

A Village Planning Board Meeting took place on Thursday, April 29, 2021 at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

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

ALSO PRESENT:

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

PLEDGE OF ALLEGIANCE TO THE FLAG:

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

ANNOUNCEMENT – PLANNING BOARD ATTORNEY STEPHANIE TUNIC:

Planning Board Attorney Stephanie Tunic announced that Planning Board Chairperson Annalie Vallejo will no longer be serving on the Village Planning Board, and the first order of business would be to elect a new chairperson.

RESOLUTION – ELECTING PLANNING BOARD CHAIRPERSON – CELINA ROFER:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Michelle Dillon and adopted to authorize approval of Celina Rofer as the new Chairperson for the Washingtonville Planning Board; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 1 Abstentions.

DISCUSSION – ORANGE COUNTY BAGEL – 32 WEST MAIN STREET:

Engineer Ryan Fellenzer and Engineer Mark Fellenzer, Owner Brent Kunis and Walter Thomas are here presenting on 32 West Main Street, a Proposed Single-Story Building at 5400 Square Feet, comprised of three (3) different units. The Plan is to have “Old Betty’s Diner” removed because it was severely damaged in a fire. Discussion regarding crosswalks and parking at the municipal parking lot took place. The Planning Board decided to schedule a Public Hearing regarding the crosswalks. The Applicant has an approved variance for the six (6) extra spaces from the Zoning Board of Appeals.

Planning Board Attorney Stephanie Tunic indicated that the applicant must go back to the Zoning Board of Appeals for a Final Determination. Assuming the Orange County Post published the notice, May 5 is the soonest date to hear this matter. The Attorney asked the Board if they are interested in a Joint Meeting between the Planning and Zoning Board. Before a Notice is issued for a joint Public Hearing, Attorney Tunic needs confirmation for the meeting. Assuming that the Zoning Board of Appeals can be here on May 26 the Notice can be Published before that date.

RESOLUTION – SCHEDULING PUBLIC HEARING – ORANGE COUNTY BAGEL:

Planning Board Member Michelle Dillon made a motion, seconded by Planning Board Member Bob Buchalski and adopted to schedule a Public Hearing regarding the application for 32 West Main Street, Orange County Bagels for May 26, 2022, at 7:00 P.M.; said Resolution passed by a unanimous vote of the Planning Board. 4 Ayes, 0 Nays, 0 Abstentions.

RESOLUTION – PLANNING BOARD DATES:

Planning Board Member Michelle Dillon made a motion, seconded by Planning Board Member Bob Buchalski and adopted to schedule the Planning Board Meetings for the second and fourth Tuesdays of the month at 7:00 P.M. for calendar year 2021. The dates are subject to change due to holidays; said Resolution passed by a unanimous vote of the Planning Board. 4 Ayes, 0 Nays, 0 Abstentions.

ADJOURNMENT:

Planning Board Member Richard Calore Jr. made a motion, seconded by Planning Board Member Bob Buchalski and adopted to adjourn the April 29, 2021 Planning Board Meeting; said Resolution passed by a unanimous vote of the Planning Board. 4 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT