



SENT VIA E-MAIL

October 17, 2024

Mr. Eric Mead
Town of Florida Supervisor
214 Fort Hunter Road
Amsterdam, NY 12010

Re: 1785 State Highway 5s
Site Plan Application Review
File: 1631.015.001

Dear Mr. Mead:

Barton & Loguidice, D.P.C. (B&L) has completed an initial review of the following reports and information for the site plan application located at 1785 State Highway 5S proposed by WE 1785 State Highway 5s LLC; (the "Applicant"):

- Town of Florida – Planning Board – Application to the Planning Board Dated 10/3/2024
- Town of Florida - Site Plan Submission Requirement Checklist
- Short Environmental Assessment Form Date 8/21/2024
- Site Plans entitled "Tenant Improvements" as prepared by Atlantic-AE, LLC dated 9/05/2024
- Original "Resolution Granting Special Permit/Site Plan Approval for the Redevelopment of an Existing Warehouse/Distribution Facility into a new Delivery Station for Amazon Logistics". Dated May 4, 2020.
- "Special Permit Approval Findings" dated May 4, 2020
- "Site Plan Approval Finding" Dated May 4, 2020
- "TOWN OF FLORIDA PLANNING BOARD - Resolution Adopting Negative Declaration Under the State Environmental Quality Review Act ("SEQRA") for the Redevelopment of an Existing Warehouse/Distribution Facility Into a New Delivery Station for Amazon Logistics" Dated May 4, 2020
- Full Environmental Assessment Form from the "Delivery Station for Amazon Logistics" Dated May 4, 2020
- "Delivery Station – DAB4 – 1785 State Highway 5S" Architectural and site plans dated 4/23/2020

Based on B&L's review of the above referenced documents and information, we offer the following comments:

No Action Required

General

1. The proposed project entails the installation of a 30' x 50' pre-engineered metal building in the current parking lot. This structure will house electrical equipment used to scan delivery vehicles for damage as they pass through. The building will not be staffed.



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2. The project will reduce the number of parking spaces by 16. However, per the Town of Florida's zoning code, only 223 parking spaces are required. Upon completion, the site will still have 366 parking spaces, providing 142 more than the required minimum.
3. The proposed building as proposed complies with all required setback in the C2 district.

Site Plan Submission Requirement Checklist.

1. No Comments

SEQRA LEAF

1. Question 12b *“Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?”* Per the NYS Online Mapper should be checked yes
2. Question 13A *“Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?”* Per the NYS Online Mapper should be checked yes – *“Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.”*

Water & Sewer

1. There are no water and sewer connection proposed as part of the project, and there will be no impact on water and sewer.

SWPPP

1. The proposed project involves less than an acre of site disturbance, approximately 30,000 square feet, which is below the threshold for requiring a Stormwater Pollution Prevention Plan (SWPPP) under the NYSDEC general permit. Additionally, the project does not propose any increase in impervious surfaces, as the building will be constructed entirely within the footprint of the existing parking lot. These LOD and the impervious pervious area should be added to the plans.

Site Plan

1. Approximate limits for trenching for electrical service conduit shall be included in the overall limits of disturbance for the project. Please update the limits of disturbance to include this work area (planimetric and reported area).
2. Consider including temporary fencing around the perimeter of the work area for site security and safety measures.



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Additional comments will be provided as supplemental information is submitted for Planning Board review. If the applicant would deem it beneficial, we can meet to go over plans and comments. Please feel free to contact our office with any questions or comments.

Sincerely,
BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'Chris Bertram', is written over the company name.

Chris Bertram PE
Senior Managing Engineer

DJR/RSB

Cc: Victoria L. Polidoro, Esq., Planning Board Counsel *via email*