

**Planned Unit Development- Exit 27
Sketch Plan Review
Town of Florida-Montgomery County, NY
Planning Board Decision Objectives Section 6.1-1(B)**

It is respectfully submitted that the proposed PUD would meet the Planning Board's objectives for issuing a favorable report to the Town Board for the following reasons:

Objective: Whether the project provides a choice in the types of environment, occupancy tenure (e.g., individual ownership, condominium leasing), types of housing and sizes and community facilities available to existing and potential residents at all economic levels.

Project Compliance: The proposed PUD achieves this objective by providing a flexible development proposal that could include multiple uses allowed in the C-1,C-2 and IBP zoning districts. This is consistent with the goal of approved PUD's to provide "flexible land use and design regulations to provide for the rezoning of land to permit the establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development, which shall be in the interest of the general welfare of the public. See Zoning Ordinance § 6.1-1(A)(1).

Objective: Whether the project provides more usable open space and recreation and the linkage of open space areas.

Project Compliance: The Project Site encompasses approximately 508 acres, approximately 25% of which will be developed with the remaining area left vacant or landscaped as part of the development. The Applicant additionally proposes to donate 25 acres along North Chuctanunda Creek, which serves as the western property boundary, to conservation purposes. This open space will preserve sensitive riparian areas and floodplain and would provide a link to a future greenway connection to the Mohawk River and associated trails.

Objective: Whether the project provides more convenience to residents in the location of manufacturing, commercial and service areas, if applicable.

Project Compliance: Development associated with the proposed PUD will provide convenient additional job opportunities in a range of job classifications, many of which will include employer-provided training. The Project Site, located immediately to the south of Exit 27 on NYS Route 30, provides a viable location for needed commercial/industrial development and employment opportunities in the Town, while limiting potential impacts on surrounding residential and agricultural uses. Further, the Nadler PUD will be located adjacent to Exit 27 of the Thruway and the City of Amsterdam, thus facilitating access and the extension of supporting sewer and water infrastructure. The location of the PUD for residents provides not only the convenience of accessibility but also increased employment opportunities.

Objective: Whether the project provides for the preservation of trees, outstanding natural topographic and geologic features and prevention of soil erosion.

Project Compliance: In the development of the preliminary concept plan, care was taken to avoid mature vegetation and steep slopes. Erosion and sedimentation controls are specific requirements of local, county and State regulations and will be incorporated into future site plans submitted to the Planning Board.

Objective: Whether the project provides for a creative use of land and related physical development which allows an orderly transition of land.

Project Compliance: Given the proximity of the project to I-90, the project provides a creative use of the lands involved that maximizes the Town's economic development goals and provides a transition

to its goals of protecting the agricultural heritage of the Town. The project provides a proactive approach to providing continued economic growth in the Town of Florida while guiding development to an area that minimizes disruption to or impacts on established neighborhoods; minimizes through-traffic due to the location near Exit 27 of the Thruway; and places development near other more intensive land uses. The anticipated development will also leave __ acres as undeveloped.

Objective: Whether the project provides for an efficient use of land resulting in smaller networks of utilities and services, thereby lowering housing costs.

Proposed Compliance: All proposed development in the project will be located in close proximity providing for maximum efficiency of the extension of utilities and services for the project, but also affording additional opportunities for extension of services to other properties outside of the proposed PUD.

Objective: Whether the project provides a development pattern in harmony with the objectives of the Comprehensive Plan.

Proposed Compliance: A primary tenet running throughout the Town of Florida's Comprehensive Plan (February 1996; amended February 2011) is the protection of the town's rural character while providing the opportunity for commercial and industrial development. The judicious creation of a new industrial development area along NYS Route 30 next to I-90 Exit 27 such as the proposed Nadler PUD would provide additional and much-needed commercial/industrial development and employment opportunities while limiting the impacts on surrounding residential and agricultural uses. In the proposed location, the Nadler PUD would further the overall goals of the Town's comprehensive plan. See PUD application for additional details.

Objective: Whether the project provides a more desirable environment than would be possible through the strict application of other articles of this chapter.

Project Compliance: The proposed project will provide for the concentration of development allowed by the Zoning Ordinance on the 508 acres comprising the Project Site, making it possible to limit development to only 25% of the project acreage and to leave larger, intact areas of the Project Site undeveloped. This supports the better management of stormwater from development on the Project Site, more organized landscaping of fringe areas around development and the conservation of larger areas of open space.

Objective: Whether the project provides scenic vistas, historic sites, and prevents disruption of natural drainage patterns.

Project Compliance: The proposed project will be designed to minimize impacts on aesthetic and historic resources. Requirements of the State Historic Preservation Office will be met to ensure protection of historic resources and development of the project will limit visual impacts of the project to the extent practicable.

Objective: Whether the project utilizes landscaping and building design to present a sense of community, of integrated color schemes, architectural styles and layout.

Project Compliance: As designed, the project will be landscaped to provide visual aesthetic appeal and vegetative screening where warranted. Buildings will be designed with color schemes to minimize stark contrasts with adjacent landscape. Non-reflective materials will be used to eliminate glare.