

STATE OF NEW YORK : COUNTY OF ORANGE
VILLAGE OF WASHINGTONVILLE VILLAGE BOARD

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In the Matter of:

Public Hearing -- Consider Adoption of the
Comprehensive Plan and Amendments to Chapter 315
(Zoning)

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Village Hall
9 Fairlawn Drive
Washingtonville, New York 10992
Monday, May 5, 2025
7:00 p.m.

BOARD MEMBERS: STEVEN PRESSER, Trustee, Chairman
VERNON COLEMAN, Trustee
SUSAN WALSKI, Trustee

ALSO PRESENT:

DONNA JACARUSO, DEPUTY MAYOR
BONNIE FRANSON, AICP, CEP, PP, Planner, Nelson Pope
Voorhis

CHRISTOPHER PAVLACKA, ESQ., Feerick, Nugent,
MacCartney, PLLC

THE BOARD CLERK

THE PUBLIC

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2 TRUSTEE PRESSER: I'm going to start
3 tonight's meeting with public comment on the
4 Adoption of the Comprehensive Plan and the
5 Amendments to Chapter 315 (Zoning).

6 Do you want to finish explaining?

7 DEPUTY MAYOR JACARUSO: So this evening we
8 have --

9 MR. PAVLACKA: We should move to open the
10 public hearing.

11 DEPUTY MAYOR JACARUSO: Okay.

12 TRUSTEE PRESSER: Okay. Motion to open
13 the public hearing.

14 DEPUTY MAYOR JACARUSO: Motion.

15 TRUSTEE COLEMAN: Second.

16 TRUSTEE PRESSER: All approved?

17 (Chorus of ayes)

18 DEPUTY MAYOR JACARUSO: This public
19 hearing is --

20 MR. CASAZZA: Excuse me. I had requested
21 a copy of the public notice that is required to
22 be published for this public hearing. I haven't
23 received a copy of it. Could you advise us as to
24 when the notice was published, where, and on what
25 date?

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2 DEPUTY MAYOR JACARUSO: It was published
3 in the Times Herald Record.

4 MR. CASAZZA: On what date?

5 DEPUTY MAYOR JACARUSO: It is on our
6 website.

7 MR. PAVLACKA: On what date?

8 THE CLERK: We're working on that for you,
9 Jim. Did you get the letter?

10 MR. PAVLACKA: Was it FOILed?

11 MR. CASAZZA: I got a letter saying you'd
12 let me know within twenty days.

13 THE CLERK: Right.

14 MR. CASAZZA: Well, I need to know the
15 date, because there's a time frame that that
16 public notice has to be in the newspaper prior to
17 a valid public prehearing. And I'm asking for
18 the date it was published.

19 THE CLERK: It went in May 5th.

20 MR. CASAZZA: I'm sorry --

21 THE CLERK: It went in --

22 MR. CASAZZA: -- it was published on May
23 5th?

24 THE CLERK: I have it down --

25 (Crosstalk)

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2 MR. CASAZZA: Today is May 5th.

3 THE CLERK: I'm sorry, no, no, no. No, it
4 was April.

5 DEPUTY MAYOR JACARUSO: Today is May 5th.

6 THE CLERK: I'd have to look it up.

7 DEPUTY MAYOR JACARUSO: Today is May 5th.

8 TRUSTEE PRESSER: Yeah. No, I'd have to
9 look it up.

10 MS. FRANSON: It was in April.

11 MR. CASAZZA: In other words, it was
12 published in the required ten days prior to the
13 public hearing?

14 THE CLERK: It was published. And then we
15 put it in again because I think the first
16 correction date said May 6th.

17 DEPUTY MAYOR JACARUSO: Correct.

18 THE CLERK: So it's, this is going to
19 continue until May 19th and keep going.

20 MR. CASAZZA: I'm sorry, what do you mean
21 May 19th? Today is the fifth.

22 THE CLERK: Right.

23 MR. CASAZZA: I'm asking if the public
24 notice was published in the newspaper.

25 MS. FRANSON: Perhaps we can, perhaps we

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2 can get through this before we start with the
3 public comment.

