

**Town of Florida  
Planning Board Meeting  
Monday, November 7, 2022  
7:00PM**

**MEMBERS PRESENT:**

Michael Taylor, Chairman  
Peter Rea, Member  
Stephen Viele, Alternate  
Charles Saul, Member  
John Hutchison, Member  
Nicholas Armour, Deputy Chairman  
Rudy Horlbeck, Member  
Don Perretta, Member  
Deborah Slezak, Attorney

**ABSENT:**

**I. Call to Order**

A meeting of the Town of Florida Planning Board was called to order at 7:02pm, by Chairman Michael Taylor.

**II. Pledge of Allegiance**

**III. Adoption of the Agenda**

Motion was made by Don Perretta and seconded by Peter Rea to accept the Agenda. All other members present were in favor.

**IV. Adoption of Minutes**

Motion was made by Rudy Horlbeck and seconded by Charles Saul to approve the minutes of the October 3, 2022 meeting. All other members present were in favor.

**V. Correspondence**

1. Letter from Alliance for Florida Farmland and Petition against the wind turbine.

**VI. Business**

**1. Stony Brook Farms – Single Lot Parcel Division on Millers Corners Road**

**Motion** by John Hutchison and seconded by Rudy Horlbeck to approve Stony Brook Farm's single lot subdivision without a formal application and/or public hearing because this request falls under the Town of Florida's exception's to the Subdivision Regulations which states that once every three years there may be (a) a two lot division of land with one lot retained by the seller, (b) a two lot division of land with one lot containing an existing dwelling, (c) a two lot division of land in which each of the two lots contain five acres or more. All members present in favor.

**Roll Call Vote:**

Michael Taylor – Yes	Peter Rea – Yes	Don Perretta – Yes
Stephen Viele – Yes	Nicholas Armour – Yes	John Hutchison – Yes
Charles Saul – Yes	Rudy Horlbeck - Yes	

**2. Robert Dennison – Minor Subdivision of Land on Youngs Corners Road**

During the Public Hearing held at 6:50pm this evening no one from the public present spoke regarding this subdivision of lands. Mr. Dennison brought the return receipt green cards with signatures showing notification letters were mailed. SEQR Part I was done by Mr. Dennison and Chairman Michael Taylor read SEQR Part II.

**MOTION** by Don Perretta and seconded by Rudy Horlbeck, to find that this minor subdivision will result in no significant adverse impact to the environment, and, therefore, an environmental impact statement need not be prepared, and a negative declaration is issued. All members present in favor and passed.

**MOTION** by Rudy Horlbeck and seconded by John Hutchison, to approve the application from Robert Dennison for a minor subdivision of lands on Youngs Corners Road. All members present in favor and passed.

**Roll Call Vote:**

Michael Taylor – Yes	Peter Rea – Yes	Don Perretta – Yes
Stephen Viele – Yes	Nicholas Armour – Yes	John Hutchison – Yes
Charles Saul – Yes	Rudy Horlbeck - Yes	

**3. Albany Solar Solutions – Todd Gibbs Ground Mount Solar Array**

No one was present to answer questions. Moved to next month.

**4. Prime Engineering – MCIDA Subdivision of land for Dollar General Fresh D.C.**

Doug Cole was present to show the Planning Board where the land was. SBL #54.-2-2.31 is just under 55 acres. 21.7 is being sold to Dollar General and the other 33.39 will be retained by MCIDA. Discussion over the Planning Board declaring Lead Agency for SEQR review and should this be done with the Dollar General site plan for the distribution center instead of separate. Decided that the subdivision of the land is separate from the actual construction site plan.

**MOTION** by Rudy Horlbeck and seconded by Stephen Viele to declare the Planning Board as Lead Agent for SEQR for the MCIDA’s subdivision of land to be sold to Dollar General for a fresh foods distribution warehouse. All members present in favor and passed.

