

A Planning Board Regular Meeting took place on Tuesday, March 22, 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 – 5 LOCUST STREET – APPLICATION REGARDING SUBDIVISION:

Planning Board Chairperson Celina Rofer indicates that Engineer Nick Caesar is before the Planning Board representing the application of 5 Locust Street, J and J Industrial LLC, Owner John Dillon, SBL 120-1-1 regarding the Proposed Subdivision. In the Industrial Zoning District, Proposed use is a subdivision, with (1) one building on (1) one lot.

Engineer Nick Caesar indicates that the applicant went before the Zoning Board received (5) five approved variances. The new plans include the survey. The lot area was a little bit different and one of the side setbacks as well, not significant change. There is two buildings on the lot, OC Transmissions and Santer Fitness. The main reasoning for this is the parking. There are parking spots that are lined up outside the property as well as a dumpster. The pavement was off. This was previously approved. We just want to make sure a firetruck can get into the property. Shared Parking is allowed as long as it is in the approval. On June 12, 2014, there was a parking variance of 182 spaces, mostly associated with the Santer Fitness Use.

Nick Caesar indicates that he will speak to the Property Owner to get permission. The hours of operation for all of the businesses are all different so it works out with no over crowdedness in the lot.

The Planning Board as well as Planning Board Attorney Stephanie Tunic and Engineer Nick Caesar discuss the parking of the businesses. Discussing the ability of the firetrucks and emergency vehicles to enter property, turn around and exit. Engineer Nick Caesar will take pictures of the parking area.

Planning Board Attorney Stephanie Tunic indicates that a Letter of Intent from the neighboring owner indicating that we are good with entering an agreement to allow feet to be used for parking is a suggestion. Planning Board Attorney Stephanie Tunic also indicates that her Approval of the Easements will be required. Planning Board Attorney Stephanie Tunic will speak to the Zoning Board Attorney Elizabeth Cassidy to discuss further steps in the process.

ADJOURNMENT:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr and adopted to adjourn the March 22, 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