

MINUTES OF
CONTINUED PUBLIC HEARING II
FLORIDA PLANNING BOARD
MARCH 24, 2021

I. CALL TO ORDER

Chairman Scott will call the Planning Board meeting to order at 7:30 P.M. with the Pledge of Allegiance

Board Members Present: Scott, Cohen, Uszenski, Kissinger, Sosler

Board Members Absent:

Also present: Attorney Cassidy, BI Burchianti

Chairman Scott: The second item on the agenda is a public hearing. Attorney Cassidy provided the procedure for a virtual public hearing pursuant to New York State Executive Order 202.8. Ms. Cassidy read the legal notice.

II. Legal Notice Read and Mailing List confirmed at the February 24, 2021 Public Hearing. This evening is the continuation of the original Public Hearing

VILLAGE OF FLORIDA
PLANNING BOARD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village Planning Board of the Village of Florida will hold a public hearing at the Village of Florida Village Hall, 33 South Main Street Florida, New York 10921 on February 24, 2021 at 7:30 p.m. or as soon thereafter as possible on the Site Plan - Conditional Use Application of Robert Knebel for Village Drive Commons. The proposed action includes the construction of 2 mixed use buildings consisting of 8,976 sf of commercial in each building totaling 17,952 sf together with 19 one-bedroom apartments and 12 two-bedroom apartments to be located at the intersection of Route 94 and Village Drive. (SBL 112-1-4& 12). A copy of the application is available for review in the Building/Planning Department located at 33 South Main Street, Florida, New York 10921. To the extent such public hearing is held via video conferencing technology, call in information will be posted on the Village's website (www.villageoffloridany.org) 24 hours prior to the public hearing.

By order of the Planning Board of the Village of Florida

Robert Scott III
Chairman

Present: S. Esposito, RLA, D. Getz, civil engineer, applicant R. Knebel

Adopted 4/28/2021

Attorney Cassidy: For the record, the application with site plan is available on the website for review.

Chairman Scott: At 7:56 pm. Chairman Scott opened the continued public hearing and asked the applicant to provide a short description the proposed project.

S. Esposito reviewed the project explaining the site is zoned general commercial and will be a mixed use. Offered the site exists on two parcels that will be merged and will consist of 4.7 acres. Reviewed wetland information. Proposed 2 buildings, ground floor to be commercial and second and third floor will be residential. Reviewed the square footage of the buildings. The applicant has submitted to the board for review revised Site plans, SWPPP, engineer reports for sewer and water services, traffic study, critical habitat species, and fire department letters. Mr. Esposito provided visuals of the proposed site plan for review.

Member Uszenski inquired about fire hydrants.

S. Esposito reviewed the locations of 2 fire hydrants within the project and explained the buildings will include sprinkler systems. He further reviewed the landscape plan, proposed lighting plan, architectural and an aerial view.

Chairman Scott mentioned that the proposed building location is where Island Nameplate currently located.

Member Kissinger referred to page three of the site plan and asked about the drainage to a holding pond. The plans were reviewed how the water introduced to the site from an existing culvert will be directed.

Mr. Esposito offered the previous public comments had been addressed and have been posted on the Village of Florida website.

Public Comment

David DeLarm, Village Drive expressed the view that his previous comments were not addressed regarding drainage on to his property and garbage concerns. An additional concern was expressed about salt runoff from snow treatment.

Mr. Scott offered the New York State law states that a developer cannot direct water onto a neighboring property. The developer is required to ensure that water will not be directed off the site.

Mr. Esposito explained the SWPPP addresses this issue per New York State requirements.

Mr. DeLarm asked why all the accesses to the property are located on Village Drive and why no entrance is located on Route 17A. The question has been so noted.

Mrs. Dubin, village resident, expressed concern about traffic and future accidents that will occur because of the development.

Chevon Taylor, village resident. Asked if there will be a dust barrier and limitations on work times during the evening and weekends. Wetlands runoff potentially not able to handle the new changes to the property.

Irina Maderol, village resident, expressed concern about retaining wall for building II. Asked why is the retaining wall not continuous and what will water runoff it do to her pond and property. Comments have been noted.

Michael Villanuevo, village resident, thinks the color is too dark. Asked what kind of commercial businesses will be located on the first floor. Expressed support for the project.

Theresa O’Sullivan Conlon, village resident, expressed the concern about traffic study, stated the traffic has dramatically increased since covid restrictions have been lifted. Asked when traffic violations will be enforced.

Ms. Cassidy clarified the Saab dealership does not play an active role in this application.

Ms. Conlon further explained that parking along Village Drive will need to be enforced.

Dan Harter, village resident. Expressed concern about the layout with the retention pond. How deep with the pond be and will there be a guardrail along Route 94, potential hazard if a car rolled into the retention pond. First floor appearance is needed to have some sort of distinction to make them look commercial.

MOTION

A motion was made by Member Kissinger and seconded by Member Uszenski at 8:42 pm to close the public hearing for Village Drive Commons

VOTE: 5 AYES 0 NAYS
MOTION CARRIED

Minutes respectfully submitted
Christine Bodeker
Clerk to Boards