4 MR. PAVLACKA: Correct.

5 MS. FRANSON: You're asking for public
6 comments.

7 MR. PAVLACKA: Like this is --

8 MR. CASAZZA: No, this is not a public
9 comment.

10 MS. FRANSON: We have a, we, we --

11 MR. CASAZZA: It's a question of whether
12 or not the public hearing is valid.

13 MS. FRANSON: Right. And so this is going
14 to be continued to June 2nd, I believe, so.

15 (Crosstalk)

16 MR. PAVLACKA: Yeah, it's -- I don't
17 understand the issue. That's, that's a post
18 facto issue. You can deal with it later. We
19 opened the public hearing. It's been published.
20 You've requested a FOIL. That FOIL will be
21 provided pursuant to law.

22 DEPUTY MAYOR JACARUSO: It wasn't a FOIL.

23 MR. PAVLACKA: Let's get the hearing
24 going.

25 DEPUTY MAYOR JACARUSO: Okay. So this

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public hearing will remain open for a minimum up until May 19th, or potentially to June 2nd. At the May 19th meeting, after considering this evening's public comments, if we choose to make revisions to the proposed zoning and the Comprehensive Plan, that will be presented at the May 19th meeting.

In the meantime, we are going to have Bonnie do a short presentation on what transpired over the last two plus years with the comprehensive committee.

MS. FRANSON: So good evening, everyone. My name is Bonnie Franson. I am planning consultant to the Village of Washingtonville.

For those of you who were not at the comprehensive planning committee meeting, I'm just going to provide a quick overview of where we've been and where we're headed.

So this is a public hearing on both the draft comprehensive plan and proposed zoning amendments. The participants time in process, there is a comprehensive planning committee that was established to prepare a comprehensive plan document. That plan document was recommended to

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the Village Board. And now the Village Board is holding this hearing on both the Comprehensive Plan and the zoning amendments.

So the area that we're concerned about is the Incorporated Village of Washingtonville. I know there's some people who may have a Washingtonville address but they may be located in the Town of Blooming Grove. This only addresses the incorporated area of the Village of Washingtonville.

So this is the ten step process that we've been through over the last couple years. And it started with a comprehensive plan committee. We had a community survey that solicited public input on where the village wants to head. We created baseline conditions of what the existing situation is within the village. We've had public participation including through a public workshop that was advertised. And we've identified goals, objectives and recommendations, and a draft comprehensive plan has been prepared. The update was presented to the public by the comprehensive plan committee. It was recommended to the village board. And we are at step nine.

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So this is the time for public hearing. We also have to conduct an environmental review of the proposed adoption of those two documents. And then step ten is to adopt the Comprehensive Plan and zoning, taking into consideration whatever comments the public may raise this evening or the village may receive as part of the written comments.

So in terms of the process, you will find the draft comprehensive plan online in the event that you have not read it or looked at it. Same thing with the zoning, public notice was posted. The full draft zoning local law document has been made available on the village's website.

So in terms of what is a comprehensive plan, it is a document that is long range. It's, it's a visioning document that indicates where the village wants to head. It looks at the issues and opportunities confronting the village, and then sets goals and objectives with how to address those issues and achieve the opportunities for the village within the next ten to twenty years.

So when you adopt a comprehensive plan,

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the New York State Village Law Regulations state that all land use regulations must be in accordance with the Comprehensive Plan. It's proactive. It's intended to give everyone a sense of where the Village wants to go in the future, instead of being reactive. And then importantly, especially in New York State through a lot of its funding programs, a comprehensive plan can help you attract investment and support grant applications and future funding opportunities.

Inputs into preparing the plan have been the committee, village staff -- Village Board, sorry, in-person workshops, public online survey, existing conditions and public participation. And the basic questions that we've been trying to address are where are we now, where are we going, where do we want to be, and how do we get there.

So one of the inputs, just an example of something that was prepared for the baseline study, is where are we now. We looked at all the various land uses that exist within the Village of Washingtonville to conceptualize in part where the village wants to go to with future land uses.

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Again, we mentioned public participation. There was a mini survey that was -- "mini" from the perspective it didn't have a lot of questions, it was open-ended to get input from village residents, who all responded in terms of what their thoughts were in terms of these issues and opportunities and what, what should the village be protecting.

