

**VILLAGE OF FLORDIA
PLANNING BOARD MEETING MINUTES
March 19, 2024**

CALL TO ORDER:

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

MEMBER'S PRESENT:

Chairman Robert Scott
Member Marvin Kissinger
Member Howard Cohen
Member Criag Grybowski
Member James Sosler

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary	Matt Roach, Trustee
Elizabeth Cassidy, Attorney	Mayor Dan Harter
Sean Hoffman, Engineer	

MINUTES:

Member Sosler moved for the approval of the February 20, 2024 Meeting Minutes with correction noted. Seconded by Member Kissinger.

On Roll Call, all voted yes, and the Chairman declared this set f Minutes adopted.

CORRESPONDENCE:

Agreement with Orange County/Planning
Re: 239

The board discussed the executed Agreement with the County which agreement is intended to reduce the number of referrals to allow the county to address more projects effectively.

Received & File (See Attached)

APPLICATIONS:

1. Leuner Realty (Subdivision)

Present: Brad Cleverly, Engineer

Mr. Cleverly was present on behalf of the applicant and informed the board that the Zoning Board gave the applicant a favorable decision.

RESOLUTION CONDITIONALLY APPROVING THE APPLICATION OF
LEUNER REALTY FOR A TWO LOT SUBDIVISION

WHEREAS, the Village of Florida Planning Board is considering action on a proposed application by Leuner Realty for two lot re-subdivision located at 101 Randall St., Florida, NY SBL: 103-1-7.1, 6, 7.2 and;

WHEREAS, the application has submitted the following:

1. Application dated November 20, 2022
2. Resubdivision Plat, dated November 18, 2022, last revised October 16, 2023
3. A Short Environmental Assessment Form dated November 30, 2022
4. Correspondence of MJS Engineering & Land Surveying, PC dated November 30, 2022, May 23, 2023, July 5, 2023 and October 17, 2023

WHEREAS, the Planning Board by resolution dated December 12, 2023 declared intent to be lead agency, and declared the action to be an unlisted action pursuant to the State Environmental Quality Review Act. By resolution dated January 24, 2024, issued a negative declaration pursuant to the State Environmental Quality Review Act; and

WHEREAS, the Planning Board held a duly noticed public hearing on January 24, 2024; and

WHEREAS, the matter was referred to the Florida Zoning Board of Appeals for action in connection with an area variance of the required lot area of 80,000 square feet (20,000 square feet per unit) to 42,164 square feet (10,541 square feet per unit); and

WHEREAS, the Florida Zoning Board of Appeals by resolution dated February 27, 2024, granted such relief.

WHEREAS, the application was referred to the Orange County Planning Department of Planning and the Town of Goshen pursuant to General Municipal Law § 239 et seq.; and

WHEREAS, the Orange County Department of Planning issued a letter dated January 8, 2024 indicating the matter was for local determination and the Town of Goshen issued a letter dated December 29, 2023 indicating no impact but requesting the well permit be coordinated as noted in the plan.

WHEREAS, the Planning Board is in receipt of comments by its consultants, Sean Hoffman, Village Engineer and Elizabeth Cassidy, Village Attorney;

WHEREAS, the Planning Board is in receipt of the Building Inspector's determinations that (1) the existing multifamily dwelling is a legally pre-existing non-conforming use subject to § 119-25 of the Florida Code; (2) that the minimum front yard setback of 25.83 feet is a legally pre-existing nonconforming condition; (3) the existing access to Town of Goshen SBL 20-1-33.1 utilized for the sale and servicing of trailers and truck equipment is a legally non-conforming condition (see correspondence dated February 8, 2023 and November 8, 2023).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants conditional final subdivision approval subject to the following conditions:

1. The Planning Board finds that due to the nature of the application, reducing the number of lots and the creation of no new development that the provision of parkland or a payment in lieu thereof shall not be required.
2. The Chairman shall be authorized to sign the final plat upon receipt of written confirmation by the Village Attorney and Village Engineer that the final plat satisfies all conditions set forth herein.

PRIOR TO SIGNING OF THE SUBDIVISION PLAT:

3. Applicant to pay all outstanding fees prior to the Chairman's signing of the Plat.
4. Applicant to address all outstanding comments of Sean Hoffman, Engineer (see Memo dated November 16, 2023)
5. Applicant to disconnect the existing water line and obtain well permit from the Town of Goshen SNL 20-1-33.1
6. Applicant to provide deeds for review and approval by the Village Attorney reflection the new property lines.
7. Applicant to provide access easement in favor of lot 20-1-33.1 for review and approval by the Village Attorney.
8. Deeds and easement to be recorded simultaneously with the recording of the final subdivision plat.

PRIOR TO ISSUANCE OF BUILDING PERMIT:

9. Applicant to obtain all permits for connection to sewer and water.
10. Pursuant to § 103-9 © of the Village of Florida Code, this approval shall expire within 90 days hereof. The Applicant may request additional extensions.

Motion moved by Member Cohen and seconded by Member Sosler.

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

2. Lempka (Self Storage)

No one was present for the continuation of this application. However, the board acknowledged the email from Engineer Winglovitz advising the board that they hope to submit materials for the April meeting.

Attorney Cassidy advised the board that the Trustees authorized the retention of Kemley-Horn to review the applicant's submissions related to the traffic.

NEW BUSINESS:

1. Introductory Local Law No. 1 of 2024 (7:50-8:07)

The board discussed the local law amending the zoning code to regulate the organization of the Planning Board and provided for alternate members of the Planning Board and Zoning Board.

The board was unanimously in favor of this local law.

Attorney Cassidy requested that a memo be sent to the Board of Trustees advising that the board is in favor. (See Attached)

PUBLIC DISCUSSION:

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

ADJOURNMENT:

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

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

Penny Schlagel, Secretary