VILLAGE OF FLORIDA PLANNING BOARD MEETING MINUTES DECEMBER 11, 2024

CALL TO ORDER:

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

MEMBER'S PRESENT:

Chairman Robert Scott
Member Marving Kissinger
Member Howard Cohen
Member James Sosler
Alt. Member Diane Puglisi

Excused: Member Craig Grybowski

PROFESSIONAL'S PRESENT:

Penny Schlagel, Secretary Alyse Terhune, Esq. Sean Hoffman. Eng. Matt Roach, Trustee

MINUTES:

Member Cohen moved for the approval of the September 17, 2024 meeting minutes with a correction on Page 2 changing third lane to a turning lane. Seconded by Member Kissinger.

On roll call, all voted yes, and the Chairman declared this set of minutes adopted.

APPLICATIONS:

1. Lempka Warehouse SBL: 120-1-9.2

Chairman Scott stated that the applicant could not make it tonight and therefore this application will be carried over until our January meeting.

Member Cohen stated that the Email from Lempka did not make any sense.

12 Roosevelt Ave
 112-1-9.2
 Site Plan Amendment

Present on behalf of applicant was Brad Cleverly, of MSJ Engineering.

Engineer Hoffman informed the board that when construction was completed and the applicant applied for the Certificate of Occupancy, it was determined that the site plan amendment was never submitted for the Chairman's signature. However, during construction, the applicant reconfigured the loading docks and four parking stalls. When the site plan was submitted in October, it was determined that the amended site plan had expired. The applicant is seeking an extension of the amended site plan approval as well as a further amended site plan to address the reconfiguration of the loading docks and parking spots.

Engineer Hoffman further stated that the applicant had requested a field change, however, Village Code only authorizes field changes for subdivision, rather than site plan approval.

Member Cohen asked about the moving of the two docks to where? Eng. Cleverly replied just a few feet down for safety reasons and four parking spots for a better turn around.

Eng. Hoffman asked Secretary Schlagel if Escrow Fees have been paid. Secretary Schlagel replied yes.

Atty. Terhune stated that she would now like to review Attorney Cassidy's Memo.

The board members, Mr. Cleverly and Secretary Schlagel all replied that they did not receive any memo.

Atty. Terhune identified the following:

- 1. Modifications to the Short EAF;
- 2. Update Bulk Table
- 3. Complaints still occurring

4. Inconsistencies between the proposed parking and truck turning plan.

Member Cohen stated that he is concerned with the complaints, one complaint is too many.

Atty. Terhune replied that Atty. Cassidy is also.

Member Puglisi asked how many docks are there in total?

Eng. Cleverly replied 7.

Continuance of Atty. Cassidy's Memo. Ms. Terhune stated that a 239 will need to be done.

Secretary Schlagel replied yes, she will make sure it is done.

Atty. Terhune also stated that the board will need to determine if there should be a public hearing on this issue.

Discussion ensued with the member's and it was concluded that a public hearing should be scheduled.

Member Cohen moved a motion to schedule a Public Hearing on 12 Roosevelt Ave-Site Plan Amendment for January 21, 2025. Seconded by Member Kissinger.

On roll call, all voted yes and Chairman Scott declared this motion carried.

Member Cohen also suggested that we invite Heshel Blum to our next meeting to address any questions we may have, as he is concerned with complaints of operating after hours.

All members agreed.

Atty. Terhune stated that she will advise Atty. Cassidy that the applicant will respond to her comments, submit revised materials and provide an overlay graphically identifying the previously approved and currently requested site changes.

Eng. Hoffman also suggested that we could also schedule a field meeting.

Eng. Cleverly asked Atty. Terhune for a copy of Atty. Cassidy's comment letter.

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 Leuner Realty, LLC 101 Randall St. Subdivision

Present on behalf of the applicant: Brad Cleverly, MSJ Engineering

Eng. Hoffman stated that the subdivision was conditionally approved during the Board's March 19, 2024 meeting. The approval had a condition for the applicant to disconnect from Florida's water system and obtain a well permit from the Town of Goshen. The approval however expired in September of 2024.

Eng. Cleverly advised the board that upon application to the Town of Goshen for a well permit it was determined unpermitted improvements had been made to the site which require site plan approval from The Town Goshen as well as variances from the Town of Goshen ZBA. The applicant has applied to the Town of Goshen Planning Board which closed their Public Hearing in October and is scheduled for a public with the Town of Goshen ZBA for December 17, 2024. As such would like your chairman to sign the subdivision plat.

Discussion ensued amongst the board members about amending the subdivision approval and it would be required to remove the condition about disconnecting from the Village of Florida water system and the installation of a well.

Eng. Hoffman stated that he felt that removing this condition could affect the Village having control over the application.

Member Sosler moved a motion authorizing two 90-day extensions (until March 14, 2025) for Leuner Realty LLC (1) to disconnect from the Village of Florida's water system and (2) file a subdivision plat. Seconded by Member Puglisi.

On roll call, all voted Yes and Chairman Scott declared this motion carried.

NEW/UNFINISHED BUSINESS:

1. 2025 Meeting Dates:

Member Kissing moved a motion to set the Meeting Dates for the year 2025. Seconded by Member Sosler.

On roll call, all voted yes, and Chairman Scott declared this motion carried.

REGULAR MEETING NOTICE

January 21, 2025		July 15, 2025
February 18, 2025		August 19, 2025
March 18, 2025		September 16, 2025
April 15, 2025		October 21, 2025
May 20, 2025	Nov. & Dec. Comb. Mtg.	December 16, 2025
June 17, 2025		

PUBLIC DISCUSSION:

Since no one from the public entered any discussion, Chairman Scott closed this portion of the meeting.

ADJOURNMENT:

Member Puglisi moved a motion for the adjournment of this meeting at 8:45 PM. Seconded by Member Cohen.

On roll call, all voted yes, and Chairman Scott declared this meeting adjourned.

Penny Schlagel, Secretary