

**VILLAGE OF FLORIDA ZONING BOARD  
REGULAR MEETING  
MARCH 26, 2024**

**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 Frank Dagele  
Member Zen Wojcik  
Member Alison Orlando

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Secretary  
Robert Krahulik, Esq.

**MINUTES:**

Member Caldwell moved a motion for the approval of the February 27, 2024 Regular Meeting Minutes. Seconded by Member Wojcik.

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

**PUBLIC HEARING:**

93 South Main St.  
SBL: 108-5-7  
Area/Height Variance

Chairman Dellatto informed the board and public present that we are still awaiting the response from the county of the 239 Referral. Therefore, we will not

be able to reach a decision tonight, but will continue the process of the public hearing.

Craig Grybowski, applicant explained that he is a car collector and he needs storage room to park his cars. He currently does have a 2-car garage, however with all the rain and snow, his garage took on some water so he cannot continue to park these types of vehicles in there, he is going to put his lawn tools in this garage and would like to build a pole barn with a lift. Already has the lift, just needs to be moved from another location. Further stated, he has looked at other houses in the area, but does not want to leave the Village of Florida.

Attorney Krahulik asked if there will be a driveway?

Mr. Grybowski replied no, lawn access only.

Member Dagele asked if it is possible to sit this structure somewhere else on the property?

Mr. Grybowski replied that he could maybe move it back 8 feet, but has to be careful as the water table is high.

Member Caldwell asked if the doors could be on the other end?

Mr. Grybowski replied that his lift would not fit.

Member Orlando asked if the property is in the wetlands?

Mr. Grybowski replied no, across the street it is designated though.

Discussion ensued if the pole barn was going to be as tall as the house and Mr. Grybowski said that it would only come to the gutter portion of the first floor on the house.

Member Wojzik asked if the setback requirements have been met?

Attorney Krahulik replied yes.

Member Orlando stated that she has done a drive by and does not see any other barns on street frontage.

Mr. Grybowski stated the barns he has mentioned in his application are corner lots.

Member Orlando and Dagele expressed their concerns as to this pole barn not being in character with the neighborhood.

Chairman Dellatto then opened the Public Hearing:

1. John Clark  
97 So. Main St.

Mr. Clark informed the board that he is concerned with the height and has some water issue concerns. He has spent a lot of money on his sub pump and drainage system.

Also, another concern was that if the property was ever sold, he would want to be assured that no commercial business would be used in this building.

Chairman Dellatto replied that it could never be used as commercial as it is in a residential zone.

Attorney Krahulik also stated that it could be a stipulation added to the resolution no commercial use.

Mr. Grybowski then replied that he has no issue moving the building back 8 feet but he himself is concerned with flooding issues he could have in his basement.

Chairman Dellatto asked if the building was going to have electric.

Mr. Grybowski replied yes. Probably tap off the house and run a line to the building, but has not gotten that far yet.

2. Bill Schultz, Builder of Pole Barn

Mr. Schultz informed the board that he would be building the barn, and as far as color, it can be whatever color, can certainly blend in with the house. Discussion with regard to possible landscaping.

Again, Member Dagele expressed his concerns about a pole barn being built in a residential area.

Member Dagele moved a motion that the Public Hearing on this application will remain open until May 6, 2024 which is the next regular meeting commencing at 7:30 P.M. Seconded by Member Wojcik.

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

Attorney Krahulik stated this is a Type 2 action and no further action for SEQRA is needed.

**APPLICATIONS:** Craig Grybowski  
93 So. Main ST.  
SBL: 108-5-7  
Area/Height Variance

Said application will be continued on May 6, 2024 at 7:30 P.M. It was recommended that Mr. Grybowski provide a rendering with more detail.

**NEW/UNFINISHED 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 an alternate member of the Planning and Zoning Board. (See attached) All members agreed.

**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 Wojcik at 8:10 P.M.

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

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Penny Schlagel, Secretary

