

**VILLAGE OF FLORIDA  
PLANNING BOARD REGULAR MEETING  
July 26, 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  
Marvin Kissinger  
James Sosler  
Jeanne Uszenski

Member Howard Cohn was absent

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Recording Secretary  
Alyse Terhune, Esq.  
Sean Hoffman, Eng.

**MINUTES:**

The Regular Meeting Minutes of dated May 24, 2023  
The Special Meeting Minutes of June 20, 2023  
The Regular Meeting Minutes of June 28, 2023

Correction of the year on Page 4 of the June 28, 2023 Minutes.

Member Kissinger moved for the approval of the above-mentioned minutes. Seconded by Member Uszenski.

On Roll Call, all voted yes, and Chairman Scott declared these Minutes adopted.

**PUBLIC HEARING:**

1. Village Dr. Commons:

Present: Steve Esposito, Eng.  
Harold Knebel, Applicant

Mr. Esposito presented the application with changes that included adding a one bedroom apartment for a total of 20 (1) bedroom apartments, eliminating a retaining wall, realigning and extending a stormwater culvert, modifications to the building architecture is substantially in conformance to the architecture approved in 2021, reduction in commercial space, reduction of permeable pavers.

Linda Dubin  
139 Village Dr.

Mrs. Dubin questioned the location of the driveways.

David DeLarm  
67 Village Dr.

Mr. DeLarm asked whether a traffic light will be installed at the intersection of Village Dr. and NYS Rte. 94. Mr. Esposito replied that a traffic study was performed as part of the original application and indicated the projected traffic did not satisfy the warrants for a traffic light at this location.

Edward Dubin  
139 Village Dr.

Discussion ensued of when the traffic study was performed and whether the COVID-19 pandemic affected.

Donna DeLarm  
67 Village Drive

Discussion ensued with regard to the location and purpose of Retaining Wall No. 2.

David DeLarm  
67 Village Dr.

Discussion ensued with regard to the proposed landscaping along the westerly project property line.

Ms. Terhune, Esq. confirmed referral of the application under GML-239 and advised no action could be taken this evening since it has been less than 30 days since the referral and no reply has been received from the county yet.

The application was then further discussed with regard to the definition of Lot Coverage and the need for an interpretation relative to permeable paver (outdoor parking area) and wetlands (natural impervious areas).

It was then recommended that the Building Inspector should advise the board of his determination of these findings.

Member Kissinger moved a motion to continue the public hearing on this application until August 23, 2023. Seconded by Member Sosler.

On roll call all voted yes, and Chairman Scott declared this Resolution adopted.

**APPLICATIONS:**

1. Architectural Sign Review Application  
Re: Sign – Cork NY

Present: Tom Mattingly, Applicant

Mr. Mattingly made a verbal presentation and provided a photograph of the installation and showed the Board a scale mockup of the proposed sign. Attorney Terhune then read the following Resolution:

**RESOLUTION  
VILLAGE OF FLORIDA PLANNING BOARD  
ARCHITECTURAL REVIEW APPLICATION  
OF WERNER'S REAL ESTATE**

WHEREAS, an application was made to the Planning Board of the Village of Florida for architectural review of a proposed projecting sign for "CORK" to be located at 22 No. Main Street (the "Applicant")

WHEREAS, the subject site is identified on the Village of Florida Tax Map as section 105, block 1, and lot 20 located on North Main St.;

WHEREAS, the Village of Florida Planning Board received and considered the application and materials specifications for the proposed sign;

WHEREAS, this is a Type II action pursuant to the State Environmental Quality Review Act and its regulations and that no further environmental review is required.

NOW, THEREFORE, the Planning Board approves the application for architectural review of the sign subject to the following terms and conditions:

1. Applicant to obtain all permits as required;
2. Applicant to comply with the regulations as set forth in §119-18 (H) (4) and 119-18 (K)
3. Applicant to pay all fees.

Member Sosler moved a motion to approve this Resolution. Seconded by Member Kissinger.

On roll call, all voted yes and Chairman Scott declared this Resolution adopted.

2. Village Dr. Commons: Amended Site Plan

No further discussion.

3. Leuner Realty: Re-Subdivision

Present: Brad Cleverly, Eng.

Mr. Cleverly, Esq. summarized the application and advised the board that the applicant intends to discontinue the existing Village of Florida water service for his property in the Town of Goshen.

Mr. Hoffman suggested that the board consider this as a condition of any action.

The applicant is going to submit a plan/exhibit showing how proposed Lot No. 1 may be developed may be developed as a permitted use. This plan will be for demonstration purposes only and will not be signed by the Chairman or filed. The board then confirmed this application is considered a minor application and waived adding topographic contours to the plan. The underground utility locating service.

It was then concluded that Mr. Cleverly, Eng. Will submit a minor subdivision plat which will be referred under GML-239 by Ms. Schlagel, Secretary upon receipt.

4. Edward J. Lempka (self-storage)

Board has still not received updated plans to continue hearing of this application

**NEW/UNFINISHED BUSINESS:** None

**PUBLIC DISCUSSION:**

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

**ADJOURNMENT:**

Member Sosler moved for the adjournment of this meeting. Seconded by Member Kissinger at 8:45 P.M.

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

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Penny Schlagel, Secretary

