

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

**Planning Board Work Session Meeting**  
**Meeting Location: 9 Fairlawn Drive, Washingtonville, NY**  
**Tuesday January 24, 2023 at 7:00PM**

**Present:**

Bob Buchalski- Chairperson  
Tom Gildea- Board Member  
Joanne Wiley- Board Member  
Jacqueline Davis-Norris- Board Member

**Absent:**

Cherine Cuesta- Board Member

**Also Present:**

Brian Newman- Planning Board Attorney  
John Petroccione, P.E.- Planning Board Engineer  
John Terry- Building Inspector  
Celina Rofer- Clerk to Planning Board

Chairperson B. Buchalski called the meeting to order at 7:00pm and led the Pledge of Allegiance.

**Announcements:** Today is a Regular Meeting of the Village of Washingtonville Planning Board. There will be a Public Hearing for 61 E Main Street Site Plan. Public comment will be permitted and comments will be limited to 3 minutes per person. During the public hearing, comments must be specific to the 61 E Main Street project. Hate Speech or inappropriate language will end a person's time immediately. Comments may also be submitted in writing to [buildingdepartment@washingtonville-ny.gov](mailto:buildingdepartment@washingtonville-ny.gov). All project written comments are distributed to the Village Planning Board members, the applicant and the Planning Board legal and engineering advisors and will be considered in the review of the overall project.

**Review of Minutes:**

Motion to accept the minutes from the January 10, 2023 meeting was made by Member Gildea and seconded by Member Wiley. 4 Ayes, 1 Absent Member Cuesta. Motion carried.

**DISCUSSION:**

Applicant: 61 East Main Street Assoc. LLC – Site Plan & Subdivision/Lot Line Change for 61 East Main Street

SBLs: 114-1-3.22 and 113-2-31

Discuss January 9<sup>th</sup> submission and SEQRA long form replies

Present for the applicant:

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

- Phil Dropkin- Fabricant Lipman Frishberg
- Philip Grealy- Colliers Engineering & Design
- Michael Morgante- Arden Consulting Engineers

Mr. Morgante gave an overview of the project and used the projector screen for reference. He mentioned that the applicant and its team reviewed all of the public comments that have been received so far and determined that traffic, flooding and storm water comments were the 3 most prevalent comments from the last public hearing meetings. The applicant and team reviewed photos, that were submitted by the public, from Hurricanes Irene/Sandy showing the flood waters on and around the property. The proposed buildings will be approx. 6.3' above flood elevation and are designed to handle 100 year flood elevation.

Mr. Grealy gave a recap to the board and the public about the traffic studies pertaining to the project. A detailed traffic study has been prepared. The 2021 traffic study was updated to provide additional information upon request by the Planning Board. The Department of Transportation (DOT) is requiring the applicant to do some off site mitigation to install video detection systems (1 at the Brotherhood Plaza/Route 94 intersection and 2 at the intersection of State Routes 94 and 208) at the applicant's expense. Chairman Buchalski asked about the crosswalk at the project site to which Mr. Grealy responded that the DOT is requiring the applicant to redo the crosswalk by adding a Rapid Flashing Beacon (RRFB), re-stripe the crosswalk and fix the ADA ramps/entry points. Member Wiley asked Mr. Grealy to be sure that the Planning Board has received all DOT correspondence to the applicant.

Member Wiley asked about storm water management system stating that sediment and oil will get trapped and asked if there will be a float to catch hydrocarbons. She also asked where records will be maintained. Mr. Morgante responded that sediments and oil will go into a separate isolation chamber which will have inspection ports for observation. There will be scheduled maintenance to vacuum out the chamber. The Planning Board can include this as part of the approval. Records will be retained on project site or can be retained at Village Hall.

Chairperson Buchalski asked about garbage and recycling cans/system. Mr. Morgante stated that they can put a condition on the site map for blue/green cans. They are unsure at this time if garbage and recycling will be using Village or private services. If it is determined that using Village services would put undue burden on the Village then they will use a private refuse company.

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

Member Wiley asked about parking with regard to salt vs. sand vs. other methods of de-icing. Mr. Morgante replied that there will be ADA apartments to utilize ADA parking spaces and the remaining parking will accommodate the rest of the units. He continued to say that the number of parking spaces is more than sufficient for visitor and occupants per requirements. They will be happy to research and explore other options for de-icing that would be safer for the environment.

Chairman Buchalski asked if there is a plan for overflow parking since Route 94 would not be an option. Mr. Morgante said not yet but looking into it.

Member Norris-Davis asked about water and sewer capacity. Mr. Morgante responded that there's plenty of additional capacity for water and sewer usage stating it is "quite sufficient."

The board went through some of the Planning Board Engineer, John Petroccione's, comments to the applicant.

