

**VILLAGE OF FLORIDA
ZONING BOARD OF APPEALS MEETING
November 13, 2023**

CALL TO ORDER:

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

BOARD MEMBER'S PRESENT:

Chairman Martin Dellatto
Member Steven Caldwell
Member Zen Wojcik
Member Frank Dagele

Member Pillmeier was absent.

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary
Jeremy Havens, Esq.

MINUTES:

Member Caldwell moved a motion to approve the Regular Meeting Minutes dated October 16, 2023. Seconded by Member Dagele.

On roll call, all voted yes, and Chairman Dellatto declared this set of Minutes adopted.

CONTINUATION OF PUBLIC HEARING:

6 Nathaniel Lane
108-4-10

Daniel Getz, Engineer
Engineering & Surveying Properties

Dan Getz, Eng. then gave a short presentation again on how the applicant is seeking relief from 199-26 (h) direct access to the street to build a house. No change in charter of neighborhood. Lot is landlocked, just needs driveway access.

Jeremy Havens, Esq. asked Mr. Getz to explain the benefit of using which driveway access.

Dan Getz, Eng. stated that the best access for the driveway would be using Werner Ave.

1. Robert Sieczek
12 Werner Ave

Mr. Sieczek stated that this property is in a R1 Zone and he wanted to make sure that Mr. Knebel is keeping the lot for just a single-family home.

Mr. Knebel replied yes, just a single-family home.

2. John Clark
35 Highview Ave

Mr. Clark stated that South Main has drainage issues already. Will this home add to the impact?

Chairman Dellatto stated that this issue would be handled by the Planning Board.

Mr. Knebel replied that the drainage would be actually be better if he can put his home on this property with the improvements he would make.

3. Candy Arnott
101 South Main St.

Ms. Arnott asked who would be responsible for the plowing of the road?

Jeremy Havens, Esq. replied that the applicant must first meet all access codes. The Planning Board will make the decision on standards once all improvements are made the Village would plow.

4. Brian Pecorilli
6 Highview

Mr. Pecorilli asked about the access?

Jeremy Havens replied it could be from Highland Ave.

Robert Sieczek again approached the board again and said that the road gets very narrow.

Dan Getz, Esq. replied that the tax maps do show it getting narrow then wider. The property lines are indicated on the map.

Jeremy Havens, Esq. stated that Mr. Knebel will do a survey and it will show the exact width of the street.

5. Brian Connelly
31 Nathaniel Lane

Mr. Connelly asked if Mr. Knebel will have to upgrade the entire road?

Chairman Dellatto replied that Mr. Knebel will only upgrade on his property.

6. Ron Schreibeis
107 So Main St.

Mr. Schreibeis asked if the residents could make application to improve Nathaniel Lane.

Jeremy Havens, Esq. replied yes. Zoning

7. John Clark
35 Highview Ave

Mr. Clark asked if the applicant is putting in multiply houses.

All replied no.

8. Doreen Hamel
7 Highview Ave

Ms. Hamel asked if anyone else wants to build they have to put in a separate building regarding driveway access?

Chairman Dellatto gave an example that if “John Smith” decides to build they would only be making improvements to that piece of property they are building on.

7. Sean White
Owns vacant lots on Nathaniel

Mr. White asked if people wanted streets combined could it be done on Nathaniel Lane?

Jeremy Havens, Esq. stated that the property owners purchased in this area, they knew they bought on a paper street. Residents could get a signed petition and present it to the Village. All you can do is ask.

Member Dagele moved a motion to close the public portion of this meeting. Seconded by Zen Wojcik.

On roll call, all voted yes, and Chairman Dellatto declared the public meeting closed.

All members then stated that they have all did a site inspection, there was a discussion of the roadway.

See Attached Resolutions with regard to this issue.

NEW/UNFINISHED BUSINESS: None

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

ADJOURNMENT:

Member Caldwell moved for the adjournment of this meeting. Seconded by Member Dagele.

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

Penny Schlagel, Secretary

