

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

**Planning Board Regular Meeting**  
**Meeting Location: 9 Fairlawn Drive, Washingtonville, NY**  
**Tuesday December 27, 2022 at 7:00PM**

**Present:**

Bob Buchalski- Chairperson  
Tom Gildea- Board Member  
Joanne Wiley- Board Member

**Absent:**

Jacqueline Davis-Norris- Board Member  
Cherine Cuesta- Board Member

**Also Present:**

Brian Newman- Planning Board Attorney  
John Petroccione, P.E.- Planning Board Engineer  
Celina Rofer- Clerk to Planning Board

Chairperson B. Buchalski called the meeting to order at 7:00pm and led the Pledge of Allegiance.

**Announcements:** Today is a Regular Meeting of the Village of Washingtonville Planning Board

Notice of Intent to be Lead Agency for 22 Hallock Drive project has been determined. We have received responses from OCPD and DEC. The Village Planning Board is the lead agency for the 22 Hallock Drive project.

**Review of Minutes:**

Motion to accept the minutes from the November 22, 2022 meeting was made by Member Gildea and seconded by Member Wiley. 3 Ayes, 2 Absent Member Davis-Norris and Member Cuesta. Motion carried.

Motion to accept the minutes from the December 13, 2022 meeting was made by Member Gildea and seconded by Member Wiley. 3 Ayes, 2 Absent Member Davis-Norris and Member Cuesta. Motion carried.

**2023 Village Planning Board Meeting Calendar:**

The 2023 meeting calendar has been reviewed. Motion to accept the 2023 Village Planning Board Meeting Calendar was made by Member Gildea and seconded by Member Wiley. 3 Ayes, 2 Absent Member Davis-Norris and Member Cuesta. Motion carried.

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**DISCUSSION:**

Applicant: Efrom Halpert- 36 North Street- Application for Subdivision and Site Plan

SBL: 107-2-63

R-M Zoning District

Amended proposal includes renovating the existing home to a 2-family dwelling and seeking approvals to construct 6 attached 2-story townhomes for a total of 8 units. Units include a full basement with a single garage parking area under each of the 6 townhomes.

Presenting to the board: David Nietmotko- Registered Architect from David Nietmotko Architect, P.C.

Chairperson Buchalski asked Mr. Nietmotko to give an update on the project.

Mr. Nietmotko updated the board and the public that the applicant plans to restore the existing building and renovate it into a 2-family building in addition to building 6 other attached townhome units on the property with a separate driveway and walkway entrance. They will keep the existing entrance to the existing home. In the past, architectural renderings were provided to the board to show the historic nature of neighboring homes, more reflective of the village.

Member Gildea expressed concern about the water that collects in the rear of the property. Village Engineer J. Petroccione responded that the applicant did soil testing in July and showed no issues. The applicant has been asked to expand the study area and we are waiting for feedback on the future study to provide additional evaluation. Mr. Nietmotko concurred with J. Petroccione that they will include surrounding area in additional study and that a revised EAF was previously submitted and will be amended as the project progresses.

Member Wiley asked about stormwater retention and maintenance and inspections. J. Petroccione responded that under DEC requirements they will develop a schedule for maintenance and inspection and it will also be required to post bond with the Village in the event that the owner defaults on their obligation and the village would step in. The bond would be held in perpetuity as long as that system is in place.

Mr. Nietmotko stated that they increased the amount of landscaping to provide a buffer from the structures along the site and took note of Chairperson's suggestion to install sporadic tall trees in front of the 6-unit building along North Street without blocking visibility.

Board members further discussed with Mr. Nietmotko the tops of lighting, a dumpster, snow removal, and construction period. It is proposed to have coach lights at the front door and on the side of the building pointing to the parking area. Response about the

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dumpster will come at a subsequent meeting. During construction the applicant will provide an erosion control plan and will detail daily cleanup, inhibit dirt spilling into the roadway and stock piling dirt. Snow would be pushed to the end of the driveway to the northwest side of the property.

There will be a plan in place to avoid damage to the stone wall that abuts the cemetery. Applicant will revise the existing grading plan to avoid encroaching on neighboring property. Fill will be put against existing stone wall to avoid damage/collapse.

No further discussion from the board.

No public comment.

Chairperson Buchalski announced that public comment can always 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 January 10, 2023 at 7:00PM in the Village Hall unless otherwise noticed.

Motion to adjourn Planning Board Regular Meeting at 7:41pm made by Member Gildea and seconded by Member Wiley. 3 Ayes, 2 Absent Member Davis-Norris and Member Cuesta. Motion carried.