

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

**Planning Board Regular Session Meeting & Public Hearing**  
**Meeting Location: 9 Fairlawn Drive, Washingtonville, NY**  
**Tuesday November 22, 2022 at 7:00PM**

**Present:**

Bob Buchalski- Chairperson  
Tom Gildea- Board Member  
Joanne Wiley- Board Member  
Cherine Cuesta- Board Member  
Jacqueline Davis-Norris- Board Member

**Also Present:**

Stephanie Midler, Esq.- Planning Board Attorney  
John Petroccione, P.E.- Planning Board Engineer  
John Terry- Village Building Inspector  
Celina Rofer- Clerk to Planning Board

Chairperson B. Buchalski called the meeting to order at 6:31pm and led the Pledge of Allegiance.

**Announcements:** There will be a Public Hearing of the Village of Washingtonville Planning Board this evening. The Public Hearing is for the OCB Amended Site Plan. There is a sign-up sheet for those who wish to make comments. Comment is limited to 3 minutes per person. Comments must be specific to the project being heard. Hate speech or inappropriate language will end a person's time instantly.

**PUBLIC HEARING:**

Applicant OCWB Properties, LLC- Amended Site Plan  
32 West Main Street.  
SBL: 112-4-18

Motion to open the Public Hearing was made by Member Gildea and seconded by Member Wiley. 5 Ayes, motion carried.

**Public Comment:**

1. S. Walski- Shared displeasure that the project was built outside of plan and believes it lacks accountability to the residents.
2. G. Galle- passed on comment
3. D. Jacaruso- passed on comment

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Applicant Walter Tonyes addressed the public by first responding to S. Walski's comment stating that he apologized to the community if they were offended by the project. Mr. Tonyes continued to express that they spent extra to make it nice for the

Village and that they aren't just here to make money but also to be apart of the community and give back when possible.

The Board had no further comments.

Planning Board Attorney S. Midler, Esq. stated that we need to wait for 30 days to pass to receive comments from Orange County Department of Planning. The next Public Hearing meeting does not need to be noticed again.

Motion to adjourn the Public Hearing to December 13, 2022 at 7:00pm to be held at Washingtonville Village Hall made by Member Gildea and seconded by Member Wiley. 5 Ayes, motion carried.

7:00PM Regular Meeting

**DISCUSSION:**

Applicant James Casazza- Subdivision/Lot Line Change  
SBLs: 118-1-1, 118-1-3, 121-1-1.1

Presenting to the board is applicant James Casazza.

Casazza gave a new drawing/map to the board explaining that the final parcel will be 3.4 acres. He further explained that all of the comments made by Planning Board Engineer J. Petroccione, P.E. were given to the surveyor and are now reflected in the new map. Casazza stated that his surveyor is in contact with the county to obtain the requirements for a proper subdivision map to be recorded with the county. Casazza stated that all easements will remain as they are.

Planning Board Attorney S. Midler, Esq. asked Casazza to clarify consent to present the project on behalf of all 3 properties and will prepare an affidavit for the properties on the application. S. Midler, Esq. also asked Casazza for standard content subdivision map.

Planning Board Engineer J. Petroccione. P.E.- asked Casazza to address the substandard setbacks.

**DISCUSSION:**

Applicant Deo Persaud c/o Baroda Realty, LLC- Site Plan & Subdivision  
2 Locust Street

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SBL: 114-1-26.2

Presenting for the applicant is Michael Morgante, P.E. from Arden Consulting Engineers, PLLC

M. Morgante, P.E. presented a brief on the entire project for the new board members. He further discussed the progress to the site plan, updated elevations, floor plans and is looking for feedback from the board members.

Discussion took place from the board members asking about pollution, use of the building, questions about the fill that was brought to the site (quantity, the source, and if it was tested for contamination), if exit doors without windows would pose a hazard to anyone walking along the walkway of the building. Other questions were asked about aesthetics, landscaping, lighting, and usage/idling of 18-wheelers on Locust Street.

M. Morgante, P.E. explained the Stormwater Pollution Plan, discussed that the building will be used for storage only, the lighting plan will have zero spillover. Will get further information on other comments for future meeting(s). Will also revise the site plan to read "storage building" and not "warehouse." Applicant will provide an updated application to reflect all changes and cross easements.

Planning Board Attorney S. Midler, Esq., stated that the property adjoins the Orange County Rail Trail (park land) and is a Type 1 Action under SEQRA which will require a Full EAF.

**DISCUSSION:**

Applicant J&J Industrial, LLC- Site Plan  
22 Hallock Drive

SBL: 114-2-5.2

Presenting for the applicant is Nick Caesar, P.E. from Caesar Engineering D.P.C.

N. Caesar, P.E. used the projector and presented an overview comparing the existing lot to the new site plan with the 2 existing buildings (Brookside Auto and Bradley's) and the 2 proposed pole barn buildings that will be 4800sqft each (50'x96' each in footprint), with a parking and stormwater plan. The SEQRA- NOI has been sent out.

Discussion from the Board Members included questions about usage of the buildings, fill brought into the property in 2019 without permit (questions source, quantity and if tested for contamination) and questioned the elevated property's negative impact in the neighboring Knights of Columbus building.

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N. Caesar, P.E. discussed that the businesses that will operate out of these buildings are service type businesses (included but not limited to landscaper, pressure washer, etc.) with little to no customer traffic and should not be causing disturbance to residential neighbors after typical business hours.

Planning Board Engineer J. Petroccione, P.E. noted that there is a negative impact on the neighboring Knights of Columbus property but there is a plan in place to fix it.

Applicant must remove existing fill from the floodplain, per the Village Board.

Planning Board Attorney S. Midler, Esq. reiterated that the SEQRA- NOI was sent out this month and this project is ready for a Public Hearing. Midler advised the Planning Board Members to review lighting, screening, parking, stops/bollards. Midler, along with Planning Board Engineer J. Petroccione, P.E., suggested that N. Caesar, P.E. refer to the Village Water Department for new service taps.

The Board Members will hear this project again before setting a public hearing.

**DISCUSSION:**

Applicant 61 East Main Street Assoc. LLC- Site Plan & Subdivision/Lot Line Change  
61 East Main Street  
SBL: 114-1-3.22 & 113-2-31

Presenting for the applicant are Michael Morgante, P.E. from Arden Consulting Engineers, PLLC and Neal Frishberg, Attorney at Law, with Fabricant, Lipman & Frishberg, PLLC.

Motion to open the Public Hearing made by Member Gildea and seconded by Member Wiley. 5 Ayes, motion carried.

Planning Board Attorney S. Midler, Esq. went over the most common/frequent comments made by the public at all Public Hearing meetings thus far.

The Board Members went through the entire FEAF with Attorney S. Midler and answered all questions, specifying which they believe are relevant for the applicant to address.

Motion to adjourn Public Hearing to Tuesday January 24, 2023 at 7:00PM at Village Hall, unless otherwise noticed, made by Member Gildea and seconded by Member Wiley. 5 Ayes, motion carried.

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Public Hearing is still open for comment. Public comments can be emailed to [buildingdepartment@washingtonville-ny.gov](mailto:buildingdepartment@washingtonville-ny.gov), dropped off to Village Hall during business hours or mailed to Village Hall at 9 Fairlawn Drive, Washingtonville, NY 10992.

Next Village Planning Board Meeting is scheduled for Tuesday December 13, 2022 at 7:00PM in the Village Hall unless otherwise noticed.

Motion to adjourn Planning Board Regular Meeting at 9:55 made by Member Gildea and seconded by Member Wiley. 5 Ayes, motion carried.