

**VILLAGE OF FLORIDA ZONING BOARD
REGULAR MEETING
January 22, 2024**

**** Originally scheduled for January 16, 2024 but was re-scheduled due to inclement weather.****

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 Steve Caldwell
Member Zen Wojcik
Alison Orlando

Member Dagele was excused.

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary
Bob Krahulik, Esq.

MINUTES:

Member Caldwell moved a motion for the approval of the November 13, 2023 Regular Meeting Minutes. Seconded by Member Wojcik.

On roll call, all voted yes, except for Member Orlando who abstained, and then Chairman Dellatto declared this set of Minutes adopted.

MOMENT OF SILENCE IN HONOR OF JR PILLMEIER:

APPLICATIONS:

1. 70 Farries Ave
Aaron & Heather Ubides
SBL: 106-1-32.1
Area/Height Variance:

Chairman Dellatto read the Public Hearing Notice into the record:

**LEGAL NOTICE
PUBLIC HEARING**

A public hearing before the Zoning Board of Appeals of the Village of Florida will be held on the 16th day of January, 2024 commencing at 7:30 P.M. at Village Hall, 33 South Main Street, Florida, NY 10921 to consider the following application:

Aaron Ubides for the property located at 70 Farries Ave, Florida, New York and designated on the Village of Florida tax map as Section 106 Block 1 Lot 32.1 in the R-1 District for a variance from Section 199-8(D)(7) of the Code to construct an 19' x 28' x 504 square feet accessory building (storage shed) where 576 square feet are permitted (there presently exists a 12' x 24' 208 square foot storage shed for a total of 712 square feet) and from Section 119(D)(7) allowing and from Section 119-8(D)(1) allowing construction 21' foot high accessory building (storage shed) where an accessory building height of only 15' is permitted.

The above application is open to inspection at the office of the Board of Appeals, 33 So. Main Street, Florida, NY. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communication in writing in relation thereto may be filed with the Board, or at such hearing.

Martin Dellatto, Chairman

Heather Ubides explained how they own a colonial with a pull-down attic. Due to both medical conditions, they can't keep going up and down these attic stairs. They called in Gray's Woodworking for a quote for a storage shed.

Aaron Ubdies also stated that his shed is full now as they are out of room as they do a lot of volunteer work. The road elevation is 12 foot and slopes down, so it would not be an eye sore.

Attorney Krahulik stated that the applicant is requesting 2 variances. One, our code states 15 feet high, but the applicant is requesting 21 feet. Second, Code 119 D(7) Area of garages/sheds can't exceed 576 feet. The second shed will make 712 square feet.

Member Orlando asked if the existing shed would remain?

Aaron Ubides replied yes.

Chairman Dellatto stated that it looked like all would blend in colors and placement wise.

Member Wojcik questioned the setbacks. Discussion ensued and it was concluded that it meets all requirements.

Member Caldwell asked about the drainage.

Mr. Ubides confirmed that there is plenty of drainage to Jenson's and plenty of millings by the shed.

Attorney Krahulik did confirm that there would be no increase of runoff water.

Member Wojcik asked if the shed was going to have water/electric.

Aaron replied no water, but yes electric.

Member Caldwell moved a motion to close the Public Hearing on this application. Seconded by Member Wojcik

On roll call, all voted yes and Chairman Dellatto closed this portion of the meeting.

Attorney Krahulik stated that the action is a Type II action under the State Environmental Quality Review Act, and therefore no further action is required under SEQRA.

Member Orlando moved a motion to continue the hearing of this application for February 13, 2024 at 7:30 as the board is awaiting the 239 results from the Orange County Planning Dept. Seconded by Member Caldwell

On roll call, all voted yes and Chairman Dellatto declared this motion adopted.

ADJOURNMENT:

Member Wojcik moved for the adjournment of this meeting. Seconded by Member Orlando at 8:30 P.M.

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

Penny Schlagel, Secretary