

# TOWN OF FLORIDA PUBLIC HEARING

October 12, 2023

10:00 am

## ***Proposed Nadler/Francisco Planned Unit Development on Route 30 and Belldons Road***

Public Hearing Opened: 10:00 am

Lori Rulison, 208 Shellstone Road – Read a written letter to the Board. This letter will be included with the minutes.

John Fraiser, Queen Ann Road – for the project.

Marlin Stanley, 234 Hartley Road – Would like the Town Board to do what is right for the people of the Town of Florida.

Karen Ann Baran, 435 Shellstone Road – Read a written letter to the Board. This letter will be included with the minutes.

Emily Marino, 296 Belldons Road – Read a written letter to the Board. This letter will be included with the minutes.

Rich List, 321 McDougall Road – agrees with the previous speakers. The Board needs to hold a public hearing before the meeting so more of the public can attend. This project is not a good fit for that part of the Town. There is a great downhill slope on Route 30 heading North that makes it dangerous and difficult for large truck traffic in the winter.

Vanessa Curry, 6244 State Highway 30 – Read a written letter to the Board. This letter will be included with the minutes.

Russell Ziemba, 1813 Highland Avenue, Troy, NY – this project is contrary to the Town's Comprehensive Plan and Zoning Ordinance. It is not needed nor wanted by the people of the Town. Urged the Board not to use prime farmland. There is a low unemployment rate in the County. There are many great natural resources and beautiful scenery and historic barns.

Sherry Kline, 369 Hartley Road – Opposed to the project. Traffic concerns. Agrees with Rich List about the downhill slope. Noise pollution is a concern. Is a quiet area and should stay farmland.

Cynthai Pouler, 175 South Swan Street, Albany, NY – spoke about gentrification and urban renewal. Farmland is diminishing in large quantities across the country.

Angela Gentile, 301 Dunlap Road – Opposed to the project. Agrees with all points raised by previous speakers.

Elma Phillips, 795 Pattersonville Road – agrees with all previous speakers and the points they made. Beautiful land and views. People appreciate agricultural land. Could the Town pursue grants to preserve the land as farmland.

Ron Phillips, 795 Pattersonville Road – Served the Town of Florida for 30 years in different capacities and regrets the day he voted in favor of adding the PUD regulations to the Town's Zoning Ordinance.

Randy Lott, 49 Park Street, Amsterdam, NY – In favor of the project. Is a business owner. Taxes will continue to rise, and it would be nice to have help to contribute. Will be next to the Thruway and will have good access. What is 500 acres of land with all the land available in the Town for farming. Trucks will not be driving through all the roads in the Town.

Kris Berner, 155 Hartley Road – Opposed to the project. Agricultural land is disappearing. Route 5S is where the development should stay. Traffic will be a huge issue. Could be anything if PUD is passed.

Lynne Mattice, 587 State Hwy 30 – Not good for the infrastructure. Traffic will be a huge issue. Traffic with tractor trailers to the thruway will cause more backups.

Stephen Dudas, 281 Langley Road – For the project. Create tax revenue for the Town and will be near the thruway. Could be a good thing. Can't tell people what to do or not do with their land.

Hillary Erin Graff, 156 Langley Road – Disinterest in this project from the townspeople. At this time, it is going to be controlled and contained to the area. In the future it will eventually move down Route 30 closer into the Town.

Matt Rulison, 200 Shellstone Road – Out of town entities coming in to take the land. Plenty of people make money off their land currently. Don't need out of town companies and be beholden to them for revenue.

Kevin Duffy, Ballston Lake – represents the Nadler Family. All members of the family are older now and none of the younger generation wants to farm the land. They have the utmost respect for all the farmers and the developers of this project want to be good neighbors.

LeeAnne Salisbury, 125 Ft. Hunter Road – read a list of all the businesses up on Route 5S and that all of them are looking for help. There is no shortage of jobs available. Traffic will be a serious issue and Route 30 on the hill is very bad in the winter. Will be especially bad with tractor trailer traffic. Agriculture is vital to our area and the foundation. She asked the Board to save and preserve the farmland.

Mike Jennings, 189 Buhrmaster Road – lived in a town where a large warehouse was built, and they left after their PILOT agreement expired. Left a huge empty building. Does not believe that this development will stay where it is proposed; that eventually, in the future, there will be a push further south on Route 30 once water and sewer are run across the thruway. Plows the state highways in the winter and that stretch is very bad. Keep it agricultural.

Karen Francisco, 141 Thruview Drive – Lived on the land for 50 years and they want to retire. No one left to take over the farm and keep the land. This offers jobs for the future. People built their houses on what was once all farmland and didn't complain. The roads would be improved and upgraded.

Larry Francisco, 141 Thruview Drive – Farm has been in the family for 103 years. He has lived 73 years on the land. Will be living right next to the PUD development area. Only part of the land is being used for development.

Ken Moritz, 270 Belldons Road - Read a written letter to the Board. This letter will be included with the minutes. Handed copies of signed petition against the proposed PUD.

Peter Brusoe, 592 McKinney Road – against the PUD. Taking prime agricultural land. One third of all farmlands in the US has been lost in the last 40 years. This has caused raised prices, and we are losing local food sources. There are zoning laws for a reason. This is undermining the process and the ordinance in place. This will be up to 16 years with no tax revenue. There is a need for good paying jobs and warehouses are not those jobs. Not happy with this meeting time. It is hard for people to come from work to attend.

Terri Phillips, 795 Pattersonville Road – This land could be purchased through the state land trust. The County has been approached and has shown no interest in working with the farmers to preserve the land. There is more money available for this than in the past and if the Town wanted to look into a land trust that is a better option than development.

Cole Nelson, State Hwy 30 – Spoke up for the younger generation of farmers. They are out there with a desire to work the land.

Alliance for Florida Farmland – Sent a written letter to the Board. This letter will be included with the minutes.

Slezak Family Farm – Sent a written letter to the Board. This letter will be included with the minutes.

William Bonner, 410 Fuller Road – Sent a written letter to the Board. This letter will be included with the minutes.

Valerie Skaarland, 339 Shellstone Road – Emailed a written statement to the Town Clerk. This statement will be included with the minutes.

Mark Rulison, 208 Shellstone Road – Emailed a written statement to the Town Clerk. This statement will be included with the minutes.

Timothy Gregson, 6237 State Hwy 30 – Emailed a written statement to the Town Clerk. This statement will be included with the minutes.

Sheryl Johnson, 489 State Hwy 5S – Sent a written letter to the Board. This letter will be included with the minutes.

Attorney Mike Crowe advised the Supervisor to allow the meeting to stay open until the Town Board Meeting, to accept more written comments.

Public Hearing Closed: