

A Village Board Work Session Meeting took place on Monday, August 1, 2022, at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

Mayor Joseph Bucco; Deputy Mayor Valerie Laudato; Trustee Richard Calore.

ALSO PRESENT:

Village Building Inspector John Terry and Village Attorney Elizabeth Cassidy.

ABSENT:

Trustee James Kolar and Trustee Laurisa Sampson.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Joseph Bucco led the Pledge of Allegiance to the Flag.

ANNOUNCEMENTS – MAYOR JOSEPH BUCCO:

Mayor Bucco announced that water bills have been mailed out along with the quarterly Village newsletter. Please contact Village Hall if you feel there is a discrepancy in your water – sewer bill, and please send a photo of the reading on the inside meter which is usually located in the basement of your home.

The Route 94 culvert project is completed, however, Ahern Boulevard is still closed. Trustee Laudato and Mayor Bucco met with the Engineers on the project to discuss some of the issues that Village Residents will face including the narrowness of Ahern Boulevard and how it meets with Route 94. The Mayor stated the Village of Washingtonville signage in this location will have to be raised and costs should not be incurred by Village taxpayers. Also, an existing fire hydrant is too low and has to be raised. Additional concerns are will there be a guardrail installed along Route 94 from Ahern Boulevard heading west until the roadway levels out, and what are the plans for pooling of water along Route 94 and the stone wall? The Mayor spoke to a representative of the Government Office of Storm Recovery to have these issues resolved.

PUBLIC ASSEMBLY PERMIT – GUILTY PLEASURE CHEESECAKES:

Discussion regarding Guilty Pleasure Cheesecakes “Witchingtonville After Dark” event was tabled until the August 16, 2022 Village Board Regular Meeting.

RESOLUTION – APPOINTMENT OF ZONING BOARD OF APPEALS (Z.B.A.) MEMBER:

Trustee Calore made a motion, seconded by Deputy Mayor Laudato and adopted to authorize the appointment of Denni Lozza to the Zoning Board of Appeals (Z.B.A.) for a three (3) year term; said Resolution passed by a unanimous vote of the Village Board. 5 Ayes, 0 Nays, 0 Abstentions.

REZONE PROPERTY 23 SOUTH STREET:

Elizabeth Cassidy, Village Zoning Board of Appeals Attorney stated the Village of Washingtonville received a Petition dated June 9 from Orange County Transit LLC who are requesting a map change for 23 South Street from residential - agricultural to B-G Zoning District.

Alec Gladd of Cuddy and Feder Law Firm and Andrew Fetherston from Colliers Engineering and Design came before the Village Board representing the applicant, Orange County Transit LLC.

Mr. Gladd explained Orange County Transit is a private bus company that provides school bus services to local school districts and are seeking to set up a facility in the Village of Washingtonville. The proposed property is located at 23 South Street which is an eighty-eight (88) acre farm off Route 208. A portion of the property is already redeveloped for a solar facility use, and Orange County Transit LLC is proposing to subdivide approximately nine (9) acres. There will be a new dedicated access to this part of the property from Route 208 that is setback over six-hundred (600) feet from the main roadway. The proposal is to develop the bottom half initially as Phase 1 which will hold 56 buses and includes office space, repair and maintenance space as well. If in the future the full nine (9) acres are going to be developed there will be an additional seventy-eight (78) parking spaces and additional 2.3 acres of paved area.

As the Village Counsel mentioned it is presently zoned R-A, and Orange County Transit LLC is looking for a Zoning Map amendment to extend the B-G Zoning District to include all of the eighty-eight (88) acres. Several adjacent properties that run along 208 are already zoned B-G. This project is a Type 1 action under SEQRA because it is located in an agricultural district. Therefore, Orange County Transit LLC is requesting the Board of Trustees serve as Lead Agency.

Trustee Calore questioned will the full eighty-eight (88) acres be purchased, and Mr. Gladd stated only the 9.9 subdivided acres will be purchased.

Attorney Cassidy indicated if the Village Board considers this request, the next step in the process would be a full SEQRA review, and the Village Planning Board and outside Agencies such as Orange County Planning Department and New York State Department of Transportation would be involved. A traffic consultant must be hired, and a Bulk Petroleum Permit from the Department of Environmental Conservation is needed. Stormwater concerns on the property will also be addressed, as well as if there is an active sanitary sewer line in place.

Further discussion regarding this matter was tabled until the August 16, 2022 Village Board Regular Meeting.

ADJOURNMENT:

Trustee Calore made a motion, seconded by Deputy Mayor Laudato and adopted to adjourn the August 1, 2022 Village Board Work Session Meeting; said Resolution passed by a unanimous Vote of the Village Board. 5 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

CHRISTINE SHENKMAN

VILLAGE CLERK