

A Zoning Board of Appeals Regular Meeting took place on Thursday, February 17, 2022, at 7:00 P.M. at Village Hall, 9 Fairlawn Drive, Washingtonville, New York.

PRESENT:

Chairperson Maureen DeVinko; Zoning Board of Appeals Members Jim Kiernan and Denni Lozza.

ABSENT:

Zoning Board of Appeals Members Steven Presser and Michelle Rivera.

ALSO PRESENT:

Zoning Board of Appeals Attorney Elizabeth Cassidy.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Chairperson Maureen DeVinko led the Pledge of Allegiance to the Flag.

RESOLUTION – OPENING OF ZONING BOARD OF APPEALS MEETING:

Chairperson Maureen DeVinko made a motion, seconded by Zoning Board of Appeals Member Jim Kiernan for the approval to open the Zoning Board of Appeals Regular Meeting held on February 17, 2021, at 7:00 P.M. Said Resolution passed by a unanimous vote of the Zoning Board of Appeals. 3 Ayes, 0 Nays, 0 Abstentions.

DISCUSSION – APPLICANT OF 61 EAST MAIN STREET:

Zoning Board Attorney Elizabeth Cassidy indicates that this applicant was before the board in the summer regarding the approval of the two separate buildings in the plan. They are coming back with an area variance. Attorney Stephanie Tunic provides a letter for the Planning Board, they have declared lead agency for the purposes of seeker, so they are going to undergo the secret process either with a negative declaration or a finding statement by voting on the application.

Michael Morgante, Project Engineer for Application of 61 East Main Street indicates that currently on the property there is a white house which is operating as some type of multi-family building. The goal of the project is to remove that existing structure and its place to construct two separate 7,000 square foot buildings that will be for Residential Multi-Fund so the sites in the district, we essentially need all of the bulk area requirements. What we are here for before the Board tonight is to essentially in lieu of the commercial and retail offices. We are looking to propose an additional 14 units in its place, all residential. The site is served by Water and Sewer so we have no issues with municipal connections there as it relates to the Planning Process itself. The comments that I received were indicative of a plan going in the right direction so that is why we are here now again before the board tonight. We don't need any other variances, stormwater systems constructed, we can get firetrucks around the entire site for firefighting purposes. We need an increase in volume yield, an increase in 14 units in place of the commercial that we had originally started with four (4) on the first floor. Asking for an all-residential use instead of a mixed use. We can not financially build a project that only has 14 units.

DISCUSSION – APPLICANT OF 61 EAST MAIN STREET (CONTINUED):

Zoning Board of Appeals Member Denni Lozza adds that she likes the look of it especially from the street side, all residential is better than having it chopped up.

Zoning Board of Appeals Member Jim Kiernan adds that he likes it more than the original plan.

Chairperson Maureen DeVinko adds that keeping it at residential will reduce traffic rather than if you had the mixed use.

Michael Morgante adds that as far as the driveway, there is an in and an out driveway but DOT will be handling that.

Chairperson Maureen DeVinko adds that yes its on the flood plain but then you are saying there are going to be drains, etc.?

Michael Morgante adds that yes there will be drains. We have an ABS Storm Tech System which basically it captures all of the storm water runoff from all the impervious surfaces and it places it underground in these chambers and it allows that stormwater to recharge back into the ground now you have all sand and gravel soils. There will be tie gates and a flat that will let water come out and not let water go in. Raised buildings above requirements just to be safe.

Chairperson Maureen DeVinko adds that the applicant will return to the Zoning Board on March 17, 2022.

RESOLUTION – ACCEPTANCE OF MINUTES – FEBRUARY 17, 2022:

Chairperson Maureen DeVinko made a motion, seconded by Zoning Board of Appeals Member Denni Lozza to approve the acceptance of the minutes of the February 17, 2022, Zoning Board of Appeals Meeting. Said Resolution passed by a unanimous vote of the Zoning Board of Appeals. 3 Ayes, 0 Nays, 0 Abstentions.

ADJOURNMENT:

Chairperson Maureen DeVinko made a motion, seconded by Zoning Board of Appeals Member Jim Kiernan and adopted to adjourn the February 17, 2022, Zoning Board of Appeals Meeting; Said Resolution passed by a unanimous vote of the Zoning Board of Appeals. 3 Ayes, 0 Nays, 0 Abstentions.

RESPECTFULLY SUBMITTED,

SOPHIA FOLEY

CLERICAL ASSISTANT