

MINUTES OF REGULAR MEETING
FLORIDA PLANNING BOARD
February 26, 2014

I. CALL TO ORDER

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

BOARD MEMBERS PRESENT: Scott, Cohen, Sosler, Uszenski
BOARD MEMBERS ABSENT: Kissinger
ALSO PRESENT: Attorney Kunert, BI Mateosian
Engineer MacDonald (ex)

II. MINUTES

A motion was made by Cohen and seconded by Sosler to accept the minutes of the regular meeting of January 29, 2014 as amended.

VOTE: 4 YES 0 NO

Motion Carried

Amendments: Page 4—

Attorney Kunert: The applicant makes out the **deeds** because they are the ones giving the property.

Attorney Kunert: I will need the information for the Village so I can make a new deed for the **parcels to be sold by the Village to Stauber.**

Attorney Kunert: If you can get that to me, I can do the **new** deed for the village.

III. CORRESPONDENCE

1. Orange County Municipal Planning Federation---Internship Opportunity-copy in packet
2. Locally Unwanted Land Use Regulation & Form-Based Zoning—3 hours credit for Planning Board members—copy in packet
3. The Florida Focus—Feb. issue
4. The Orange County Chamber Business Watch—Feb/Mar issue
5. Letter from Orange County Department of Public Works regarding filing procedures for subdivisions, site plans etc. that will involve Orange County Roads and Lands

Uszenski requested a copy of the Orange County Department of Public Works correspondence.

IV. UNFINISHED BUSINESS

1. Rosenberg PAC-Glenmere Preserve—113-4-2.1, 2.2, and 16—210 units for 55+ older adults

Public Hearing on scoping session closed at 1/27/10 meeting—scoping outline accepted at Feb. 24, 2010 meeting—alternate plan 1C handed out at March regular meeting—DEIS draft submitted to be reviewed by Planning Board Interim Project Progress Report by Carpenter Environmental Associates has been received.

Public Hearing set for August 25, 2010 at 7:30 PM in the Senior Center
Copies of revised DEIS were submitted to members.
Public Hearing closed 8/25/10
Public has twenty days to submit written comments concerning DEIS—
All members were given copies of the written comments received at this time
Transcript of public hearing meeting minutes sent to all members
Final Environmental Impact Statement disk received and included in work
session packet; notebook form also received
FEIS review to be done by Planning Board and accepted/corrected.
Revised FEIS presented for review
PAC zoning amendments reviewed and submitted to Village Board with
comments—
Revised FEIS has been prepared and given to all members for review
Site Plan reviewed by fire department—nothing needs to be changed
Jan. 2012 revision of FEIS received—work session packet
Comments regarding FEIS were distributed
 Waiting for new site plan
Revised site plan in work session (10/16/12) packet
Public Hearing for site plan and subdivision has been scheduled for January
23, 2013
Preliminary approval for site plan and subdivision granted at January 23, 2013
meeting—six month extension granted at July 24, 2013 meeting—will expire
at the Jan. 2014 meeting
Copy of letter from DOT is in work session packet 5/21/13
Village Board meeting 6/12/13 voted to allow Glenmere Preserve to hook up
to the Village Sewer System
Letters from DOT and Department of Health received
Preliminary approval was granted a six month extension at the Jan. 29, 2014
meeting. Extension will expire at the regular July 2014 meeting.

2. Chelmsford Hills—122-1-1—112 lots for 56 duplex buildings in planned
adult community— Prelim approval extension granted to 9/24/08—prelim
extended six months to March 25, 2009—preliminary approval extended through
9/23/09— at 9/15/09 meeting six month extension of preliminary approval
granted through 3/24/10 –six month extension granted through Sept. 22, 2010—
Set of plans for complete project and Phase 1 distributed at March meeting
 Received Stormwater Pollution Plan for Chelmsford Hills and copy of Hill-n-
Dale Abstracters, Inc. letter insuring title to “gore parcel”
 Public Hearing closed May 26, 2010
 Final approval with conditions granted at June 23, 2010 meeting
 Orange County Dept. of Health—Certificate of Approval of Realty
 Subdivision Plans --received
 Ninety day extension granted through March 23, 2011
 Invitation to R. Winglovitz extended to attend meeting
 At March 23, 2011 meeting a 180 day extension was granted through Sept. 28,
2011 with conditions granted at June 23, 2010

