

**VILLAGE OF FLORIDA PLANNING BOARD  
REGULAR MEETING AGENDA  
OCTOBER 15, 2024**

**CALL TO ORDER:**

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

**MEMBER'S PRESENT:**

Chairman Robert Scott  
Member Howard Cohen  
Member Craig Grybowski  
Member James Sosler  
Alt. Member Diane Puglisi

**EXCUSED:** Member Marvin Kissinger

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Secretary  
Elizabeth Cassidy, Esq.  
Sean Hoffman, Eng.  
Deputy Mayor Fuller

Member Cohen moved a motion for Alt. Member Diane Puglisi to participate in tonight's meeting. Seconded by Member Grybowski.

On roll call, all voted yes and Chairman Scott declared this motion carried.

**APPLICATIONS:**

1. Lempka Warehouse  
Traffic Study Discussion

Present: Owners: Eric & Al Muhlrاد  
Engineer Ross Winglovitz

Engineer Winglovitz stated that this application was last discussed in June. Since this time the applicant has re-evaluated the traffic impact. Colliers Engineering Design prepared a revised traffic study and evaluated five traffic scenarios.

Mr. Muhlrاد along with Engineer Winglovitz stated that it is not financially feasible to put in a turning lane coming out to Route 17. As such, they had their traffic engineer Colliers Engineering Design come up with alternatives. Out of the 5 possible alternatives, the applicant has decided to go with number 5. Alternative 5 would include the installation of gates between the existing warehouses. There would be no through access.

Mr. Muhlrاد stated that this alternative will work and would be a good ratable for the Village plus add jobs. It will also reduce traffic.

Member Sosler asked if the traffic would then flow to Jessup Road, then out to Pumpkin Swamp?

Eng. Winglovitz replied yes.

Alt. Member Pugulsi asked how will the access be blocked?

Mr. Winglovitz replied with gates.

John Canning, Registered Professional Traffic Engineer  
On Behalf of the Village of Florida

Engineer Canning stated that he has reviewed the updated Traffic Study and has concluded the following:

1. In the last five years there has been six accidents when a vehicle turns left onto Lempka Dr. and three rear end accidents with vehicles turning left onto Reme Plaza.
2. The proposed Access #5 will reduce the turns onto Lempka Dr.
3. NYSDOT warrants for a left turn lane onto Reme Plaza is met;
4. The applicant is willing to re-gate the access at the existing warehouses which will restore operating conditions.

Discussion ensued with regard to the requirements of gates and Mr. Muhlrاد stated that he would not install any gates, as he felt that signage would be enough.

Engineer Canning advised the board that in these types of circumstances on private properties, it is his experience that just signage is not an effective solution.

Mr. Muhlrاد discussed the timing of traffic, however he would be leasing the building, and would not be able to change the time flow of the truck traffic.

Engineer Winglovitz advised that he would sit down with his client and re-exam the traffic study and will advise accordingly.

**NEW/UNFINISHED BUSINESS:**

1. Minutes dated September 18, 2024: Tabled
2. Gifts:

Attorney Cassidy advised that a board member received a favorable gift on a recent application and explained the ethical standards to the board and if the members had any questions or concerns to please contact her.

**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 Craig Grybowski at 8:12 P.M.

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

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Penny Schlagel, Secretary