We also had a public workshop, which indicated where do we want to be. And there were various work stations that got input in terms of what the village wants in terms of various land uses, would it like scenic parks, et cetera. So one of the aspects of that workshop, sometimes people don't understand when you say, you know, do you like this type of housing or do you like this type of nonresidential development.

So as part of the workshop there was a visual preference survey that people could, they could grade in terms of whether they liked something or they didn't like something. And these are some of the images that were the top preferences for those who participated in the workshop. These are the top commercial

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2 preferences. So clearly those who participated
3 really like the concept of the village, the
4 walkable neighborhood, the sidewalks, keeping its
5 historic character.

6 DEPUTY MAYOR JACARUSO: Can you see? Can
7 you all see? Do you want me to cut the lights?

8 THE CLERK: Do you want the lights cut?

9 DEPUTY MAYOR JACARUSO: And also, I'm
10 sorry, I forgot, anyone that thinks they may want
11 to speak, public comment, if you could sign. You
12 still have the opportunity, if you're not sure
13 after we go through the list first. But this
14 will be up on the table here.

15 MS. FRANSON: So how do we get there. So
16 the Comprehensive Plan document is the framework
17 for how do we get to where we want to go, what's
18 the vision for Washingtonville's future. And the
19 various categories on the right hand side, those
20 are the chapters of the document, the
21 Washingtonville Comprehensive Plan.

22 So the Comprehensive Plan is organized in
23 that it has this overarching vision statement.
24 And there are various goals that are intended to
25 achieve the vision statement. And under each of

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the goals are objectives, recommendations, and concrete measures of how we can get to where we want to go. Related to all of this are the land patterns. How does the Village envision its evolution with future land use patterns, acknowledging that most of the Village is already developed. So there are limited opportunities, and if anything we're going to see more reuse within the community. And these land patterns, preferred land patterns play a role in then defining amendments to the zoning, Chapter 315 of the Village Code.

So this is the vision statement for Washingtonville. I'll read it really quickly. "It's a quaint, picturesque, welcoming and supportive community. Its unique character and history are evident throughout the village. The Village of Washingtonville will continue to preserve its quality of life, protect its natural resources and protect and support economic interests of the community by supporting local businesses and encouraging responsible development. In the next ten years and beyond, the Village of Washingtonville will protect and

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enhance natural environments, including floodplains, wetlands, surface waters, native landscape and scenic views, maintain its historic beauty and character through appropriate future reuse and compatible development, protect the aesthetic character and quality of life within the downtown and residential neighborhoods, encourage economic development which fits within the Village's existing building pattern and scale of development, encourage collaboration between residents, business owners and organizations within the community, and emphasize transparency and accountability for all."

So these are the seven categories that support that vision statement in the Comprehensive Plan. They cover land use and zoning; housing; environmental resources; transportation; community services and facilities; historic and scenic resources; and then they all come together and they all kind of affect the last goal, which is downtown Washingtonville.

So I won't go through all these goals, but these are the goals that are related to each of

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those categories. Such as promoting a diverse land use pattern, diversity of housing options; protect the rich system of interconnected natural resources; promote a multimodal transportation system, meaning you have more than just highways, you have a pedestrian network, you have brand new right-of-way for a trail system. So you want to provide for different opportunities, not just for traffic. You know, continue to ensure that the wealth of the services and facilities that serve the community are storm hardened. We all remember the flooding that occurred. We want to make sure that your most important community service assets, especially emergency protection, are storm hardened. Protect historic and scenic resources, and preserve its historic and scenic character, including especially within the downtown.

So this is the land patterns map. This shows generally the type of development that's intended for various locations throughout the village. And the pattern is described in more detail within the Comprehensive Plan.

So the Comprehensive Plan, as I mentioned,

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was recommended by the Comprehensive Planning Committee to the Village Board on January 6th of 2025. And again, it informs changes to the zoning.

So the Village Board has been the body that's responsible for reviewing changes to the zoning, and ultimately, along with the Comprehensive Plan, adopting them as the legislative body within the village.

This is the proposed zoning map. Again, this flows from the concept plan. And I know it's difficult to see obviously, and I didn't want to get into all the details of this, but it is available on the village's website.

The process has been that the Village Board has held several meetings in the zoning draft. They've also met and discussed the zoning at the request of some stakeholders.

