

MINUTES OF REGULAR MEETING
FLORIDA PLANNING BOARD
JANUARY 23, 2019

I. CALL TO ORDER

Chairman Scott called the meeting to order at 7: 58P.M.

BOARD MEMBERS PRESENT: Scott, Cohen, Kissinger, Uszenski, Sosler

BOARD MEMBERS ABSENT:

ALSO PRESENT: Attorney Cassidy, BI Burchianti

II. MINUTES

A motion was made by Sosler and seconded by Kissinger to accept the minutes of the regular meeting of December 5, 2018 as printed.

VOTE: 4 YES 0 NO (1 Abstain) Uszenski

Motion Carried

III. CORRESPONDENCE

1. Request from Diane Faist—74 Glenmere Ave.—informal meeting regarding opening small pre-school program
2. FOIL request from R. Schreibeis re: FTG Rentals material
3. FOIL request from C. Kimiecik re: Brach property material

IV. Review of applications

A. UNFINISHED BUSINESS

1. Rosenberg PAC-Glenmere Preserve—113-4-2.1, 2.2, and 16—210units for 55+ older adults

Conditional Final Approval granted 10/28/15

2. Florida Historical Society—13 Bridge Street—107-2-39

Application denied at May 31, 2017 meeting

B. NEW BUSINESS

1. FTG Rentals—141 S. Main St. (113-4-13) Conversion of residence into legal two family

ZBA variance needed meeting 2/12/18

Application in work session packet (2/20/18)

Copy of ZBA minutes (2/12/18) and Or. Co. Planning Dept. decision are in packet

ZBA meeting continued 3/12/18

Letter to ZBA withdrawing their application (3/14/18)

Request to have Planning Board place application on hold until applicant decides what he is going to do with residence.

Request to re-open application—5/2/18

Waiting for new materials to be submitted 7/1/18

(9/10/18) REC'D SURVEY, SITE PLAN AND SHORT ENVIRONMENTAL ASSESSMENT

Public Hearing date set for October 24, 2018 at 7:30 pm or as soon as thereafter as possible

Correspondence rec'd 10/11/18 requesting change in date for public hearing

Public hearing rescheduled for 12/5/18 Public hearing continued to 1/23/19

1/23/19 Public Hearing closed—application held in abeyance

2. Stainratty LLC—60 N Main St—105-1-13—addition of two apartments to existing building

Application and site plan enclosed

Application sent to Orange County Dept. of Planning 1/24/19

Jamie and Bob Bogart were present for this application

Chairman Scott: Engineer Fusco reviewed the plans and made comments. A copy of the comments was given to the applicant. Engineer Fusco noted the dimensions of

the apartments should be on the plans but it was noted they were on the original plan submitted.

Attorney Cassidy: I got a copy of the adopted parking law for the village. The adopted law states “The schedule of minimum required off-street parking and loading spaces is amended by eliminating the requirements for off street parking for businesses located within the CS (Commercial Shopping) Zone.”

Chairman Scott: Engineer Fusco also mentioned the maintenance of the ROW.. Who maintains this?

B. Bogart: At the present time I am maintaining it. Taco Loco, Knebel, and the apartment residents of 62 N Main St building also use it.

Chairman Scott: Is there a written agreement concerning this ROW?

B. Bogart: I don’t have one. Maybe the previous owners of our building had something but I don’t.

Attorney Cassidy: If you could get me something in writing stating you have permission to use that entrance that would be great.

Chairman Scott: What about parking? Do they have enough spaces for the apartments and business?

BI Burchianti: They have enough. Six spaces are needed for the apartments and they have 12. Depending on what type business comes in for the vacant first floor space, we will need to see if the remaining six spaces are enough.

Chairman Scott: A copy of this application needs to be sent to the Orange County Department of Planning and that will be done tomorrow. Do any Board members have any questions? If not, I need a motion to set a Public Hearing date.

MOTION

A motion was made by Uszenski and seconded by Sosler to set a Public Hearing date of February 27, 2019 at 7:30 pm or as soon thereafter that the matter can be heard for the application of Stainratty, LLC located at 60 N Main St. (105-1-13).

VOTE: 5 YES 0 NO

MOTION CARRIED

3. Diane Faist—74 Glenmere Ave—small pre-school program—informal meeting

Waiting for plans from applicant

A complete Planning Board application will be required

Discussion: BI Burchianti noted that in the minutes concerning Ming Hing’s property and the paving of the back-parking lot one of the conditions listed was drainage concerns. She asked if there were any plans regarding the drainage plan for this area. Chairman Scott stated he did not believe there were any specific plans.

The homeowner of 14 Lauren Court stated she was concerned about the clear cutting that took place at the Brach property on Roosevelt Ave. The light located on the Brach building now shines into their bedroom windows. The clear cutting took place on January 1st which is against village code. Runoff from the site is going into the creek nearby and she was concerned if DEC had been notified.

Chairman Scott thanked the homeowner for making Board members aware of this problem He asked the Board members to go look at the site before the next work session so they could discuss the matter.

II. ADJOURNMENT

A motion was made by Sosler and seconded by Kissinger to adjourn at 8:29pm.

Vote: 5YES 0NO

MOTION CARRIED