviting architecture featuring both buildings prominently displayed along the roadway frontage with a continuous build-out appearance. Lawned areas together landscaping treatments add to the site aesthetics and will visually screen the laydown area from pass-by traffic.

Lighting
The project proposes lighting for proposed access driveway, parking areas, building mounted lighting for entry ways and overhead doors. All proposed lighting will be LED type which utilizes sharp cutoff fixtures to direct light onto desired areas and are DarkSky compliant.

Air Quality
The project will have no adverse effect on air quality.

Odor
The project will have no adverse effect on odors.

Miscellaneous Site Information
Parking and Parking Improvements
The proposed project requires one (1) space for each 400 sq. ft. of gross floor area (GFA) for office and one (1) space per 1,000 sq. ft GFA for warehouse for a total of thirty (30) required space. 31 parking spaces are proposed including ADA parking.

Hours of Operation
Six (6) days a week and hours of operation are expected to be:
Mon-Wed: 9am – 3:30pm
Th-Fr: 9am – 5pm
Sat: 9am – 1pm

Open Space Preservation/Green Space
Greenspace for the proposed project is measured to be 78.5%.

Construction Sequence and Phasing
The project will be constructed in a single phase. The duration of construction is anticipated to be less than twelve (12) months.

Storage or Disposal of Chemicals
This project does not propose any industrial discharges to surface or subsurface waters. An onsite 1,000-gallon bulk petroleum storage tank is proposed for fleet vehicle fueling. Appropriate bulk-storage containment is proposed.

Town Communication Impacts
No known communication devices or needs are proposed at this time.

Variances/Waivers/Referrals
Referral to the Montgomery County Planning Board per New York State General Municipal Law, §24, Article 12-B, Section 239-M.