

**Town of Florida
Planning Board
Monday, November 6, 2021
7:00PM**

MEMBERS PRESENT:

Mike Taylor, Chairman
Richard Romeo, Deputy Chairman
Kim Graff, Member
Charles Saul, Member
Don Perretta, Member
Rudy Horlbeck, Member
Pete Rea, Member

ABSENT:

I. Call to Order

A meeting of the Town of Florida Planning Board was called to order at 7:00pm by Chairman Mike Taylor.

II. Adoption of the Agenda

Motion was made by Richard Romeo and seconded by Rudy Horlbeck to adopt the agenda. All other members present were in favor.

III. Adoption of Minutes

Motion was made by Pete Rea and seconded by Rudy Horlbeck to approve the October 4, 2021 minutes with modifications. All other members present were in favor.

IV. Correspondence

There was no board correspondence.

V. Daniel Street – Site Plan

Karen Majenowski from Bohler Engineering was present to discuss the proposed site plan on Daniels Street. The site was previously approved for a zoning change.

The site is 6.8 acres and they are looking to construct a one story, 25,000 sq ft facility. The facility is proposed to be a vehicle customization business. The building shows fourteen garage doors along the eastern exterior and one on both the north and west sides. The parking is proposed to be partial asphalt and partial gravel. The asphalt section containing 24 parking spaces and the asphalt containing 47.

They also stated that there would be a tree buffer of Wichita Blue Junipers between the facility and the abutting western residence. There will be an on site well and septic as the facility will not be hooking up to the City of Amsterdam infrastructure. Stormwater management will occur to the east of the site and will need to have a further look at sizing and retention area during the environmental process.

The applicant stated that there is a proposed sign by Daniel Street to the entrance of the facility. Ms. Bearcroft asked if they would be putting a sign near Rt 5s or on the backend of the building to be seen from the NYS

Thruway. The applicant stated that they hadn't considered this and would look into it further for their application.

Mr. Taylor asked what the shifts of the facility would be. The applicant stated that they would have two shifts spreading over 7am to 11pm, with a proposed 9 FTE employees and 15-18 FTE employees in the future. Mr. Taylor wanted to know what type of work would be occurring on the site, especially at night since residential neighbors are nearby and, in the summer, when the garage bay doors are open noise could travel. The applicant stated that they can look at the hours of operation and how work that is at a higher volume can be accommodated since their current location that is not an issue, but here some modifications would need to be made.

Mr. Romeo asked what the proposed building height would be for the facility. The applicant stated that they were not sure at the time and it was still being determined. The board stated the height of the building might infringe on the abutting residential properties.

Karen Majenowski from Bohler Engineering wanted to know what the next steps for the project would be and if they could schedule a public hearing for the next Planning Board meeting. Ms. Bearcroft stated that they would need to put in a full application with an accurate site plan, elevations, environmental review, etc for the board to review. At this point the application is not at the level to conduct a public hearing, that would be held for a time when the design is complete and all questions from the board have been answered. After that, it would also need to be referred to the County Planning Board for review. Ms. Majenowski confirmed and said that they would be at the December meeting.

VI. Any Other Business

There was no other business.

VII. Public Comment:

Chris Foss from Ferguson and Foss was present to check on the status of the signed mylars for a subdivision application. Chairman Mike Taylor stated that he had them signed and were ready for him to take.

VIII. Adjournment

A **Motion** was made by Charles Saul and seconded by Pete Rea to adjourn at 7:20pm. All in favor.

Respectfully Submitted
Amanda Bearcroft, Consultant/Secretary