Letter received 9/20/11 requesting an extension of 180 days. Extension granted through March 28, 2012

New site plan included in work session packet 11/9/11

Applicant contacting fire department—letter received and plan is ok

Letter from R. Winglovitz—copies in work session packet

Revised application received for Jan. 25, 2012 meeting

Waiting for new site plan

Revised site plan and letter in work session packet 6/19/12

Amended subdivision plans 11/27/12 in December packet

Nothing new as of 8/20/13

Chairman Scott: Since it has been one year since we last heard from them, I will send a letter to Ross Winglovitz asking for an update on the status of the application.

3. **BASK Auto Detailing—102-3-16—101 C N. Main Street—**

Application in packet, ARB form for sign in packet, colored pictures of sign
Approval granted at July 28, 2010 meeting.

Needs a building permit and a C of O. Building permit has been gotten.

Building Inspector to meet with applicant

Applicant may be ending his lease with landlord

Chairman Scott: Mr. Building Inspector, do you have anything to report?

BI Mateosian: I have nothing to report at this time.

4. **Big V Re One, LLC—158 N. Main St.—102-1-4—renovation of space for retail on first floor—rec'd 2/14/11—copy in last month's work session packet—application and site plan**

Drainage Report submitted

Final approval with conditions granted at May 31, 2011 meeting.

Corrected EAF in packet

Revised traffic plan presented by Lanc & Tully—to be signed and stamped when all conditions are met—received and Engineer MacDonald stated they are ready for signing and stamping if cross parking agreement has been submitted and all fees paid

Waiting for cross parking agreement—letter sent Sept. 12, 2013

5. **Brach Knitting Mills, Inc.—112-1-9&10—12 Roosevelt Ave.—application for frozen food processing plant—cover letter, application, site plan of existing building, floor plan of proposed frozen food plant, site plan of entire property**

Final approval with conditions granted at Regular Meeting of March 23, 2011

Waiting for maps to sign and stamp

Temporary C of O granted—6/16/11

Letter sent from Chairman Scott asking if lot line has been changed. Applicant called 8/1/13 and stated they had gone to the Town of Warwick requesting the lot line removal.

Follow-up letter sent by Chairman Scott on October 2, 2013
Mr. Brach called (10/7/13) stating he hasn't heard back but they said it could take up to three months for the lot line change
10/8/13 received an email from Town of Warwick confirming the combination of lots 112-1-9 and 112-1-10 to a new parcel 112-1-9.2 totaling 2.6 acres for Brach property

Chairman Scott: Have they gotten or applied for a Certificate of Occupancy?

BI Mateosian: They haven't gotten a Certificate of Occupancy but I will need to check to see if they applied for one.

- 6. Stauber (Pharmline Inc.) 107-1-4.2** minor subdivision—lot line change
Application and map in Dec. work session packet
Public Hearing set for Wednesday, January 29, 2014
Sub-division approval granted on Jan. 29, 2014—waiting for maps to be signed and stamp

Chairman Scott: We need copies of the maps to be signed and stamped and then they will file one with the county.

BI Mateosian: I have to go there tomorrow as they are doing a massive renovation.

Attorney Kunert: Will you remind them I need the metes and bounds for the portion of property the Village is conveying to them?

V. NEW BUSINESS
NONE

VI. INACTIVE APPLICATIONS

1. SBJS PARTNERSHIP—111-2-16—10 lot subdivision—Highview Extension--haven't received anything—copy of letter from DEC in 10/20/09 packet

2. Robert Cannillo—96 Glenmere Ave.—109-2-6—4 lot subdivision—nothing received

3. Excel Physical Performance, Inc. ---105-1-17—38 N. Main St.—Needs to have ARB approval for sign. Letter was sent to applicant and nothing has been submitted.

VII. ADJOURNMENT

A motion was made by Sosler and seconded by Cohen to adjourn at 8:12 P.M.

VOTE: 4 YES 0 NO

Motion Carried

Respectfully submitted,

Shirley Coughlin, Secretary