**Roll Call Vote:**

Michael Taylor – Yes	Peter Rea – Yes	Don Perretta – Yes
Stephen Viele – Yes	Nicholas Armour – Yes	John Hutchison – Yes
Charles Saul – Yes	Rudy Horlbeck – Yes	

**MOTION** by Charles Saul and seconded by Rudy Horlbeck to set the Public Hearing on the MCIDA subdivision of lands on Route 5S for Monday, December 5, 2022 at 6:45pm with the regular Planning Board meeting to immediately follow. All members present in favor and passed.

**5. Dollar General – Fresh Food Distribution Center on Route 5S**

Mike Taylor reviewed Brad Grant, of Barton & Loguidice, comments regarding the submissions. Marcie Weslock stated that they fully intend to follow all guidelines and requirements with a completed site plan and SWPP in the future, but at this time they are looking for a tentative approval of their sketch site plan and SWPP so that they can get through the purchase of the land from MCIDA. Both Marcie and Mike Daley believe that the comments from B & L are slightly advanced for where they are at in the process. Mike Taylor stated that Brad should be on hand at the next Planning Board meeting to go over his letter and the expectations.

**MOTION** by Stephen Viele and seconded by John Hutchison to declare the Planning Board as Lead Agent for SEQR for the Dollar General Fresh Distribution Warehouse project. All members present in favor and passed.

## **6. New Leaf Energy – Wind Turbine on YMCA Road**

Brad Grant from Barton & Loguidice was unable to attend due to illness. The review of SEQR Part II and the writing of Part III could be tabled until the December 5 meeting. Stephen Viele, Rudy Horlbeck and Peter Rea asked for a special meeting to be held to take of these items because it will take some time to review and complete the process. The rest of the Planning Board agreed.

**MOTION** by Rudy Horlbeck and seconded by Charles Saul to hold a special meeting to review SEQR Part II and SEQR Part III on Monday, Novemer 28, 2022 at 7pm at 167 Fort Hunter Road. All members present in favor and passed.

Emily will communicate this with Brad and verify that he will be able to attend. Lydia Lake asked if the Board had any additional questions regarding the project. Rudy asked about the view shed map and how can people verify if they will see the turbine from their house. Lydia explained that people can go to New Leaf’s website and then to the project link and send a request via the contact form. The sites that pictures were taken from are sites that were required via the process to visit and do visual simulations. Can’t go out to every place in the Town. Discussion over the letter from the citizens group and pictures that were included. Nichols Armour asked for some clarification of the pictures included in the visual simulations and Lydia explained to him the process and why you can’t see the turbine; that the topography and tree and bush cover affects whether or not you can see the turbine from certain sites.

## **VII. Any Other Business:**

Nothing at this time.

## **VIII. Public Comment: 8:26**

Mark Rulison, 208 Shellstone Road. Can currently see the test tower that is measuring wind speed. Can see the power lines as well and could use those as a height reference to get an idea. The money spent to have “clean energy” could be used for other worthwhile endeavors.

Ken Moritz, 270 Belldons Road. The hill plus the height of the tower and he can see the test tower from his house. Did the RF study get done yet. This size turbine is new to NY and there are many unknowns.

Vanessa Curry, 6244 State Highway 30. Looking for a place to put addresses and see where the site line of the turbine would be without having to email someone.

Kristeen Jaracz, 221 Fuller Road. A full environmental study should be done because it is so high. Wants a moratorium on all future PUD, turbine and solar projects until the regulations are looked at.

Lee Ann Salisbury, 125 Fort Hunter Road. Why were the photos done from 5 miles away. Concerned about Dollar General noise and made the suggestion of a “noise wall” that could block the sounds.

K Farro, Town of Glen read a 2018 study published by the World Health Organization regarding the affects of infrasound and wind turbines.

**Public Comment Closed: 8:40pm**

## **IX. Adjournment**

A **Motion** was made by Charles Saul and seconded by Stephen Viele to adjourn at 8:41pm; all in favor.

Respectfully Submitted  
Emily Staley  
Town Clerk