

A Planning Board Work Session Meeting took place on Tuesday, November 9, 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 – 61 EAST MAIN STREET ASSOCIATE LLC – 61 EAST MAIN STREET:

Planning Board Chairperson Celina Rofer indicated this is an application for site plan and lot line removal for 61 East Main Street, O & R Zoning District proposed use of demolition of existing multi-family dwelling and construction of two 7,000 square foot two-story apartment buildings with 14 apartments and 28 bedrooms total for each along with parking facilities.

Engineer Michael Morgante representing 61 East Main Street indicated that Z.B.A. did rule that two separate structures are permitted on this parcel. Emergency Services need to review the site for traffic situations. The next step would be to prepare a traffic input study. Attorney Midler said for the Board's consideration 14 units are permitted in this location but the applicant is asking for double. Engineer Petroccione stated currently it can house 14 units plus 14,000 commercial square feet. The applicant is looking to trade the commercial designation and double the 14 units. Engineer Morgante said it is his understanding that there is adequate capacity for water and sewer on this property, but you can defer to the Board and Engineer. Stormwater mitigation and landscaped areas will also be put in place.

RESOLUTION – 61 EAST MAIN STREET – DECLARING LEAD AGENCY:

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 for the application of 61 East Main Street Project; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 1 Abstentions. (Celina Rofer).

ADJOURNMENT:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to adjourn the November 9, 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