Highlights include that the zoning districts are being aligned with the Comprehensive Plan recommendations. There are new purposes and objectives, new definitions. New more contemporary land uses are proposed and a greater diversity of them. There are special

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use permit standards in the document. A special use permit is essentially it's a permitted use, but it does have specific standards unique to that particular use. As an example, a gas station. So it wouldn't necessarily just be permitted, there may be specific standards which talk about the gas station lighting, canopy, you know, how big it can be, et cetera.

"Ability to establish landmark and historic districts." So properties can be designated historic at a Local Law, that's the best way of protecting them, so that there's a process if someone wants to alter them or demolish them, that there's a review before that happens.

And then ultimately the procedures for various processes in the zoning, whether it's site plan review, special use permit review, those processes have been updated to make sure they're consistent with the current New York State Village Law.

And so I know that's a very quick brief overview. But we want to especially hear from everyone here. And the purpose of this meeting

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2 this evening, this hearing, is to solicit public
3 comment from you. If you have questions, this
4 isn't really a back and forth. This is to gather
5 the comments, gather the information so that the
6 Village Board can consider them when it convenes
7 its next meeting.

8 So I think with that, if we want to put
9 the lights back on.

10 Next steps. We do have to complete an
11 environmental review. We'll finalize the plan
12 document and the zoning after we consider your
13 public comments. And then ultimately that
14 document will be reviewed and the Village Board
15 would adopt the plan and the zoning. So with
16 that.

17 DEPUTY MAYOR JACARUSO: We can start with
18 the public comments. Anyone that did not sign
19 that would like to sign if you know that you want
20 to speak? If you choose to speak and you didn't
21 sign, that's fine too. We're just going to go
22 off the list first. Going once, twice.

23 Just for the record, though, if you could
24 please just state your name. Thank you.

25 MR. CAPPELLO: Thank you, everyone. My

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name is John Cappello. I'm an attorney with J&G Law. I've submitted some comments in writing. I'm not going to bore the board and go through them, but there are some general concerns I have with this.

I have been working in the field of housing for 37 years now. I'm also a product of a neighborhood and housing and the son of immigrant. So the issue of housing is very important to me. It's also very important to my clients, the Casazza family, who have owned property in the heart of the village for decades, that have worked that property and are looking now to hopefully develop which might be the last vacant property. And it's a very important property in the village, and I understand, but it also provides you with a very important opportunity to meet your legal requirement to provide an array of housing opportunities, not just for the village, but for the region as a whole.

Now, you know, I wish I could say I thought the code did, and maybe I, you know, I misunderstood because I heard the, the objectives

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given by Ms. Franson on the screen, but that's not what the law that is on the website says. There's no objective in there that talks about the provision of housing in the area. And I think that is a lead point and I think it really takes consideration of the board.

Mr. Casazza made a comment regarding the procedure, and I do think it is important. The notice that I saw on the website was dated May 1st. So it's impossible that that notice would have been posted ten days before anything since it's dated four days ago.

And also, if you look at that notice, there is no way from that notice to get any kind of indication of what changes the board is proposing. Notices are supposed to provide a summary of what the changes are so the public can look at it, can make a reasoned determination of whether they want to attend the meeting. If they think it's a great job, they don't attend. If they have issues, they can attend and make comments. So I think this procedure may need to be restarted so you can do it correctly so there is transparency and the public can have the

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1
2 opportunity to speak educated on the issues they
3 have.

4 Also, Mr. Casazza made a FOIL request for
5 the environmental documents. An important part
6 of your consideration of this law in the
7 Comprehensive Plan are the environmental impacts
8 that that plan will have on the community. If
9 that information isn't available, that study,
10 that apparently has been going on for two and a
11 half years, is not available to analyze, how can
12 the public comment intelligently on it without
13 having seen it and getting a letter that says it
14 will be ready in twenty days, when, you know,
15 when the public hearing is being held is, you
16 know, is difficult. I mean, it's -- I would
17 suggest, and the law at least recommends, that it
18 be posted on the website so people can go right
19 on the website and look at it without having to
20 make a FOIL request for those documents.

