

MINUTES FOR REGULAR MEETING  
FLORIDA PLANNING BOARD VIA ZOOM  
April 28, 2021

I. CALL TO ORDER

Member Cohen called the meeting to order at 7:31 p.m. and opened with the Pledge of Allegiance.

BOARD MEMBERS PRESENT:

Member Jeanne Uszenski  
Member James Sosler  
Member Howard Cohen  
Member Marvin Kissinger

ABSENT:

Chairman Robert Scott

ALSO PRESENT:

Elizabeth Cassidy, Esq.  
Natalie Barber, EIT H2M Engineers  
David Getz  
Steve Esposito  
Robert Knebel  
Jamie Bogert

Upon the opening of the meeting, Ms. Cassidy advised that Chairman Scott is absent and Member Cohen would be in attendance as Chairman.

II. Adoption of Minutes

February 24 Planning Board Meeting Minutes				
Motion	Member Kissinger	Second	Member Sosler	4 Ayes 0 Nays
March 16 Work Session Minutes				
Motion	Member Kissinger	Second	Member Sosler	4 Ayes 0 Nays
March 24 Planning Board Meeting Minutes				
Motion	Member Kissinger	Second	Member Sosler	4 Ayes 0 Nays

III. CORRESPONDENCE

- a) *Letter from John Greenhill of the Village of Florida Fire Department received April 8, 2021 regarding the 60 N. Main Street 105-1-13 application*
- b) *Letter from Steven Esposito of Esposito & Associates received on April 9, 2021 regarding the Village Drive Commons 112-2-4 & 2 application*
- c) *County Response per GML239 Review received April 9, 2021 regarding the Keystone Novelties Distributors 102-2-10 application*

MINUTES FOR REGULAR MEETING  
FLORIDA PLANNING BOARD VIA ZOOM  
April 28, 2021

- d) *Letter from Stainratty LLC received April 13, 2021 regarding the 60 No. Main Street 105-1-13 application*
- e) *Technical review comments received from Natalie Barber of H2M Engineers on April 20 in review of Village Drive Commons 112-2-4 & 12 application*
- f) *Technical review comments received from Natalie Barber of H2M Engineers on April 20 in review of Stainratty LLC 60 No. Main Street 105-1-13 application*
- g) *Orange County Planning Dept GML 239 comments received April 23, 2021 in review of Village Drive Commons 112-2-4 & 12*
- h) *Revised sign application received from Anna Palasz for Architectural Review of signage for 90 North Main Street 105-1-7*

IV. REVIEW OF APPLICATIONS  
A. UNFINISHED BUSINESS

**1. Keystone Novelties Distributors, LLC / 102-2-10**

Sale of NY state legal sparkling devices and novelties, June 23<sup>th</sup> thru July 5<sup>th</sup>, temporary tent for the sale of NYS legal sparklers and novelties.

**Ms. Cassidy** reviewed the local determination from the Orange County Planning Department. Application to be referred as SBL since there is no physical address.

The board unanimously ratified the previous approval subject to comments of county approval.

**MOTION** Member Uszenski **SECOND** Member Kissinger 4 Ayes 0 Nays

**2. Knebel/Village Drive Commons / 112-1-4 & 12**

**Member Cohen** briefly reviewed the current status of the application.

**Ms. Cassidy** reviewed issues regarding grading and code requirement of architectural break every 40 feet of the building.

Coverage issue mentioned in the County 239 review per the village bulk table.

**Mr. Getz** reviewed options to address the coverage issue.

**Mr. Knebel** advised the board that the applicant would change the pavement from traditional asphalt to pervious pavement/pavers. Also agrees to the five foot within the property line grading. Requested retaining wall changes will be addressed.

No further county review is needed as response is made to professional comments.

**Ms. Barber** requested confirmation that changes would be able to withhold truck loading.

**Mr. Getz** offered the applicant will be sure to reach the threshold, submission will be made prior to the next month's meeting.

**Mr. Esposito** offered information regarding the Jurisdictional Determination letter and issues that have arisen trying to acquire this letter. The Army Corps of Engineer had suggested a preconstruction notification in order for the corps to review at time of building permit issuance.

**Ms. Barber** reviewed options on how to be sure that the board is notified when the PCN is received.

MINUTES FOR REGULAR MEETING  
FLORIDA PLANNING BOARD VIA ZOOM  
April 28, 2021

Revised site plan with all discussed revisions to be submitted prior to the next meeting.  
Architectural cut sheet to be provided for board review upon next submission.

**Mr. Getz** explained the applicant will comply with all suggestions made by the village engineers.

**Mr. Esposito** provided details of the fire suppression system and fire code.

**Mr. Cohen** closed the discussion for Village Drive Commons.

**3. Stainratty/60 North Main St. /105-1-13**

**Mr. Cohen** gave a brief review of the application.

**Ms. Bogert** acknowledged receipt of the comments from engineer Natalie Barber of H2M Engineering. The applicant offered that the additional costs being incurred by further professional review has brought the project to a crossroads. Ms. Bogert explained they are willing to offer sprinklers in the entire building to address the fire safety issue.

**Ms. Uszenski** offered that the applicant's engineer should address the issues that were brought up by Ms. Barber.

Discussion ensued about parking, adequate water for sprinkler systems, and second form of egress.

**Ms. Barber** reviewed her technical review comments.

**Ms. Bogert** expressed frustration about changes made in the review and the costs that will ensue. The building is currently mixed use, no change in footprint.

**Ms. Barber** reviewed the proposed changes.

**Ms. Bogert** expressed frustration over previous reviews not being an option. The bills for professional review will continue and could possibly not be approved.

**Mr. Cohen** polled the board to see if a vote could be taken. The board determined that a vote could not be taken.

**Ms. Cassidy** offered that the applicant can take up issue regarding Fusco Engineering bills. Parking sign revisions were discussed.

**Ms. Bogert** said they would be in touch regarding a decision whether the project will move forward.

V. NEW BUSINESS

**Anna Palasz/90 North Main St/105-1-17/Application for a sign permit Studio Figura**

Applicant not present at this meeting.

**Ms. Cassidy** reviewed the Architectural Review Board application for a business sign.

Determined by the board that more information is needed and will require the applicant be present to discuss.

**Ms. Cassidy** recommended the application be tabled until the applicant is in attendance.

**MOTION** Member Uszenski      **SECOND** Member Kissinger      4 Ayes    0 Nays

MINUTES FOR REGULAR MEETING  
FLORIDA PLANNING BOARD VIA ZOOM  
April 28, 2021

VI. DISCUSSION

**Mayor Harter** has given approval for in person meetings to resume in person with Covid precautions in place.

**Mr. Cohen** polled the board members to return to in person meetings.

**MOTION** Member Cohen     **SECOND** Member Kissinger   4 Ayes   0 Nays

VII. ADJOURNMENT

A motion was made at 9:01 p.m. by MEMBER SOSLER and seconded by MEMBER USZENSKI to adjourn the meeting.

**Vote:**            4 AYES                    0 NAYS

Minutes respectfully submitted.

Christine Bodeker  
Clerk to Boards