

A Planning Board Regular Meeting took place on Tuesday, September 28, 2021 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. 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.

DISCUSSION – NORTH 36 LLC – 36 NORTH STREET – APPLICATION FOR SITE PLAN:

Planning Board Chairperson Celina Rofer indicated that Mr. Halpert, representing North 36 LLC, property location 36 North Street is before the Board regarding the application for the site plan. RM Zoning District proposed use is a Multi-Family Dwelling with Public Utilities. Revised Site Plan proposal includes constructing one 6-unit townhouse dwelling and keeping and converting existing single-family home to a two-family dwelling and the removal of the existing garage. Applicant is seeking referral to the Z.B.A.

Mr. Halpert indicated that the site plans have not changed since the last meeting and the sets that were given to Building Inspector John Terry for the Zoning Board of Appeals are the plans that you have before you. We incorporated Inspector Terry's comments into the EAF.

Mr. Halpert and the Planning Board discussed and made changes to the specifications of the site plan regarding parking, lighting plan, sidewalks, the exit and entrance plan, and curb cuts.

RESOLUTION – DECLARATION OF LEAD AGENCY – 36 NORTH STREET:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to authorize approval of the Planning Board to be declared as Lead Agency regarding the Application of 36 North Street; said Resolution passed by a unanimous vote of the Planning Board. 4 Ayes, 0 Nays, 0 Abstentions.

RESOLUTION – REFERRAL TO ZONING BOARD OF APPEALS – 36 NORTH STREET:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to authorize the approval of the Applicant of 36 North Street to be referred to the Zoning Board of Appeals regarding their application; said Resolution passed by a unanimous vote of the Planning Board. 4 Ayes, 0 Nays, 0 Abstentions.

PUBLIC COMMENT – REGARDING AGENDA ITEMS:

Susan Walski, resident of 24 South Street indicated the building on the plan is labeled a garage but it is a dairy farm that dates back to 1937. I am requesting that it be checked to see if the barn qualifies for the New York State Historic Farms Preservation Act before it is destroyed. Ms. Walski continued since the house next door was the Pastor's House, it was quite common to have burial grounds outside the Cemetery so these locations should be checked utilizing a carbon sampling to make sure there are no human remains buried on the property. Ms. Walski further suggested a hydro study be conducted to determine the impact of the buildings being put on the property to make sure they do not affect the land and underground tributaries.

Bobbi Trager, representative of Washingtonville Cemetery, expressed concerns regarding flooding, driveway lighting issues and a stone wall in the Cemetery that was built in the 1800's. Also, there are wetlands in this location, and the Cemetery needs to be protected.

ADJOURNMENT:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to adjourn the September 28, 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