

**VILLAGE OF FLORIDA PLANNING BOARD  
REGULAR MEETING MINUTES  
March 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. Mem. Diane Puglisi

**PROFESSIONAL'S PRESENT:**

Penny Schlagel, Secretary  
Elizabeth Cassidy, Esq.  
Sean Hoffman, Eng.

**PUBLIC HEARING (Continuation)**

1. Brach Realty  
12 Roosevelt Ave  
Site Plan Amendment

Present on behalf of Brach Realty: Eng. Brad Cleverly  
Herman Brach

Eng. Cleverly approached the board to advise that he has resent the submission with revised plans. Also, he has contracted Rose Kitchen with regard

to the odor issue. They have recommended a new filter system, rooftop odor reducer and raising the output of the exterior duct.

Eng. Hoffman then suggested that an Engineer's Report could also define the problem, and they could make recommendations of what they felt should be done with the odor issue.

Atty. Cassidy then highlighted her memo of December 10, 2024 and will update this memo based on tonight's discussion and advise all. (See attached updated Memo)

Member Kissinger asked if the facility needed Health Dept Approval for the food preparation.

Eng. Hoffman replied he is not sure, but could certainly check into that.

Member Kissinger replied yes, he would like to know.

Member Cohen was also concerned with the lighting as to whether any other residents were having any issues.

Omar Taylor replied that he hasn't since the big fence went up.

Member Kissinger moved a motion to continue the Public Hearing for 12 Roosevelt Ave (Site Plan Amendment). Seconded by Member Cohen.

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

1. Pam Golden  
142 So Main St.  
Florida, NY 10921

Mrs. Golden approached the board and advised them that some days the odor is light, and other days it is so heavy she can't breathe. She asked if there was any type of testing that could be done to see where the odor is coming from.

2. Mark Golden  
142 So. Main St.  
Florida, NY 10921

Mr. Golden stated that he felt that there has been less odor since our last meeting in February. Has any work been done yet? Or is it just the shifting of the wind.

Engineer Hoffman stated that site plan approval is needed first.

3. Omar Taylor  
11 Lauren Court  
Florida, NY 10921

Mr. Taylor advised the board that he agreed with Mr. & Mrs. Golden statements.

4. Darrin Davis  
11 Lauren Ct.  
Florida, NY 10921

Mr. Davis stated that one of the lights from off the building shines right into his son's bedroom. As such, he had to go buy blackout shades so his son could sleep. Mr. Davis further stated that he has been complaining about this issue for now 8 years and no one does anything. A simple solution would be to just put an extender on it with the light flashing down. Kinda like a funnel.

Since no one from the public entered any more discussion, Atty. Cassidy advised the board that the public hearing on this application should remain open.

Member Kissinger moved a motion to leave the public hearing portion of this application open until April 15, 2025. Seconded by Member Cohen.

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

#### **APPLICATIONS:**

1. Leuner Realty  
101 Randall St.  
Extension  
SBL: 103-1-6,7.1 &7.2

Present: Brad Cleverly, Eng. on behalf of applicant.

Eng. Hoffman advised the board that at our December 11, 2024, the board extended conditional subdivision approval to March 14, 2025. The approval included a condition for the applicant to disconnect the existing water line and obtain a well permit from the Town of Goshen. The applicant is still in working on his variance with Goshen ZBA on this matter, and that he has no problem extending another 90 days.

Member Kissinger moved a motion authorizing a 90-day extension for the conditional subdivision approval to disconnect the existing water line and obtain a well permit from the Town of Goshen, as the applicant is still working with the Town of Goshen on this matter in obtaining said permit. Seconded by Member Cohen.

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

#### **NEW/UNFINISHED BUSINESS:**

1. Mark Annunziato  
(Replace Sleep Center Sign with Village Vets)  
No Change in size

Applicant Mark Annunziato was present.

Atty. Cassidy stated that the applicant is seeking a replacement of a sign and has no comments on this application.

Eng. Hoffman did not have any comments.

Member Grybowski moved a motion authorizing ARB approval to Village Vets (Mark Annunziato). Seconded by Member Sosler.

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

#### **MINUTES:**

Member Cohen moved a motion to approve the February 18, 2025 Regular Meeting Minutes. Seconded by Member Kissinger.

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

**ATTORNEY/CLIENT SESSION:**

**Re: Florida Senior Housing**

Member Cohen moved a motion to go into attorney/client session.  
Seconded by Member Grybowski.

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

**ADJOURNMENT:**

Member Sosler moved a motion for the adjournment of this meeting at 8:20 P.M. Seconded by Member Grybowski.

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

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Penny Schlagel, Secretary

