

A Planning Board Regular Meeting took place on Tuesday, January 25, 2022, at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

Planning Board Chairperson Celina Rofer, Planning Board Members Maria Murdie, Richard Calore Jr., Bob Buchalski and Tom Gildea.

ALSO PRESENT:

Planning Board Attorney Stephanie Tunic, Village Engineer John Petroccione, Building Inspector John Terry.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Planning Board Chairperson Celina Rofer led the Pledge of Allegiance to the Flag.

DISCUSSION – CO VERONA REALTY LLC – 2 LOCUST STREET – APPLICATION FOR SITE PLAN & SUBDIVISION:

Planning Board Chairperson Celina Rofer indicates that Engineer Michael Morgante representing the Applicant of 2 Locust Street, CO Verona Reality LLC, is before the Planning Board for the application for site plan and subdivision of the property 114-1-26.22. Proposal includes subdividing the subject property into two 51,718 square foot parcels and seeking approvals to construct a 24,083 square foot warehouse on each lot for a total of 2 new warehouses.

Engineer Michael Morgante indicates that Oro Chemicals is located in the corner of Nicoll Street and Hallock Drive, the original foundation warehouse building. To the west, there is a storage building. We could have interior traffic circulation, which would reduce impact to the local roads, we are seeking to have a driveway between the parcel just to the west. A 24,000 square foot building that is located on the western side of the site. Angled parking to the North, roadway to the south. Loading Dock in corner of building. A 675-foot-long truck that would be able to access the site, some adjustments need to be made. We did some soil testing in back of building. Soil is sandy gravel. The site does sit in the flood zone. We will be filling the site a little bit for the floodplain. He must discuss with the owner what he would like to do with the current Spindler Building. Access to trucks have come in, it is kind of in the way for trucks, they need access. No landscaping or lighting plan developed yet.

Village Engineer John Petroccione indicates that from the original proposed plan there is no longer a subdivision. This is a single building being proposed on an existing lot. It is just a site plan application now. I assume that this building is going to look pretty much substantially like the one to the west of it.

Engineer Michael Morgante indicates that they will prepare the architectural plans once we got the final dimensions of the building. They will pretty much be the same.

Village Engineer John Petroccione indicates that for the truck access, there has been complaints from Hallock residents of the trucks going into the other buildings. A lot of the traffic can be on site and not out in the roadways. The truck traffic is going to be somewhat tight.

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Engineer Michael Morgante indicates that he will speak to the applicant regarding the traffic of trucks and access of roadways. Use of the building is for a storage business. A fragrance and flavor company. Processing occurs in first building. Other buildings are for storage and material. No odors should be coming from this building because it's just storage. He has a DEC Permit for the original operation.

Engineer Michael Morgante also indicates that he is looking for privacy options to protect lighting, etc. from residents.

The Planning Board and Engineer Morgante also discussed the drainage of the property, there is a culvert and drainage structures, which will be further looked into.

PUBLIC COMMENT:

Susan Walski, resident of 24 South Street, indicates that all information should be posted on the website and there was no agenda posted as of 5:30 today for tonight's meeting. Please make note that the rail trail path does go right behind these properties so when you are looking at trucks and turnarounds, please keep in mind the consideration of additional foot traffic.

ADJOURNMENT:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr and adopted to adjourn the January 25, 2022, Planning Board Work Session Meeting; said Resolution passed by a unanimous vote of the Planning Board. 5 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT