

**VILLAGE OF FLORIDA  
PLANNING BOARD MEETING MINUTES  
May 21, 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 Marvin Kissinger  
Member Howard Cohen  
Member James Sosler

Member Craig Grybowski was Excused.

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Secretary  
Elizabeth Cassidy, Esq. Excused  
Sean Hoffman, Eng. Excused  
Matt Roach, Trustee

**MINUTES:**

Member Cohen moved for the approval of the April 16, 2024 Meeting Minutes. Seconded by Member Kissinger.

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

**CORRESPONDENCE:** None

**APPLICATIONS:**

1. Lempka (Self Storage)  
(Held over until June's Meeting)

**NEW/UNFINISHED BUSINESS:**

1. Sign Permit Application  
Re: Chrome Salon/Loft's

Board discussed the sign permit application, and it was concluded that a temporary permit would be granted due to the fact that a picture of the sign placed on the building needs to be provided.

Member Cohen moved for the approval for a Temporary Sign Permit for Chrome Salon until June 18, 2024 wherein such time a picture of the sign on the building shall be provided to the board for final approval. Seconded by Member Kissinger.

On roll call, all voted yes, and Chairman Scott declared this Resolution adopted.

**PUBLIC DISCUSSION:**

1. Harold & Sarah Knebel  
Re: Nathaniel Lane Property

Mr. Knebel distributed to the board with a map showing the piece of property that he and his wife just purchased. The map displayed the easement showing that he would need to extend this easement by 15 feet to make a driveway to access his property. Mr. Knebel further stated that he would definitely be paving this once completed, as now part is a dirt/gravel portion and would even widen slightly so two cars could fit one he had the utilities put in. The new home to be built would be hooked to Village water and sewer.

Mr. Knebel then asked the board if the members and professionals could do a site visit so they could get a better understanding of what he is trying to do.

Member Cohen asked if there were plans on the home yet, as he has concerns with the legalities. It is not a dedicated road. Discussion with regard to plowing.

Mr. Knebel replied no, but did have a picture on his cell phone of a farm style home that they would like to build, which would face the sunrise and sunset.

The board members agreed to a site visit along with the professionals any evening, as some board members would not be available during the day.

Trustee Roach suggested a type of an agreement could possibly be made with regard to Knebel plowing. Should he move, someone would have to be responsible.

Member Sosler agreed, and the surrounding neighbors should be included in this agreement.

Chairman Scott directed Mrs. Schlagel to arrange a site visit.

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

#### **ALTERNATE MEMBER:**

Chairman Scott stated that the board has one last item that needs to be addressed. The board received a total of 5 letter of interests with regard to be an Alternate Planning Board Member:

1. Nigeria Forde: Chairman Scott stated that the Zoning Board has already chosen Ms. Forde as their alternate.
2. Kevin Sosler: Member Cohen stated that Kevin cannot serve on this board as it would be a conflict if Member Sosler was present. Member Sosler stated that his son told him that the Zoning Board called him, and he believes that he may be appointed to that board. Trustee Roach stated that an alternate would attend the meetings and get paid in case a member could not make it. Member Kissinger stated that the pay is none of our business. Chairman Scott stated that he agrees with Member Cohen.
3. Joseph Patti: Chairman Scott stated that he has heard of Mr. Patti. Member Cohen stated that he is the house that puts up all the Halloween decorations.
4. Aaron Ubides: Chairman Scott stated that he is very uncomfortable with Ubides because he has a lawsuit against the Village right now.
5. Diane Puglisi: Chairman Scott stated that Ms. Puglisi submitted hers via email. Ms. Puglisi is on the Historic Commission and devotes a lot of her time on this board. She is also an attorney and has helped out the Historical Committee.

Member Kissinger also stated that she is a good person, but does have some concern with regard to her being an attorney, as he felt that we could have two attorneys' giving their opinion.

Member Cohen replied that there would be no conflict as Ms. Puglisi would be a member and not a lawyer for the board. Also, his daughter and Chairman Scott's son are both lawyers, and they have no impact on our decisions.

#### **EXECUTIVE SESSION:**

Member Cohen moved a motion to go into Executive Session for Personnel Matters. Seconded by Member Kissinger at 8:21 PM.

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

Member Kissinger moved a motion to go back into Open Session at 8:28 PM. Seconded by Member Sosler.

On roll call, all were still present.

#### **Results of Executive Session:**

Member Kissinger moved a motion recommending Dianne Puglisi as an Alternate Planning Board Member. Seconded by Chairman Scott.

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

#### **ADJOURNMENT:**

Member Kissinger moved for the adjournment of this meeting at 8:33 P.M. Seconded by Member Sosler.

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

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Penny Schlagel, Secretary

