

MINUTES FOR REGULAR MEETING  
FLORIDA PLANNING BOARD  
May 26, 2021

I. CALL TO ORDER

Chairman Scott called the meeting to order at 7:31 p.m. and opened with the Pledge of Allegiance.

BOARD MEMBERS PRESENT:

Member Jeanne Uszenski  
Member James Sosler  
Member Howard Cohen  
Member Marvin Kissinger

ALSO PRESENT:

Elizabeth Cassidy, Esq.  
Natalie Barber, PE H2M Engineers  
Anna Palasz  
David Getz  
Steve Esposito  
Robert Knebel  
Trustee Matt Roach

II. Adoption of Minutes

*April 20 Work Session Minutes*

Motion Member Sosler Second Member Cohen 5 Ayes 0 Nays

*April 28 Planning Board Meeting Minutes*

Motion Member Sosler Second Member Cohen 5 Ayes 0 Nays

III. CORRESPONDENCE

- a *Technical review comments received on May 6, 2021 from Sean Hoffman of H2M Engineering regarding the Brach Knitting Mills expansion.*
- b *Letter received from Stephen Esposito, RLA, of Esposito & Associates on May 11, 2021 for the Village Drive Commons application.*
- c *Letter of quote from Jeff Calander of Civil Design Professionals received on May 11, 2021 for Village Drive Commons Application*
- d *Revised Site Plan for Village Drive Commons received on May 11, 2021.*
- e *Revised SWPPP bearing last revision date of May 2021 for Village Drive Commons application received on May 11, 2021*
- f *Technical review comments received from Natalie Barber of H2M Engineers received on May 17, 2021 for Village Drive Commons Application.*
- g *Certificates of Liability Insurance and Worker's Compensation Insurance received from Keystone Novelties on May 20, 2021*

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IV. NEW BUSINESS

1. **Anna Palasz/90 North Main St/105-1-17/Application for a sign permit Studio Figura**

**Ms. Cassidy** reviewed the Architectural Review Board application for a business sign and offered that the sign has already been installed.

**Ms. Palasz** provided information about the business and explained the need for the sign.

**Ms. Cassidy** reviewed the code and established that the sign complied with all regulations.

**Chairman Scott** asked about the temporary sign for grand opening. The promotional signage should be removed by June 11, 2021.

**Resolution (03) of 2021** to approve the installation of the Studio Figura sign at 90 No. Main Street with the condition that the temporary banner be removed by June 11.

**MOTION** Member Uszenski **SECOND** Member Sosler 5 Ayes 0 Nays

V. REVIEW OF APPLICATIONS

A. UNFINISHED BUSINESS

1. **Knebel/Village Drive Commons / 112-1-4 & 12**

**Chairman Scott** opened the floor to discuss the Village Drive application.

**Ms. Cassidy** reviewed a prepared neg dec for the board's review. All points were discussed with the board.

**Chairman Scott** polled the board upon the full review of the neg dec and determined there were no additional comments.

**Resolution (04) of 2021** to adopt to the Negative Declaration pursuant to the State Environmental Quality Review Act for the Village Drive Commons application.

**MOTION** Member Kissinger **SECOND** Member Sosler 5 AYES 0 NAYS

**Ms. Cassidy** moved on to the review the Site Plan/Conditional Use application for Village Drive Commons. Conditions of the site plan approval were reviewed individually.

Request was made for resolution conditions to be placed on the site plan.

**Chairman Scott** polled the board upon the full review of the Site Plan Approval and determined there were no additional comments.

**Resolution (05) of 2021** to approve the Site Plan/Conditional Use Application of Robert Knebel for the construction of a mixed used residential and commercial development.

**MOTION** Member Uszenski **SECOND** Member Sosler 5 AYES 0 NAYS

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**2. Stainratty/60 North Main St. /105-1-13**

**Ms. Cassidy** reviewed the code that the board must take action within 62 days of a public hearing. Established the board will deny the application pursuant to the code and the applicant may request an extension. A 90 day extension was offered using the scheduled August planning board Meeting date of August 25.

**Chairman Scott** polled the board to approve the 90 day extension.

**Resolution (06) of 2021** to grant a 90 day extension upon request by the applicant to the Stainratty LLC project with extension established as August 25. Request to be received within two weeks of this meeting.

**MOTION** Member Sosler      **SECOND**      Member Cohen      5 AYES      0 NAYS

VI. DISCUSSION

**Member Uszenski** asked for an update on current ZBA projects

VII. ADJOURNMENT

A motion was made at 8:32 p.m. by MEMBER SOSLER and seconded by MEMBER COHEN to adjourn the meeting.

**MOTION:** 5 AYES      0 NAYS

Minutes respectfully submitted.

Christine Bodeker  
Clerk to Boards