

A Planning Board Work Session Meeting took place on Thursday, January 14, 2021 at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

Planning Board Chairperson Annalie Vallejo, Planning Board Members Richard Calore Jr., Michelle Dillon, Celina Rofer and Bob Buchalski.

ALSO PRESENT:

Planning Board Attorney Stephanie Tunic, Building and Code Enforcer John Terry, Village Engineer John Petroccione.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Planning Board Chairperson Annalie Vallejo led the Pledge of Allegiance to the Flag.

DISCUSSION – 32 WEST MAIN STREET – SBL 112-4-18 – ORANGE COUNTY BAGEL:

Mark Fellenzer From Fellenzer Engineering is representing Applicant Brent Kunis regarding 32 West Main Street, former Betty's Kitchen. A new building on the property is being proposed, but the building in the corner of the lot will remain. The new building is 90 feet wide, 62 feet long. There will be parking in the back. We are looking to create ten foot porches on the front and on the rear with entrances both front and rear. 33 parking spaces can fit on this lot. The Orange County Bagel Shop, and two different suites in the building together would require 39 Parking spaces, with the 33 on site, and 6 would be used across the street as needed in the lot. Walkability to the downtown area and a sidewalk along the front of the building is a plus, and an outdoor patio will be available for summer dining. The dumpsters will remain in a safe space. Our bulk requirements are showing use for this vision. Since our last conversation with the Village Board, we have spoken to Planning Board Attorney Stephanie Tunic and have seen that the Village is designating any multiple business in its own business development center, so these bulk requirements would have to be updated. We will not do this development without attaining variances. We are looking at two uses, restaurant and office. We would like to match the architectural nature of the business district.

Building and Code Enforcer John Terry indicated Orange County Bagels should refer to the Engineer's letter regarding this matter.

Village Engineer John Petroccione stated their setbacks would be what they are showing on the plan currently, but because it is two different uses, your code does not allow two uses without classifying as a business development center and in doing that, all requirements change. If we had an existing building here, with 3 spaces and an office went out and a bagel shop wanted to come in, they would simply go to the Zoning Board for a use variance.

Village Engineer John Petroccione commented at times the Village floods significantly, and the Planning Board has required that every project have flood mitigation measures in place so that detrimental impact to the flood plain does not occur.

Planning Board Member Celina Rofer questioned will the view be blocked when turning out of the parking lot.

DISCUSSION – 32 WEST MAIN STREET – SBL 112-4-18 – ORANGE COUNTY BAGEL – (CONTINUED):

Applicant Brent Kunis reported nothing will be blocked and the patio will be in place on the far corner of the building.

Mark Fellenzer indicated there is also a sidewalk and curb before the road which creates a bumper in this location.

Village Engineer John Petroccione commented if the Planning Board sends the applicant to the Zoning Board of Appeals, and they receive their variances and return to the Planning Board the landscaping and lighting should be addressed.

Thomas DeVinko, resident of 7 Maple Court asked the Village Board to please look at the lights in front of Moffat Library, and across the street in the Village parking lot. It is important to keep signage with the color scheme and design of the Village.

Planning Board Attorney Tunic added that Section 315-82 A11 states the advocacy of accessory parking areas and parking spaces for Special Exception Uses shall be subject to review determination as an internal part of the set plan by the Board of Appeals as provided in the applicable provisions.

Planning Board Chairperson Annalie Vallejo stated keep in mind that Washingtonville is a small village, not like Middletown or Port Jervis where there are larger businesses.

RESOLUTION – REFERRAL OF 32 WEST MAIN STREET TO ZONING BOARD OF APPEALS:

Planning Board Member Celina Rofer made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to refer Orange County Bagels, 32 West Main Street to the Zoning Board of Appeals regarding multiple variances; said Resolution passed by a unanimous vote of the Planning Board. 5 Ayes, 0 Nays, 0 Abstentions.

ADJOURNMENT:

Planning Board Member Celina Rofer made a motion, seconded by Planning Board Member Michelle Dillon and adopted to adjourn the January 14, 2021 Planning Board Meeting; said Resolution passed by a unanimous vote of the Planning Board. 5 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT