

**VILLAGE OF FLORIDA
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
OCTOBER 21, 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:

Steve Caldwell
Martin Dellatto
Frank Dagele
Zen Wojcik
Alt. Member Nigeria Forde

Member Alison Orlando was Excused.

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary
Robert Krahulik, Esq.

MINUTES:

Member Caldwell moved for the approval of the September 16, 2024 Meeting Minutes. Seconded by Member Dagele.

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

PUBLIC HEARING:

Legal Notice

A public hearing before the Zoning Board of Appeals of the Village of Florida will be held on the 21st day of October, 2024 commencing at 7:30 P.M. at Village Hall, 33 South Main Street, Florida, New York 10921 to consider the following application:

AUGUSTYN BROTHER, LLC for property located at 80 Jayne Street, Florida, New York and designated on the Village Tax Map as Section 101, Block 4, Lot 21 in the R-1 District for the following variances from the Bulk Area Requirements of the Code for a proposed 2 lot subdivision of a 21,567 sq. ft. parcel of land:

1. Total Lot Area – Lot 1 allowing a 9,750.2 sq. ft. lot where 20,000 sq. ft. are required.
2. Total Lot Area – Lot 2 allowing a 11,816.9 sq. ft. lot where 20,000 sq. ft. are required.
3. Lot Area per Dwelling Unit – Lot 1 allowing a 9,750.2 sq. ft. lot where 20,000 sq. ft. are required.
4. Lot Area per Dwelling Unit – Lot 2 allowing a 11,816.9 sq. ft. lot where 20,000 sq. ft. are required.
5. Lot Width – Lot 1 allowing a lot width of 68.5 feet where 100 feet are required.
6. Front Yard Set Back – Lot 2 (Roe Street Side) allowing a front yard setback of 22 feet where 30 feet are required.

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

Martin Dellatto, Chairman

Present on behalf of the application: Applicant John Augustyn

Chairman Dellatto advised that it has come to his attention that we have not received the Certification of Mailing is that correct.

Secretary Schlagel replied yes.

The Board then discussed about hearing the public comments tonight for the residents who are present and felt that we should continue the Public Hearing next month after a Certification of Mailing is completed.

Mr. Augustyn approached the board and apologized as he did not know his engineer did not do the Certification of Mailing and then proceeded to explain to all how he would like to sub-divide the property and build another house for either a family member or possibly rent it out. However, the original house would remain.

Member Dagele asked what the size of the new house would be?

Mr. Augustyn replied that he has not had the plans drawn up yet, as was waiting to see if he was granted approval.

Member Wojcik stated that the Engineer did submit a plan, and it shows it will have four bedrooms.

Mr. Augustyn replied that he has not even seen the plan that his engineer submitted to the board, but it will not have four bedrooms, only two.

Member Wojcik asked on what street would the front of the house be facing as this is a corner lot?

Mr. Augustyn replied Roe St.

Member Caldwell stated that the plan submitted does state the frontage is on Roe St.

Mr. Augustyn stated that he would like to see this plan for himself and would like to have it re-configured.

Atty. Krahulik suggested that a spreadsheet of the other lots and sizes of homes in the neighborhood may be helpful to the board if one could be done by the applicant.

Member Dagele moved a motion to open the Public Meeting portion of this application. Seconded by Member Caldwell.

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

Public Comments:

1. Noreen Meduski
71 Jayne St.
Florida, NY

Ms. Meduski stated that other properties in the surrounding area do not have two homes sitting on a half-acre lot.

2. Patty Hoeg
76 Jayne St.
Florida, NY

Ms. Hoeg stated that she can confirm that the existing home on this property is a two-bedroom home. A four-bedroom new home will be way too big. If this property is subdivided, it will be smaller than the Roe St. property that the board denied an application to build a home on 3 months ago.

3. Ron Heter
81 Jayne St.
Florida, NY

Mr. Heter stated that he lives directly across from the property in question and does not want a big house built on a tiny piece of property.

Since no else from the public entered any more discussion, Chairman Dellatto asked for a motion to continue the public hearing on this application.

Member Dagele moved a motion to continue the Public Hearing on this application to November 4, 2024. at 7:30 P.M. Seconded by Member Caldwell.

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

NEW/UNFINISHED BUSINESS: None

PUBLIC DISCUSSION:

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

ADJOURNMENT:

Member Caldwell moved for the adjournment of this meeting at 7:50 P.M. Seconded by Member Wojzik.

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

Penny Schlagel, Secretary