

A Planning Board Meeting took place on Wednesday, May 26, 2021 at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

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

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.

MOMENT OF SILENCE – MEMORIAL DAY:

Planning Board Chairperson Celina Rofer held a Moment of Silence in memory of all Military people who passed away as well as all Veterans who have and are still serving in the service.

RESOLUTION – OPEN PUBLIC HEARING – 32 WEST MAIN STREET – ORANGE COUNTY BAGELS:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to open the Public Hearing regarding the application of 32 West Main Street of Applicant Brent Kunis, Owner of Orange County Bagels; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

32 WEST MAIN STREET – ORANGE COUNTY BAGELS:

Engineer Ryan Fellenzer from Fellenzer Engineering discussed the specifications and plans of 32 West Main Street and what Orange County Bagels are looking to build.

Engineer Fellenzer indicated the structure on the inside is fairly damaged from smoke and fire and the structure must come down, it is not safe. Mr. Kunis stated we do intend to keep whatever is salvageable in the building, and safe from the site and incorporate that into the plan. The Village Historian can also walk through and save anything salvageable.

Susan Walski, 24 South Street commented it would be nice if we could see an artistic rendering of the front elevation with the landscaping in it to get a better sense of what is going to be planted there and how it will look from the street view. Ms. Walski also questioned is there room in the back of the buildings for delivery trucks to access, and what size trucks will there be so street deliveries on West Main

32 WEST MAIN STREET – ORANGE COUNTY BAGELS - (CONTINUED):

Street can be prevented. West Main Street already has a lot of traffic. Regarding the crosswalks, I understand this particular building is going to be exercising usage of the municipal lot across the street and clear, visible marked crosswalks and signage should be in place so the students, pedestrians and vehicles are aware of this. Safety needs to be the main priority in this situation.

Planning Board Attorney Stephanie Tunic indicated the applicant was in contact with the New York State – Department of Transportation regarding a crosswalk area being placed on State Route 94 by 32 West Main Street, and were informed that this would have to be done through the Village.

Russell Hallock, resident of 51 East Main Street stated this whole area was deep under water during the hurricane. It is a flood zone, and has that been addressed?

Engineer Fellenzer responded the building will be outside of the 100-year flood-plain so if there were a very large storm that caused over eight (8) inches of rain, the building will not be affected.

Planning Board Attorney Stephanie Tunic read the Negative Declaration Washingtonville Planning Board Determination.

RESOLUTION – ADOPTION OF A NEGATIVE DECLARATION – ORANGE COUNTY BAGELS:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to authorize approval of a negative declaration pursuant to SEQRA process for the Orange County Bagels Project, 32 West Main Street Site Plan; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

DISCUSSION – 36 NORTH STREET – SUBDIVISION OF SUBJECT PROPERTY INTO TWO PARCELS:

David Nimatko, applicant of 36 North Street came before the Planning Board to discuss the subdivision of property at 36 North Street into two (2) parcels and the construction of a four (4) unit townhouse on each lot for a total of eight (8) units.

Planning Board Chairperson Celina Rofer indicated the Board would like the building facing the road to match the other buildings. The Planning Board and Applicant David Nimatko discussed the setbacks and the plans for the property, requirements, parking & view from street.

Planning Board Attorney Stephanie Tunic indicated the variance list for the site plan, the provisions to the Planning Board Application and the revisions to the short EAF must be submitted before moving forward.

BARODA REALTY LLC – 2 LOCUST STREET – SUBDIVISION:

Engineer Mike Morgante presented plans regarding 2 Locust Street requesting per the site plan that a subdivision of the property into two parcels be granted and is

BARODA REALTHY LLC – 2 LOCUST STREET – SUBDIVISION - (CONTINUED):

also seeking approval to construct a warehouse on each lot for a total of two warehouses.

Planning Board Attorney Stephanie Tunic stated if the owner could provide a narrative regarding what kind of business will be going in the warehouses, so the Board can further understand the plan regarding the storage buildings.

Engineer Mike Morgante will request the owner of 2 Locust Street to provide the narrative regarding the storage buildings.

ADJOURNMENT:

Planning Board Chairperson Celina Rofer made a motion, seconded by Planning Board Member Bob Buchalski and adopted to adjourn the May 26, 2021, Planning Board Meeting; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT