

**VILLAGE OF FLORIDA
PLANNING BOARD REGULAR MEETING
December 12, 2023**

CALL TO ORDER:

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

MEMBER PRESENT:

Chairman Robert Scott
Marvin Kissinger
James Sosler

Member Cohen and Uszenski were excused.

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary
Elizabeth Cassidy, Esq.
Sean Hoffman, Eng.
Matt Roach, Trustee

MINUTES:

Member Sosler moved for the approval of the August 23, 2023 Minutes.
Seconded by Member Kissinger.

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

CORRESPONDENCE: None

APPLICATIONS:

1. Leuner Realty: (Sub-division)

Present: Michael Sandor, Eng. For Applicant

Eng. Sandor advised that he was here tonight on behalf of Engineer Brad Cleverly and that their office submitted plans back in October addressing the following:

1. Potential future development of proposed Lot No. 1;
2. Potential future development of a water supply well for the existing building located in Goshen;
3. A variance if required for the lot area associated with the multifamily dwelling and Eng. Sandor requested a referral for the ZBA;
4. An easement has been provided access proposed Lot No. 1;

A discussion ensued whereby there would be a joint public hearing between the Planning and ZBA board to be held January 24, 2024 at 7:30 P.M (If the ZBA could arrange a quorum.)

Ms. Cassidy Esq. advised the board that that SEQRA will need to be completed prior to opening of a Public Hearing.

Eng. Sandor also agreed to waive the time frame for the Planning Board to take action.

Member Sosler moved a motion to classify the subdivision application and to declare intent to be Lead Agency, Lead Agency for the application of Leuner Realty for a two-lot subdivision. Seconded by Member Kissinger.

On Roll call, all voted Yes, and Chairman Scott declared this Resolution adopted. (See attached Resolution)

2. Edward J. Lempka Dr.

Present: Ross Winglovitz, Eng.
Eric Muhlrud

Mr. Winglovitz, Eng. stated that the applicant has made several prior appearances for informal discussions.

The board then discussed the following:

1. The need to negotiate access to the Village DPW facility;
2. Approval of the Site Plan will limit use of Lempka Dr;
3. The Building Inspector confirms the yard designations;
4. Whether Reme Plaza is a private road or driveway;
5. Use of a Traffic Consultant for comments on the Reme Plaza flow pattern and the circulation;
6. The applicant will perform a traffic review
7. Need for access easements over Reme Plaza lots.

Ms. Cassidy, Esq. requested endorsements for all associated ownership entities and Mr. Winglovitz will submit a revised EAF Part 1 to our attorney so that she may circulate the SEQRA Lead Agency Notice of Intent.

Member Sosler moved a motion to Declare Intent to Be Lead Agency with regard to the Lempka Drive Warehouse (SBL: 120-1-2,3,4) Seconded by Member Kissinger.

On roll call, all votes yes and Chairman Scott declared this Resolution adopted.
(See Attached Resolution)

3. Village Dr. Commons
Re: ARB

Present: Dan Getz, Eng.
Harold Knebel

Mr. Getz, Engineer discussed the potential conflicts within the resolutions and requested the board members to consider adopting an amended resolution so the applicant may obtain a building permit.

Ms. Cassidy, Esq. then reviewed with the Board the resolution conditions in question:

1. Condition No. 9: requiring an updated jurisdictional determination for the wetlands prior to sign planning;
2. Condition No. 12d: requiring ARB approval of the signage prior to the issuance of the Building Permit;

3. Condition No. 12d: requiring ARB approval of the retaining walls prior to the issuance of a Building Permit;
4. Condition No. 12d: requiring ARB approval of the building prior to the issuance of a Building Permit.

The Board approved the retaining walls. Ms. Cassidy, Esq. will issue a written legal opinion regarding satisfaction of the jurisdiction determination. The Board also authorized the removal of the signage from the Resolution since approval of the existing is a Village Code condition.

The applicant, Harold Knebel, confirmed Condition No. 13 regarding the approval of the exterior materials is to remain within the resolution.

Member Kissinger moved a motion to with regard to Village Dr. Commons on conditions to be met prior to obtaining a building permit. Seconded by Member Sosler.

On roll call, all voted yes, and the Chairman declared this Resolution adopted. (See attached Resolution)

NEW/UNFINISHED BUSINESS:

Discussion ensued with regard to the 2024 Work Session and Regular Meeting dates. It was suggested that the Work Meeting will only be scheduled on an as needed basis, and Regular Meetings could be on the 3rd Tuesday of the month.

Chairman Scott also asked Ms. Schlagel to check with the other members not in attendance tonight if they were okay with these dates, and the Chairman said that we will try this schedule on a temporary basis and see how things go.

PUBLIC DISCUSSION:

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

ADJOURNMENT:

Member Sosler moved for the adjournment of this meeting at 9:15 P.M.
Seconded by Member Kissinger.

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

Penny Schlagel, Secretary