

MINUTES OF REGULAR MEETING
FLORIDA PLANNING BOARD
MARCH 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, Uszenski

BOARD MEMBERS ABSENT: Sosler (ex.), Kissinger (ab.)

ALSO PRESENT: BI Mateosian, Attorney Kunert, Eng. MacDonald

II. MINUTES

A motion was made by Cohen and seconded by Uszenski to accept the minutes of the regular meeting of February 26, 2014 as printed.

VOTE: 3 YES 0 NO

Motion Carried

III. CORRESPONDENCE

1. Orange County Municipal Planning Federation—2014 Spring Planning and Land Use Courses—in work session packet
2. March issue of The Florida Focus
3. Citizens Foundation—Placemaking Conference & Awards—Friday, March 28, 2014 @ 8:30 am—2:30pm Kaplan Hall—SUNY Orange in Newburgh--\$45
4. Orange Ulster BOCES Adult & Continuing Education—Spring-Summer 2014

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

Letter sent (3/4/14) to applicant requesting status of application

Chairman Scott: We have received a reply (3/26/14) from Ross Winglovitz. It seems they will be coming before either the Village Board or Planning Board in the near future so we will leave them on the agenda.

Discussion took place regarding their first application which received final approval for 56 duplex homes and the need to withdraw this before having another application for the same area before the Planning Board.

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: Since we have not received anything from the applicant, I will send a letter noting that without the cross parking agreement there is an inadequate number of parking spaces at 1 Meadow Rd. for all the businesses located there. I will send this letter to the owner of the property and his attorney.

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.

The Certificate of Occupancy has been applied for; however, the applicant owes \$52 so a letter was sent (3/6/14) stating this. We are awaiting payment and then the C of O will be issued.

Payment has been received and C of O issued 3/14/14

Chairman Scott: This application can now be removed from the agenda as they have met all their conditions.

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 stamped

V. NEW BUSINESS

1. **Florida Historical Society—13 Bridge Street—107-2-39**

Applicant wishes to create an apartment for a tenant to watch over the property

Letter and partial application in packet (3/18/14)

Tabled until April meeting

Chairman Scott: I did attend the meeting of the Historical Society on Thursday, March 20th and this idea was discussed. Mr. Randall wanted to write a letter to the Village Board requesting a zone change in that area. He wants to go from R2 to CS. The members present voted against having him write this letter. It seems now they just want to use the building for a membership club which is conditionally permitted in that present zone. I did ask our Village Attorney if I as a trustee of the Historical Society should recuse myself when this application goes to vote and his answer was yes. Marv Kissinger should also recuse himself as he is a member of the Historical Society. I may run the meeting as long as I don't make any comments.

BI Mateosian: I did go through the house with Mr. Randall. I explained how they could do the fire separation between the membership club and the apartment. If they are going to be only a membership club, they will need to provide a site plan and include parking spaces.

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 Uszenski and seconded by Cohen to adjourn at 8:17 P.M.

VOTE: 3 YES 0 NO

Motion Carried

Respectfully submitted,

Shirley Coughlin, Secretary