

**VILLAGE OF FLORIDA  
PLANNING BOARD REGULAR MEETING  
August 23, 2023**

**CALL TO ORDER:**

Chairman Scott called the meeting to order at 7:30 P.M. with the Pledge of Allegiance.

**MEMBERS PRESENT:**

Chairman Robert Scott  
Howard Cohen  
Marvin Kissinger  
James Sosler  
Jeanne Uszenski

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Recording Secretary  
Elizabeth Cassidy, Esq.  
Sean Hoffman, Eng.

**MINUTES:**

Member Kissinger moved for the approval of the July 26, 2023 Regular Meeting Minutes. Seconded by Member Cohen.

On Roll Call, all voted yes, and Chairman Scott declared this set of Minutes adopted.

**PUBLIC HEARING (Continuation) Village Dr. Commons:**

Present: Steve Esposito, Eng.  
Harold Knebel, Sr. Applicant

Mr. Esposito, Eng. Gave a very brief presentation of the application briefly again for the public.

1. Omar Taylor  
11 Lauren Court  
Florida, NY

Mr. Taylor voiced his concern with regard to the elimination of the retaining wall and how it will reduce his privacy.

Mr. Esposito, Eng. Showed Mr. Taylor a drawing of the anticipated landscaping. Discussion ensued and Mr. Knebel offered to extend the tree line to resolve the issue. All agreed.

Mr. Omar then advised the board that onsite activity occurred outside of the allotted work time.

Mr. Knebel apologized as he was on vacation that week, and advised that this will not happen again.

Member Cohen moved a motion to close the public hearing on this application since no one else from the public had any more comments. Seconded by Member Uszenski.

On roll call, all voted yes, and Chairman Scott declared this motion carried.

#### **APPLICATIONS:**

1. Village Dr. Commons  
Re: Amended Site Plan

Discussion ensued with the board members with regard to the ARB review.

Ms. Cassidy, Esq. stated that the board will need to see a materials list so that there will be no discrepancies with the architectural plans. It was also suggested that that the Building Inspector can also make sure the material list is adhered to.

Member Uszenski still had some concerns with those apartments that are going to have a den as they could be made into a bedroom

Mr. Knebel replied that there will be a stipulation in the lease agreement that it cannot be used as one.

See Attached documentation with regard to this matter.

**NEW/UNFINISHED BUSINESS:**

None

**PUBLIC DISCUSSION:**

Since no one from the public entered any discussion, the Chairman closed this portion of the meeting.

**ATTORNEY/CLIENT DISCUSSION:**

**ADJOURNMENT:**

Member Sosler moved for the adjournment of this meeting at  
Seconded by Member Cohen.

On roll call all voted yes, and Chairman Scott declared this meeting adjourned.

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Penny Schlagel, Secretary