

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 February 14, 2023 at 7:00PM

AGENDA AND MINUTES

Agenda

- 1- Call to Order
- 2- Pledge of Allegiance
- 3- Announcements:
 - a- This is a regular of the Village of Washingtonville Planning Board. Comments may be submitted in writing to the buildingdepartment@washingtonville-ny.gov
- 4 – MOTION - Accept 24 Jan VPB meeting minutes
- 5 - DISCUSSION: Applicant 61 East Main Street Assoc. LLC – Site Plan & Subdivision/Lot Line Change 61 East Main Street SBLs: 114-1-3.22 & 113-2-31
New Correspondence: Response Regarding Storm Water & Traffic Mitigations. Copies are available on the table.
- 6 – MOTION - Set date for 61 East Main Street Public Hearing continuation.
- 7 - The next village planning board meeting is scheduled for Tuesday February 28, 2023 at 7:00 PM in the village hall unless otherwise noticed.
- 8 - Adjournment

MINUTES

Present:

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

Also Present:

Stephanie Midler- Planning Board Attorney
John Petroccione, P.E.- Planning Board Engineer
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. Comments may also be submitted in writing to buildingdepartment@washingtonville-ny.gov.

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Review of Minutes:

Motion to accept the minutes from the January 24, 2023 meeting was made by Member Gildea and seconded by Member Cuesta. 5 Ayes. 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

New Correspondence: Response Regarding Storm Water & Traffic Mitigations. Copies are available on the table.

Present for the applicant:

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

M. Morgante introduced himself as the engineer for the applicant. They heard comments at the last meeting from the public and the board. Today they would like to set a date for the public hearing continuation and would also take more comments today from the board and public if there's anything specific for the applicant to address.

Chairman Buchalski asked M. Morgante to go over the flood mitigation: M. Morgante stated that the floodplain elevation is 307' toward the back of the site where the rear parking is and dumpsters. The first floor elevation of the building is at 313.3' so they are 6.3' above flood elevation. Regarding stormwater: water will be collected in subsurface pipes. Water will accumulate in the pipes, it will be stored there and because the pipes are open at the bottom to recharge back into the ground- infiltration facility.

Member Wiley asked what material will be used for the 6K cubic yards of fill. M. Morgante said they will be using clean fill that is approved and noted with the building inspector.

Member Wiley asked about what period of time the commercial vehicles will be dumping. M. Morgante said off peak hours and deferred to Philip Grealy for elaboration. P. Grealy stated that the village can put restrictions on dump fill traffic but DOT also has restrictions on truck/fill deliveries. M. Morgante stated that if the fill arrives to the site and is contaminated or contains anything other than clean fill the trucks will be directed to leave with the fill.

Member Gildea asked what is being done about flooding with regard to the neighbors. M. Morgante explained they will be implementing a zero net fill on site within the

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floodplain, meaning they will be excavating an equal amount of material out of the flood plain to the amount of fill being put back into the flood plain.

M. Morgante answered more questions from the board regarding de-icing material, parking, pocket park: M. Morgante will call the DPW regarding water and sewer capacity, will look into the de-icing material to use the most environmentally friendly material, will increase the slope from the rear of the building to the rear parking lot to most likely remove the parapet and grade the slope of the property. Regarding access in the back of the building for fire rescue- a sidewalk can be installed. The Village code states 2 parking spaces per unit. The owner will most likely assign spaces per unit. Visitor parking is built into the total spaces on the plan, per the Village Code. Two ground floor ADA apartments will have ADA parking accessibility. When grading is done to the rear of the property seasonal parking will be possible. The designated park in the front of the property is a topic with the village board and M. Morgante will confirm at a subsequent meeting if this will be open to the public. J. Petroccione, Village Engineer, stated that we would need to establish an easement to the park if it is open to the public.

P. Greely answered the board members' questions regarding traffic: The crosswalk will be repainted, they will fix the ADA ramps, improvements will be made to the traffic signals at the 208/94 and 94/Ahern Blvd intersections (per DOT). They will hold off on the Rapid Flashing Beacon at this time, but the board could make this a condition of approval or have the permit kept open when the building is occupied to watch pedestrian traffic. Smart traffic lights will have video detection at both signals which will allow DOT to control remotely. This equipment will be compatible for an adaptive system if needed for cycle changes. The traffic signals will be installed before occupancy which is typical but the Village could ask for it to be done earlier in the process. Video detection will have a tremendous improvement to traffic, reduces queues and make traffic more efficient. Signals will be sequenced to work together at the 94/208 and 94/Brotherhood Plaza intersections.

S. Midler, Planning Board Attorney, reminded the board that they have 14 units as of right and the applicant will be seeking a variance for the additional 14 units, from the ZBA. The project will also go before the architectural review board. S. Midler let M. Morgante know that the Planning Board has asked for plans to be updated to show the tree removal and to indicate which trees and how many. The project will require a parking variance regarding the currently planned perpendicular layout of the buildings to State Route 94. S. Midler will be referring the project to the Village DPW and to the Village Fire and Police Departments.

Member C. Cuesta left the meeting at approximately 7:30pm.

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Motion to set a date for 61 East Main Street Public Hearing Continuation for Tuesday February 28, 2023 at 7:00pm in Village Hall was made by Member Gildea, seconded by Member Wiley. 3 Ayes, 1 Nay J. Davis-Norris, 1 Absent C. Cuesta (left early). Motion carried.

Public comment can always be emailed to 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 28, 2023 at 7:00PM in the Village Hall unless otherwise noticed.

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