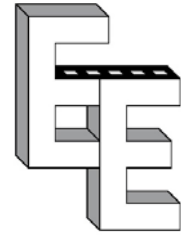


EMPIRE ENGINEERING, PLLC



March 21, 2022

Town of Florida
Planning Board
214 Fort Hunter Rd.
Amsterdam, NY 12010

Attn: Michael Taylor, Chairman

Project Narrative

The subject project identified as **Hutchison Harvest**, is located along **Leahey Road** in the Town of Florida. The applicant is Hutchison Harvest, Inc., the owner of the site. The owner's address is 124 Leahey Road, Amsterdam, NY 12010. The owner's contacts are Krystle, Katelynn and Emily.

Project Description & Purpose

The proposed project is the construction of a slaughterhouse with retail butcher shop. The facility will accept livestock for butchering, slaughter and store within freezers for distribution and sale within the on-site retail store. The subject property is zoned Agricultural (A). The total parcel is approximately 7.13± Acres. The site currently exists as a cultivated field. There is a drainage ditch which generally delineates the subject parcel from the adjoining property to the north.

The site development includes a 70'x70' building, exterior canopy for holding pens and equipment, customer driveway, truck exit, customer parking lot, employee parking, loading zone, septic system, on-site well and on-site storm water management system. The process water and general wastewater will be separate systems with the process water holding tanks being routinely pumped for disposal off-site. A well is proposed on-site with a 200' wellhead separation distance provided from any sanitary/septic facility. The site includes approximately 2.4 Acres of disturbance and will incorporate drainage and stormwater design including a Stormwater Pollution Prevention Plan (SWPPP). Any chemicals used on-site will be stored indoors or within the covered canopy. Disposal will be in accordance with any manufactures recommendations.

This business will typically have 5-7 employees on-site daily. Hours of operation will typically 6 days a week for retail, generally 7 am to 6 pm. The initial production capacity anticipation is one truck load of livestock per week for processing. The facility will also have several general freight deliveries per week including frozen products for distribution.

The proposed project is not anticipated to have an impact on any Town services any greater than the various existing uses. Water and sewer will be private on-site systems, traffic will be minimal on adequately maintained roads, and fire & police services will be similar to any allowed use. The project is not anticipated to generate any undesirable impact related to noise, visual, or drainage to any adjoining properties.

The proposed building is approximately 4,900 sf. Within the building is approximately 500 sf of retail, 1,100 sf of office/storage and 3,300 sf of processing floor & freezer. There are 13 proposed parking spaces for customers and 7 employee parking spaces. The land use code does not prescribe any requirements for the proposed 'Farm Products Plant' use related to site coverage percentages. All required setbacks have been maintained and no variances are being requested.