

**VILLAGE OF FLORIDA
PLANNING BOARD REGULAR MEETING MINUTES
SEPTEMBER 16, 2025**

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

BOARD MEMBER'S PRESENT:

Chairman Robert Scott
Member Howard Cohen
Member James Sosler
Member Craig Grybowski
Member Marvin Kissinger
Alt. Member Diana Puglisi

PROFESSIONAL'S PRESENT:

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

MINUTES:

Member Cohen moved a motion to adopt the Regular Meeting Minutes of August 19, 2025. Seconded by Member Sosler.

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

APPLICATIONS:

1. EQ Auto Sales
55 Maple Ave
SBL: 101-5-20.2
Conditional Use

Present on behalf of the application: Michael Sandor, Eng.
Cosmin Negru (tenant)
Sal Mastropolo (tenant)

Engineer Sandor gave a brief history of this property advising that it was previously owned by Schreibeis and utilized the structure for repair of construction equipment. Glenmere Brewery received approval in October of 2015. Also, Eng. Sadler stated that he confirmed with the Building Inspector that the proposed use is a permitted use in the zone.

Eng. Hoffman and Sandor reviewed Eng. Hoffman's September 12, 2025 Memo. (See attached)

Atty. Cassidy and Sandor reviewed Atty. Cassidy's September 16, 2025 Memo (See Attached)

Atty Cassidy did further state that the Building Inspector determined in his email this afternoon that the Code required motor vehicle repair shops to be accessory to an automobile sales establishment.

Discussion with regard to parking, and it was concluded that the applicant/owner will adjust to conform to code. With regard to the operating hours of Glenmere Brewery, the peak hours are on Saturday from 3:00 to 6:00 P.M.

Eng. Sandor asked if the 239 will now go out?

Secretary Schlagel replied that the application has been referred to the County, however, has not received a response yet.

Member Grybowski moved a motion to schedule a Public Hearing on this application for October 21, 2025. Seconded by Member Cohen.

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

2. ARB Approval

Re: Village Dr. Commons
SBL: 112-1-4.22

Present of behalf of Village Dr. Commons was Harold Knebel

Atty. Cassidy advised the board that based upon the amended site plan approval and the original architectural rendering of the building exterior materials.

Mr. Knebel then showed a sample of all materials used to the board.

It was then concluded that Mr. Knebel would bring in smaller pieces of material along with name and stock numbers for the file.

Member Cohen moved for the ARB approval for Village Dr. Commons.
Seconded by Member Sosler.

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

3. Harold & Sarah Knebel

Re: Nathaniel Lane

SBL: 108-4-1

Member Grybowski recused himself and exited his chair to the audience.

Atty. Cassidy then summarized this application and stated that NYS Village law and the need for the Board of Trustees to adopt private street specification. It was also stated that upon multiple hours of research Nathaniel Lane is a paper street of unknown ownership.

VILLAGE OF FLORIDA PLANNING BOARD
RESOLUTION GRANTING CONDITIONAL APPROVAL OF PRIVATE ROAD
NATHANIEL LANE-SBL: 108-4-10

WHEREAS, the subject premise is vacant land consisting of approximately 1.00 acres identified as NSN Nathaniel Lane (SBL: 108-4-10). The owners, Harold & Sarah Knebel, submitted an application to construct a single-family house. Said application was denied by the Building Inspector and referred to the Zoning Board of Appeals for lack of front pursuant to NYS Village Law §7-736 and Village of Florida Code §119-26; and

WHEREAS, the ZBA, by resolution dated November 16, 2023, granted relief subject to the following conditions:

1. Applicant compliance with all specific conditions imposed by the Planning Board for approval of a detailed site plan and improvement of

2. Nathaniel Lane sufficient to provide access to the subject parcel as a public street.
3. Site plan to include a survey and title report of both the subject premises and Nathaniel Lane, certified to the Village of Florida and the applicant.
4. Access to the subject premises shall be from Werner Ave, and the applicant shall only be required to improve Nathaniel Lane between Werner Ave and the subject premises sufficient to provide access to the subject premises, not the entire length of Nathaniel Lane.
5. Site plan must reflect construction of no more than one single-family dwelling (and permissible accessory structures, if any) on the subject premises with no subdivision.
6. The issuance of a building permit shall be conditioned upon compliance with any recommendations and/or conditions requested by Orange County Planning Department in response to FML §239 referral following submission of a final site plan that complies with the conditions imposed by the Planning Board as provided in condition #1 1 above.

WHEREAS, by resolution dated September 3, 2025, the Village Board of Trustees adopted Local Law 3 of 2025, A LOCAL LAW TO ESTABLISH SPECIFICATIONS FOR PRIVATE ROADS; and

WHEREAS, said local law established reduced standards for private roads; and

WHEREAS, NYS Village Law §7-736 requires that before a building permit shall be issued a street or highway shall have been suitably improved to the satisfaction of the planning board in accordance with standards and specification approved by the appropriate village officers as adequate in respect to the public health, safety and general welfare for the special circumstances of the particular street or highway;

WHEREAS, the Planning Board is in receipt of the following materials:

1. Plans prepared by Engineering & Surveying Properties, PC consisting of the following:

SHEET	SHEET TITLE	LAST REVISED
C-101	Site Plan	September 3, 2025
C-301	Construction Details	September 3, 2025

2. Application Package
3. Decision of the Zoning Board of Appeals
4. Memorandum of the Village Attorney dated January 21, 2025

NOW THEREFORE, BE IT RESOLVED, that the Planning Board determines that the proposed action is a Type 2 action under SEQR pursuant to 6 NYCRR 617.4 (c)(11); and

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the proposed private road meets the standards of Local Law 3 and provides adequate access to the subject property;

BE IT RESOLVED, that such determination is subject to the following conditions:

1. Confirmation of filing of Local Law 3 of 2025 with the NYS Secretary of State.
2. Applicant to provide a private road maintenance agreement for review and approval by the Village Attorney.
3. Applicant to provide revised plan as per the comment memorandum of Sean Hoffman dated September 12, 2025. Issuance of a building permit is subject to receipt of written confirmation that the revised plans conform to the terms of this approval and the Zoning Board of Appeals approval.
4. Applicant to address all outstanding conditions of the Zoning Board of Appeals including provision of a title report and survey certified to the Village of Florida.
5. Applicant is on notice that the title documentation provided to the Village contains a restriction that any house be located at least 40 feet from the property line. Although the Planning Board has no jurisdiction over this setback, which is excess of the zoning code, the applicant, and not the Village of Florida, assumes all responsible for any liability should the proposed home be located closer than 40 feet.
6. Payment of all fees and outstanding escrows.

Motion moved by Member Sosler and seconded by Member Kissinger.

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

NEW/UNFINISHED BUSINESS: None

PUBLIC DISCUSSION:

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

ADJOURNMENT:

Member Cohen moved a motion for the adjournment of this meeting. Seconded by Member Grybowski at 9:00 P.M.

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

Penny Schlagel, Secretary