

MINUTES OF
PUBLIC HEARING II
FLORIDA PLANNING BOARD
February 24, 2021

I. CALL TO ORDER

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

Board Members Present: Scott, Cohen, Uszenski, Kissinger, Sosler

Board Members Absent:

Also present: Attorney Cassidy, BI Burchianti

Chairman Scott: The second item on the agenda is a public hearing. Attorney Cassidy provided the procedure for a virtual public hearing pursuant to New York State Executive Order 202.8. Ms. Cassidy read the legal notice.

II. Legal Notice Read and Mailing List confirmed

VILLAGE OF FLORIDA
PLANNING BOARD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village Planning Board of the Village of Florida will hold a public hearing at the Village of Florida Village Hall, 33 South Main Street Florida, New York 10921 on February 24, 2021 at 7:30 p.m. or as soon thereafter as possible on the Site Plan - Conditional Use Application of Robert Knebel for Village Drive Commons. The proposed action includes the construction of 2 mixed use buildings consisting of 8,976 sf of commercial in each building totaling 17,952 sf together with 19 one-bedroom apartments and 12 two-bedroom apartments to be located at the intersection of Route 94 and Village Drive. (SBL 112-1-4& 12). A copy of the application is available for review in the Building/Planning Department located at 33 South Main Street, Florida, New York 10921. To the extent such public hearing is held via video conferencing technology, call in information will be posted on the Village's website (www.villageoffloridany.org) 24 hours prior to the public hearing.

By order of the Planning Board of the Village of Florida

Robert Scott III
Chairman

Present: S. Esposito, RLA, D. Getz, civil engineer, applicant R. Knebel

Attorney Cassidy: For the record, the application with site plan is available on the website for review.

Adopted April 28, 2021

Chairman Scott: At 7:55 pm. Chairman Scott asked for motion to open the public hearing. Motion was made to open the public hearing by Uszenski, seconded by Kissinger. Chairman Scott opened the floor for the applicant to review the proposed project.

S. Esposito shared the site plan on the screen for review. Mr. Esposito provided details of the project including square footage, parking details and SWPPP report; mentioned that all is viewable on the village website. Letters from the Florida Fire Commissioner and Fire Chief have been received. A habitat assessment has been provided. Landscaping and lighting plans have been submitted. Architectural review details were provided including façade, signing, roof details and reverse gables. Lower level of the two buildings is proposed commercial with the upper floors residential. At the request of the board, a photo montage of the site has been provided for architectural review.

D. Getz reviewed the proposed drainage management. Federal wetlands are located on the property and will have zero disturbance. An existing pipe under Route 94 that runs to the property will be addressed with proposed 30” culverts for water flows. Three bioretention basins are proposed for runoff from proposed impervious surfaces. Three areas of impervious surfaces are included in the project and runoff will be directed to the bioretention basins for peak flow. Proposed mountable curbs that will withstand heavy vehicular traffic such as fire trucks.

Chairman Scott asked about pedestrian accesses. Mr. Esposito provided details of all accesses including emergency access for both buildings.

BI Burchianti asked to review the landscaping design. Expressed the need to ensure any trees that are planted do not impede the view of traffic. Asked if the maintenance of trees would be done in perpetuity, Mr. Esposito advised that this request will be added to the next submission site plan. Will there be designated residential parking? Mr. Esposito explained the project exceeds the amount of required parking and would be open to discuss installation of designated parking signs.

Member Uszenski suggested the number of trees on the Main Street portion of the project be limited. Expressed concern that too many trees with leaves could overwhelm the sewers in the future; suggested that possibly the applicant could use pine trees along Main Street.

Member Uszenski questioned an existing culvert being disturbed and causing a disturbance to neighboring properties.

D. Getz advised there will be no change to the existing grading and will not effect neighboring properties.

S. Esposito responded to **Member Uszenski’s** landscaping question, explain that landscaping is very important to the project. Sidewalks have been included as per the request of the architectural review board of the planning board.

Chairman Scott polled the board for any further questions.

Attorney Cassidy opened the floor to public comment.

Chairman Scott asked that all comments be limited to five minutes and to limit repetitive comments.

Public Comment

Dave Delarm, Village Drive. Expressed concerns about drainage on to his property, Mr. Delarm's property is adjacent to the proposed project. Additional concern about traffic, requested that an entrance be added to Main Street rather than Village Drive. Proposed speed bumps to slow speeding traffic. Requested that an elevated tree line be installed along his property line.

Chairman Scott explained that the professionals will answer all public comments in the future. Questions and comments are collected at the meeting and will be addressed by the professionals at a future meeting.

Rachael Heiss, Village Drive. Asked for a timeline for completion and pricing for rental units.

Ed Rasso, Village Drive. Expressed concern about wetlands disturbance. Asked if the property will be subject to a tax exemption or any tax breaks,

Chivon Omar Taylor, Lauren Court. Expressed concern about disturbance of the wetlands that would possibly cause flooding on adjacent property. Asked for additional information about the proposed retaining wall located behind building two.

JTM, via chat on Zoom. Asked how long the project would take to build and if both buildings would be built at the same time.

Dan Harter, resident of village. Expressed concern about the trees and vegetation on the roadway. Voiced disappointment in the overall look blueprint/design, offered that the cookie cutter design of existing buildings within the village.

Board Comments

Chairman Scott opened the floor to any board member comments,

Member Kissinger offered that he agreed that the architectural design is a cookie cutter design.

Member Sosler expressed concern about a hip roof. Further questioned the need for the curb abutments in the front of the buildings and in the parking lots. Would like the applicant to reconsider.

MOTION

A motion was made by Member Cohen and seconded by Member Kissinger to leave the Public Hearing open for written comments and continued public hearing on March 24, 2021 at 8:46 pm for the application of Village Drive Commons. The continued public hearing is not required to be noticed in the paper. The public notice will be on the village website and social media.

VOTE: 5 YES 0 NO
MOTION CARRIED

Minutes respectfully submitted
Christine Bodeker
Clerk to Boards.