

A Planning Board Regular Meeting took place on Tuesday, November 23, 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.

JOHN DILLON – J AND J INDUSTRIAL LLC – 5 LOCUST STREET APPLICATION:

Planning Board Chairperson Celina Rofer indicated that John Dillon is before the Planning Board representing J and J Industrial LLC, property address 5 Locust Street regarding the subdivision in which a lot line change separating Santer Fitness and Orange County Transmission buildings into two separate properties has been proposed.

John Dillon stated this was submitted in 2020 and there were several variances required so based on the previous site plan that was provided they went to the Zoning Board of Appeals for five separate variances which were approved in February of 2021. Now the next step logically is coming back to the Planning Board with the validated survey from a property surveyor showing the new proposed line. It took a while to get the property survey because surveyors are booked up. The Planning Board reviewed the documentation. There was a minimal change on the new survey in which one of the property setbacks as listed as 25 feet, and previously it was 28 feet. It is a net zero change. Mr. Dillon is looking for twenty (20) more parking spaces to be added.

Planning Board Attorney Stephanie Tunic indicates that a short form EAF was submitted, and the Planning Board can declare themselves as Lead Agency for this application and she can send out the Public Notices.

RESOLUTION – DECLARING LEAD AGENCY – 5 LOCUST STREET APPLICATION:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to authorize approval to declare the Planning Board as Lead Agency for the application of 5 Locust Street regarding the subdivision of the property; said Resolution passed by a unanimous vote of the Planning Board. 3 Ayes, 0 Nays, 0 Abstentions.

ADJOURNMENT:

Planning Board Member Bob Buchalski made a motion, seconded by Planning Board Member Richard Calore Jr. and adopted to adjourn the November 23, 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