

A Planning Board Work Session Meeting took place on Tuesday, June 14, 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-Midler, 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.

RESOLUTION – ELECTION OF PLANNING BOARD VICE CHAIRPERSON:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. for the approval to Elect Planning Board Member Richard Calore Jr. as the Planning Board Vice Chairperson due to the fact that Planning Board Chairperson Celina Rofer will be recusing herself from this Application Regarding 61 East Main Street. said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 1 Abstentions. (Planning Board Chairperson Celina Order Recused herself from this matter).

RESOLUTION – OPENING OF PUBLIC HEARING – 61 EAST MAIN STREET:

Planning Board Member Richard Calore Jr made a motion, seconded by Planning Board Member Bob Buchalski for the approval of the Planning Board to open the Public Hearing regarding 61 East Main Street regarding the Application for a Site Plan. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 1 Abstentions. (Celina Order Recused herself from this matter).

PUBLIC HEARING – 61 EAST MAIN STREET – APPLICATION FOR SITE PLAN:

Planning Board Celina Rofer indicates that the Public Hearing being held is regarding property, 61 East Main Street, 61 East Main Street Associates LLC, for an application for site plan and lot line removal SBL 114-1-3.22 and 113-2-31, OR Zoning District with a Proposed Use Demolition of Existing Multi-Family Dwelling Shed and Garage. Construction of Two (2) New, 14,000 Square Foot, 14 (Fourteen) Units Each with a Parking Lot and Stormwater Facilities. Removal of Lot Lines to combine Two (2) Lots into One (1) Single Parcel. Planning Board Chairperson Celina Rofer has previously recused herself from this application.

Planning Board Attorney Stephanie Tunic-Midler indicates that the application regarding 61 East Main Street contains a site plan approval and lot line removal. Every audience member who would like to speak will be to. You will have three (3) minutes to speak per person.

Brian Gibson, Project Engineer is before the Planning Board to discuss the project of 61 East Main Street. He indicates that there are fourteen (14) residential units and 14,000 square feet of office space.

**PUBLIC HEARING – 61 EAST MAIN STREET – APPLICATION FOR SITE PLAN
(CONTINUED):**

Brian Gibson indicates that this property is zoned for only residential, the units are two (2) bedroom units, 1000 square feet each. Generally, we meet the setback requirements and the other general requirements of the Zoning Code. There are outstanding items that the Board should know that have to know for our Engineer. We must complete a wetlands investigation. We also need to do an architectural study to see if there are any artifacts on the premises and that is underway and we found out that we had to do it, it takes more time that we've had to get it completed and finally there is issues if there are trees on the property and if there are certain species that can be affected by the construction. We are asking the Board if they can review this from a prospective point of view to see if whether or not they would be willing to approve a plan like this.

Philip Greely, from the Traffic Study Engineering and Design, indicates that in the December 21st study. There should be an appendix with the traffic data. May 16th was an evaluation to look at the school bus traffic counts were done. The May 16th Counts were taken to document the buses and traffic and what was occurring relative to bus movements we will provide the traffic counts.

Planning Board Member Bob Buchalski indicates that this application will be referred to the Washingtonville CSD School Bus Department. He also indicates his concern of Snow Removal of the Parking Lot and no Recreation Plan.

RESOLUTION – REFERRAL TO SCHOOL BUS DEPARTMENT – 61 EAST MAIN STREET:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr for the approval of the Planning Board to refer the application of 61 East Main Street to the Washingtonville School District Bus Department to review the Bus Plan. Said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 1 Abstentions. (Celina Rofer Recused herself from this matter).

**PUBLIC HEARING – 61 EAST MAIN ST – APPLICATION FOR SITE PLAN
(CONTINUED):****COMMENTS FROM RESIDENTS — REGARDING AGENDA ITEMS:**

Resident, John Pimpiano, residing at 5 Decker Drive, indicates that he is concerned about the traffic in the center of the village. How will you handle the additional traffic?

Resident, Audrey Green, residing at 23 Burnett Way, indicates that she is also concerned about the traffic and now hearing that they might want to put stores in, you have empty stores in the Brotherhood Plaza now that can not be filled.

Eileen Receive indicates that she is concerned about traffic.

Susan Walski comments that this is a lot line change. She also comments regarding the Stormwater Runoff.

Amanda Torres commented that she likes the small village atmosphere and doesn't want to see it change. Eric White agrees.

William Palmer indicates that the traffic and the intersection is very dangerous.

Anette S. indicates that she agrees with the traffic concerns near the intersection.

John Bowes indicates that he is concerned about the 56 cars entering 94.

**PUBLIC HEARING – 61 EAST MAIN ST – APPLICATION FOR SITE PLAN
(CONTINUED):**

Lindsay Dixon indicates that they will have to do commercial, does the LLC have the residents picked out for the housing?

Maura Dowling indicates that she was stuck in traffic for 50 minutes.

Bonnie Rum speaks regarding the stormwater systems and her concerns about maintenance cost.

Tom DeVinko discusses the zoning code and how the code came about.

Donna Jacaruso indicates that she wants more information regarding the OR Zone.

Theresa Calavari indicates that she is concerned about the historic preservation.

Barbara Horn questions what the plan B is, instead of commercial?

Thomas Beasley questions if the building is elevated because it is a flood plain, etc.

Ryan Gallagher indicated his concern for the water system and the usage that it will use up.

Planning Board Attorney Stephanie Tunic announces that this Public Hearing will be continued on Tuesday, June 28, 2022, at 7:00 P.M.

ADJOURNMENT:

Planning Board Member made a motion, seconded by Planning Board Member and adopted to adjourn the June 14, 2022, 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