

MINUTES OF REGULAR MEETING  
FLORIDA PLANNING BOARD  
January 29, 2014

**I. CALL TO ORDER**

Chairman Scott called the meeting to order at 7: 47 P.M.

BOARD MEMBERS PRESENT: Scott, Cohen, Uszenski, Kissinger, Sosler

BOARD MEMBERS ABSENT:

ALSO PRESENT: BI Mateosian, Attorney Kunert, and Engineer MacDonald:

**II. MINUTES**

A motion was made by Kissinger and seconded by Cohen to accept the minutes of the regular meeting of December 18, 2013 as printed.

VOTE:                   5 YES               0 NO

Motion Carried

**III. CORRESPONDENCE**

1. Letter from Domenic Cordisco requesting six month extension of preliminary approval for Glenmere Preserve
2. The Florida Focus—Jan. issue
3. The Orange County Chamber Business Watch—Dec/Jan issue

**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

Request for six month extension received 1/2/14

**Chairman Scott:** We did receive a letter from the applicant's attorney requesting a six month extension of their preliminary approval. Does anyone have any questions or concerns? If not, then I need a motion to grant the six month extension.

### MOTION

A motion was made by Uszenski and seconded by Sosler for the Planning Board to grant a six month extension, which will expire at the July 2014 regular meeting, of the preliminary approval of Glenmere Preserve (113-4-2.1, 2.2, and 16).

VOTE: 5 YES 0 NO

MOTION CARRIED

**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

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
  
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  
**Chairman Scott:** We did address this matter of the cross parking agreement with  
the applicant and the attorney when they were present last week. Hopefully we  
will be receiving something in the near future.
  
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:** What's the status there now?  
**BI Mateosian:** One neighbor complains to me and now he is complaining to the  
police. Basically the complaints are about trucks backing up and the beeping sound.  
The neighbor also complained trucks park in the cul-de-sac when waiting to get to the  
delivery door.

**Cohen:** If the trucks are idling more than five minutes then that is a police issue and not a Planning Board issue.

**BI Mateosian:** The Village Board is aware of the complaints as one neighbor is very vocal and has made his complaints known.

**Attorney Kunert:** What are they doing there?

**BI Mateosian:** The one section is still for the frozen food processing and the other section is for the sewing area. The two buildings are separate.

- 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

Action taken depends upon results of Public Hearing

**Chairman Scott:** The Public Hearing was closed so do any board members have concerns or questions?

**Uszenski:** I'm concerned because on their application in the EAF section they state the proposed action to be minor lot line revisions to eliminate encumbrances of 4 lots and our Legal Notice states a 3 lot subdivision. In the future if someone is researching this, they could question our action.

**Engineer MacDonald:** If I add subdivision by zoning definition to that section and the applicant signs it would that suffice?

**Attorney Kunert:** I think that would cover the concern.

**Chairman Scott:** Does anyone else have any questions or concerns?

**Sosler:** I have nothing.

**Cohen:** I'm okay with this.

**Kissinger:** I have nothing.

**Uszenski:** I'm satisfied with the addition of the subdivision term.

**Chairman Scott:** I need a motion to grant approval of this action.

### MOTION

A motion was made by Sosler and seconded by Uszenski for the Planning Board to deem the action of Pharmline, Inc. (Stauber) proposal for minor lot line revisions to eliminate encumbrances of 4 lots (subdivision by the zoning code definition) with such action deemed an unlisted action with no significant impact on the environment.

VOTE:           5 YES           0 NO

MOTION CARRIED

### MOTION

A motion was made by Sosler and seconded by Cohen for the Planning Board to consider the application of Pharmline, Inc. (Stauber) for the for minor lot line revisions to eliminate encumbrances of 4 lots (subdivision by the zoning code definition) to receive subdivision approval subject to the following:

- 1) Payment of all required fees.
- 2) Submission of all required maps.

VOTE:           5 YES           0 NO

MOTION CARRIED

**BI Mateosian:** Who files this with the county?

**Engineer MacDonald:** The applicant files it after the Planning Board has stamped and signed the plan. The applicant then takes that plan and files it with the county.

**Uszenski:** Who does the deeds on this change?

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

**Uszenski:** If I'm the homeowner, now I have two deeds—one for this tiny piece of property and one for the original parcel. What happens if I want to sell my home?

**Attorney Kunert:** Once the homeowner gets the deed for this small piece of property, it is up to the homeowner to go to the county and have it combined with the original parcel to make one lot. I will need the information for the Village so I can make a new deed for the parcel remaining after the Village sold a piece to Stauber.

**Kehoe:** I do have the metes and bounds for the parcel as it was done when they surveyed the property.

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

**V. NEW BUSINES  
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 Cohen by to adjourn at 8:28 P.M.

VOTE:           5 YES           0 NO

Motion Carried

Respectfully submitted,

Shirley Coughlin, Secretary