

**VILLAGE OF FLORIDA ZONING BOARD  
REGULAR MEETING  
May 6, 2024**

**CALL TO ORDER:**

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

**BOARD MEMBER'S PRESENT:**

Chairman Martin Dellatto  
Member Steve Caldwell  
Member Frank Dagele  
Member Zen Wojcik  
Member Alison Orlando

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Secretary  
Robert Krahulik, Esq.

**MINUTES:**

Member Caldwell moved a motion for the approval of the March 26, 2024 Regular Meeting Minutes. Seconded by Member Dagele.

On roll call, all voted yes, and Chairman Dellatto declared this set of Minutes adopted.

**APPLICATIONS:**

1. Craig Grybowski  
93 So Main St.  
SBL: 108-5-7  
Area/Height Variance

Mr. Grybowski informed the board that he took another drive around town and saw 13 accessory structures that were close to the road.

The board members did concur that these structures are pre-existing uses.

Mr. Grybowski then informed the board that based upon the last meeting, he went back and moved the barn 4 feet further back, and re-did the building showing the blend in color feature (natural clay). Also, added landscaping as requested.

Member Orlando stated that she was still very concerned with a barn being directly on Main St. Member Dagele agreed as well.

**MOTION TO APPROVE APPLICATION OF CRAIT GRYBOWSKI BEFORE  
VILLAGE OF FLORIDA ZONING BOARD OF APPEALS**

**WHEREAS**, Criag Grybowski has applied to this Board for a variance of the Bulk Area Requirements of the Code, and

**WHEREAS**, a Public Hearing on this application was held at Village Hall, 33 South Main St., Florida, NY on March 26, 2024 and carried over to May 6, 2024, and

**WHEREAS**, at said hearing all interested persons were given an opportunity to be heard, the Board finds as follows:

**FINDING OF FACT AND CONCLUSIONS OF LAW**

1. Applicant is now the owner of the property located at 93 South Main Street, Florida, NY and designated on the Village tax map as Section 108 Block 5 Lot 7.
2. The application has been made for a variance from Section 199-8(D)(7) of the Code to construct a 24'x40' 960 square foot accessory building (pole barn) (which, together with the existing garage of 400 square feet amounts to a total area of 1,360 square feet for all accessory buildings) where 550 square feet are permitted (the square footage of the ground floor area of the residence building is 1,200 square feet) and for a variance from Section 119-8(D)(1)(a) allowing construction of 19' foot high accessory building (pole barn) where an accessory building height of only 15' is permitted.

3. The evidence and testimony as summarized from the meeting shows that:
  - a. An undesirable change will be produced in the character of the neighborhood and a detriment to the adjacent properties.
  - b. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant to pursue, other than the variances.
  - c. The requested variances are numerically substantial.
  - d. It has been shown that construction of the accessory structure would have an adverse effect or impact upon the physical or environmental conditions in the neighborhood or district.
  - e. The alleged difficulty was self-created. The lot was purchased subject to the existing zoning.
  - f. The minimum variances are sought, are not necessary and adequate and will not preserve and protect the character of the neighborhood and the health, safety and welfare of the community have not been requested.

The proposed action is a Type II action and no further consideration under SEQRA is necessary.

### **RESOLUTION**

Member Caldwell moved to approve the following resolution:

That the application be approved for a variance to construct an 24' x 40' 960 square foot accessory building (pole barn) (which, together with the existing garage of 400 square foot amounts to a total area of 1,360 square feet for all accessory buildings) where 550 square feet are permitted (the square footage of the ground floor area of the residence building is 1,100 square feet) and a variance from Section 119-8(D)(1)(a) allowing construction of a 19' foot high accessory building (pole barn) where an accessory building height of only 15' is permitted.

On the following conditions:

1. The accessory structure shall not be used for commercial purposes and mechanical work shall only be performed during the hours of 9:00 AM to 8:00 PM.
2. That construction be performed in accordance with the submitted plans and architectural renderings accompany the application.

Motion seconded by Member Wojcik.

On roll call, all voted as follows:

Dellatto: Opposed  
Dagele: Opposed  
Caldwell: Yes  
Orlando: Opposed  
Wojcik: Yes

Chairman Dellatto declared this Resolution defeated.

**NEW/UNFINISHED BUSINESS:**

1. Re-appointments:

Chairman Dellatto requested that members who would like to be re-appointed to please get a letter to Ms. Schlagel.

2. Alternate Member:

Chairman Dellatto reported that he has received Resume's with regard to the Alternate Member position this evening and will review.

3. Roe St. (Vacant Property)

Chairman Dellatto advised that we have a new application for our June Meeting.

**PUBLIC DISCUSSION:**

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

**ADJOURNMENT:**

Member Wojcik moved for the adjournment of this meeting. Seconded by Member Dagele at 8:30 P.M.

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

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Penny Schlagel, Secretary