**VILLAGE OF FLORIDA PLANNING BOARD**

**REGULAR MEETING MINUTES**

**FEBRUARY 18, 2025**

**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

Alt. Member Diane Puglisi

**PROFESSIONAL’S PRESENT:**

Penny Schlagel, Secretary

Elizabeth Cassidy, Esq.

Sean Hoffman, Eng.

**MINUTES:** Chairman Scott requested that the Minutes be moved to the end of the agenda.

Chairman Scott then asked Member Cohen to preside over the meeting.

**PUBLIC HEARING:**

Brach Realty

12 Roosevelt Ave

Site Plan Amendment

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**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE, that the Village Planning Board of the Village of Florida will hold a public hearing at the Village of Florida Village Hall, 33 South Main Street, Florida, New York 10921 on February 18, 2025 at 7:30 P.M. or as soon thereafter as possible on the Application of Brach Realty for amended site plan approval for the installation of a liquid nitrogen tank and other site improvements at 12 Roosevelt Ave (SBL: 112-1-9.2). A copy of the application available for review in the Building/Planning Department located at 33 So Main St., Florida, NY 10921.

By order of the Planning Board of the Village of Florida.

Robert Scott, III Chairman

Present on behalf of this application: Eng. Brad Cleverly

Mr. Brach and Herman Brach

Eng. Cleverly stated that his client is seeking a site plan amendment for modifications for parking and adding an additional loading dock. Also, seeking approval for the nitrogen tank.

Alt. Member Puglisi asked how many loading docks there will now be?

Eng. Cleverly replied that there is 3 (three).

Member Cohen stated that another big issue is the truck noise with the truckers not following the rules.

Eng. Cleverly replied that there have been no complaints for the last 6 months.

Atty. Cassidy also expressed her concern with regard to the noise. The applicant is responsible for the trucks following the rules.

Member Cohen moved a motion to open the Public Hearing with regard to this application. Seconded by Member Grybowski.

On roll call all voted yes and Member Cohen declared this meeting now opened to the public.

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1. Mark Golben

142 So. Main St.

Florida, NY

Mr. Golben asked if this was the only nitrogen tank that will be installed at Brach or will there be more?

Eng. Cleverly replied yes this is the only tank, and no other tanks will be installed.

Mr. Golben also stated that that the fumes from Brach Knitting Mills are horrible and now smells them almost all the time. Is there anything that can be done because we can’t even open our windows.

1. Pamela Golben

142 So. Main St.

Florida, NY 10921

Mrs. Golben stated how the emissions from 12 Roosevelt are at least 3 days a week. There is a fog in the air whenever they are cooking.

Mrs. Golben further stated that she has lupus and this smell is affecting her health, and she can’t even open her windows.

Herman Brach then informed everyone that he is aware of the odor/fog issue and is working on the matter with a contractor to modify the current smoke stack to remedy this situation.

1. Omar Tayler

11 Lauren Court

Florida, NY 10921

Mr. Taylor stated to the board that the noise and the smell is really bad and he can’t even open his windows. He has now even had to have solar panels installed.

Engines are still running outside after normal business hours. There are times when the gate is not locked and the trucks go right threw it. However, he went to Inspector Pawliczek and it is somewhat better.

Mr. Taylor also stated that no one from H&F Products is handling these drivers.

Eng. Hoffman recommended that before the board approves the Amendment for the Site Plan approval, it is recommended that another SEQR be performed.

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Member Sosler asked if the noise he is hearing is from the diesel engines running?

Mr. Taylor replied yes and because his bedroom is elevated, he hears it even more.

Atty. Cassidy then reviewed some of her comments from her memo with everyone. (See Attached).

Member Kissinger then asked how many complaints were received from the police?

Atty Cassidy replied that she will find out from the DOT officer.

Eng. Hoffman stated that the conditional approval on this application has expired, and now we have a 3rd loading dock. It is recommended that the SEQR be re-submitted/updated.

Atty. Cassidy also recommended that the Public Hearing portion of this application be left open for any future comments.

Eng. Cleverly advised that he should be ready to continue this application at the March 18, 2025 meeting.

Member Scott moved a motion to continue the public hearing with regard to 12 Roosevelt (Site Plan Amendment) be left open for anyone who may have questions/comments at our March 18, 2025 meeting. Seconded by Member Cohen.

On roll call, all voted yes, and Member Cohen declared this resolution adopted.

2. Harold & Sarah Knebel

6 Nathaniel Lane

Construction of a New Home

SBL: 108-4-10

\*\*\*Member Craig Grybowski recused himself from this application and Alt. Member Diane Pugulsi took his place.\*\*\*

Mr. Knebel approached the board and advised that he is in receipt of Atty. Cassidy’s Memo. (See Attached)

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Discussion ensued about the memo and actually what improvements need to be done according to Village Code and whether those street specifications could be waived under the subdivision code.

Eng. Hoffman suggested two options:

1. Improve Nathaniel Lane to Village Street specifications;
2. Propose a new street specification to the Village Board for adoption.

Discussion of requirements for a road maintenance agreement.

It was suggested that Mr. Knebel may have to contact the surrounding owners who have already done some road improvements.

Atty. Cassidy requested that any future submission should include a short EAF.

Mr. Knebel advised the board that he will contact the Village Board and ask to appear at the next work session. Also, Mr. Knebel advised that it has taken already 19 months to get this done. Preliminary work is completed and they would like to move forward to build their home.

At this time, all members agreed to recognize the board as lead agency.

**NEW/UNFINISHED BUSINESS:**

1. Memo from M. Pawliczek, Bldg. Insp.

Sign for 22 Meadow Road

(See Attached)

Atty. Cassidy asked Secretary Schlagel if she has sent this Memo to the applicant.

Secretary Schlagel replied no. I had asked Mr. Pawliczek and he wanted the board to see the Memo first in case there were any questions or comments.

Atty. Cassidy replied that once the applicant receives this memo the clock starts ticking for the applicant’s appeal to the ZBA.

Secretary Schlagel replied that she will advise Mr. Pawliczek, and get the Memo out to the applicant tomorrow.

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**MINUTES:**

Member Cohen moved for the approval of the September 17, 2024 Minutes as presented. Seconded by Member Kissinger.

On roll call, all voted yes except for Member Sosler who abstained and Chairman Scott declared this set of minutes adopted.

Member Cohen moved for the approval of the December 11, 2024 Minutes as presented. Seconded by Alt. Member Puglisi.

On roll call, all voted yes except for Member Grybowski who abstained, and then the Chairman declared this set of minutes adopted.

Chairman Scott moved for the approval of the January 21, 2025 Minutes as presented. Seconded by Member Cohen.

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

**PUBLIC DISCUSSION:**

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

**ADJOURNMENT:**

Member Cohen moved a motion for the adjournment of this meeting. Seconded by Member Kissinger at 8:55 PM.

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

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Penny Schlagel, Secretary