- Chairman Buchalski asked about landscaping/screening: Mr. Morgante responded stating that there will be a pocket park at the front of the property and they will be donating 50' row to the state. They will be using a dense arbor vite to screen on both sides of the property. They feel that arbor vite is a better choice than evergreen and know they will need proper maintenance to protect from being eaten by deer. The project plans have a maintenance guarantee to replace dead/eaten trees. The back parcel, SBL 114-1-3.22, is 2.2 acres and will be a permanent conservation easement that can never be built upon and will be green in perpetuity.
- Chairman Buchalski commented on the construction hours stated in the EAF and asked for an explanation due to some earlier and later than typical working hours. Mr. Morgante stated that they try to allow for some flexibility because sometimes a particular task might require extended working hours giving the example of pouring concrete and needing to complete that job before it dries improperly. Typical working hours are 7am-3pm. Chairman Buchalski said that the 9pm end time will not be accepted and Mr. Morgante responded that it is a typo and it will be changed.
- Member Gildea asked if they foresee school buses holding up Route 94 traffic or will the bus enter the complex. Mr. Grealy responded that school buses don't tend to enter complex and prefer to stay on the main road, however the site is designed with turning radii to accommodate vehicles such as a school bus.
- Chairperson Buchalski asked about parapet, pond for water discharge and apartment availability. Mr. Morgante responded saying that the parapet will be about 3' tall but they are still working on the plan and it may need modification. Regarding water discharge, they created a bowl in the back that will drain into the Moodna Creek. Apartments will be available to the general public.

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

Open Public Hearing for Comments

1. Steven Mogel- 457 Broadway, Suite 1, Monticello, NY 12701- attorney representing the group "It Takes A Village." Sent a letter to the board claiming it is in violation of the open meetings law and that minutes should be posted within 2 weeks of the meetings.

2. Donna Jacaruso- 39 Woodfield Drive, Washingtonville- commented on traffic, mentioned that the 2018 traffic study was done in 2018 and stated that the 2021 December traffic study was not submitted to the DOT. Also stated/claimed that 3 codes in conflict for this project.

3. Tom Lyons- 8 Decker Drive, Washingtonville- 28 year resident, said this is disgusting, upset about traffic especially during peak hours, asked if this will be section 8/low income housing, afraid that the flood zone location will have water gush onto 94, asked what the plan is to go West on 94

4. Sam Weinger- 28 Fox Hollow Drive, Blooming Grove- asked if variances are being requested. Stated that he respects the board and the process. He also mentioned that Salisbury Mills Station to be considered for commuter traffic. He feels variances shouldn't be granted and that this zone shouldn't have apartments.

5. David Dunn Sr.-1 Lincoln Drive, Washingtonville- Resident since 1958, asked if the sewer and water are at capacity, if the building are facing Route 94, and asked if they are making two lots into 1 and if it will be big enough to put a third building.

- ◆ Village PB Engineer Mr. Petroccione responded that sewer capacity is not at max capacity and will check on water. Mr. Morgante and Chairman Buchalski together responded that there will not be a third building on the lot.

6. Tom DeVinko- 7 Maple Court, Washingtonville- Called the Planning Board embarrassing and claims they don't allow comments from the public. He said that the parking is wrong. Concerned about water, sewer and flooding. Asked if the Planning Board will be replying to the 9 page letter submitted via email.

7. Tom Falsetta- 21 Congress Drive, Washingtonville- 30 year resident, mentioned the project is in a flood zone and very concerned about emergency services getting through to people in need of assistance. Concerned about fire safety and availability of water.

8. Terri Falsetta- 21 Congress Drive, Washingtonville- passed on commenting.

9. Valerie Prunty- 6 Beverly Lane, Washingtonville- upset that the building will be at a higher elevation than the flood level and concerned it will flood out the neighbors. Kids

Village of Washingtonville  
9 Fairlawn Drive  
Washingtonville, NY 10992  
845-496-3321

will be walking to school around flood area and an increased amount of cars at school time. Doesn't like multiple dwelling units.

10. Thomas Murphy- 109 Cartwheel Court, Washingtonville- Asked about backfilling and if they will be using clean fill. Said it will put stress on the police, fire and EMS

♦ Mr. Morgante replied that they will be using clean fill.

11. Mike Graziano- 3 Lark Street, Washingtonville- directed his comments to Mr. Grealy regarding traffic. Mentioned upgrading traffic lights and crosswalks.

12. Erika Snell- 37 Bull Road, Washingtonville- Commented about traffic and it being difficult to make a left hand turn stating the roads are too tight.

13. Steven Hammen- 39 Moffat Road, Washingtonville- commented about the double yellow line and not being able to make a left.

Chairperson Buchalski spoke to the public remind them that the board members are all residents of the Village and volunteers to hear the applicants and the public. There is a moratorium in place and it does not affect current projects.

Last comment from Mr. Morgante, to answer a comment made by the public: Regarding parking, the original plan has the two buildings parallel to Route 94 but they changed the position to be perpendicular to Route 94 because they felt it looks better, more like a development rather than a massive building.

Motion to close the Public Comment made by Member Wiley and seconded by Member Gildea. 4 Ayes. 1 Absent, Member Cuesta. Motion carried.

No further discussion from the board.

Public comment can always be emailed to [buildingdepartment@washingtonville-ny.gov](mailto:buildingdepartment@washingtonville-ny.gov), dropped off to Village Hall during business hours or mailed to Village Hall at 9 Fairlawn Drive, Washingtonville, NY 10992.

Next Village Planning Board Meeting is scheduled for Tuesday February 14, 2023 at 7:00PM in the Village Hall unless otherwise noticed.

Motion to adjourn Planning Board Regular Meeting at 8:14pm made by Member Wiley and seconded by Member Gildea. 4 Ayes. 1 Absent Member Cuesta. Motion carried.