21 And then when you get to the impacts on
22 housing, I don't think the board has really
23 looked, because what your opportunities are don't
24 really study the impact on the cost of housing.
25 For instance, the state recently adopted new

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wetlands laws, that will greatly increase the area of wetlands that are regulated. Now, that may well be a good thing because it is important to regulate and preserve wetlands. But your code currently and going forward will deduct those wetlands from density counts when you're looking at the few areas where you do have multifamily. Even if you avoid building those areas, you have to deduct it.

So how are you going to provide any kind of density that is going to allow you to provide housing at any cost that is suitable for a young family or a single parent trying to move in and live in your community. And those are the people, you know, I see you provided for seniors and veterans, and God bless them, they deserve the opportunities. But so does the nurse who's, you know, serving those seniors when they need care. So does the teacher who is teaching your children in your school district deserves to live, have the opportunity to live in your community. The people who plow your streets to get you through the snow. I could go on and on. The people who serve you in the restaurants.

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They deserve an opportunity to live in your community.

And you should have a code that provides opportunities for them and some ability to provide a density of housing. And you can do that by incorporating green provisions and make sure those houses are built in a manner that will be sustainable. You can, you know, incorporate design features, architectural features that, as long as they don't make it terribly expensive, can incorporate it into a manner that is suitable for the village.

But you have to provide it. And I think by taking the last vacant land in this village and saying we're going to zone it agricultural business, the majority of it, with an overlay that frankly only allows agricultural pursuits in the village, when it is so difficult for agriculture to be sustained in this whole area as well, is really saying you're taking all the value out of, out of this property. And it's, you know, it doesn't have to be that way.

So I have the law and I have provided it. As I said the last times I've appeared, we'd be

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1 willing to sit to work with the board to come up
2 with a solution. We are not looking to destroy
3 the village. We are looking to come up with a
4 development that provides you the opportunity to
5 meet your duty under the law and provide a place
6 where people can live and continue to grow in the
7 village in a manner, you want people living where
8 they can have a -- we talk about walkable
9 communities, you want your housing in areas that
10 can walk, not in the outlying town areas where
11 people have to get in their cars and drive to go
12 support village residents. So perhaps you want
13 people that can support and walk and support your
14 businesses and your, your professionals in a
15 manner that will help the village grow in a
16 sustainable matter.
17

18 So, having said that, I thank you for the
19 opportunity and I look forward to continuing to
20 provide information to your board as you go
21 through the process.

22 DEPUTY MAYOR JACARUSO: I appreciate your
23 comments. Thank you.

24 Anyone else?

25 MR. CASAZZA: My name is James Casazza,

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and I'm one of the owners of this property. My family and I have owned the property for over four decades. But my family and I have been members of this community for 70 or 75 years.

I want to address a more specific item. Our 150 acre parcel is the only large undeveloped parcel in the community. The other large parcels are either owned by churches or schools. They're not going to be developed. The current zoning on the property is RA residents, agriculture. The resident require a 40,000 square feet lot size, which we were completely happy with.

Under your new proposed zoning, approximately 60 percent of the buildable area of the property has been designated an overlay scenic gateway. Not only that, the first 500 feet setback from Route 208 and the first 250 feet backset back from Tug Hill Road are deemed not buildable at all. And the remaining parcel can't have a structure taller than ten feet. Which in effect means that 60 percent or so of the buildable area of the property is totally unbuildable. You make the proposal in your zoning that you can make up the density on the

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remaining 40 approximately percent of the property. However, the permitted uses on the property are "open space, golf course, passive recreation, public recreation, walking path, hotel, sewer pump station, sewer plant, village government building." Not a lot of market value in any of those lists.

Under your current plan, you are in effect taking the property. If you do that, you're going to have to buy it. I don't think you can by zoning say I can't do, my family can't do anything with this property but keep it as open space and not compensate us for that loss of value. I want that on the record, and that's why I'm saying this. Thank you.

DEPUTY MAYOR JACARUSO: Thank you for your comment.

Mr. Casazza, are you okay with the current zoning that's currently zoned RA?

MR. CASAZZA: Not a back and forth, but --

MR. PAVLACKA: It's not a back and forth.

DEPUTY MAYOR JACARUSO: Okay.

MR. CASAZZA: -- as Mr. Cappello said, we look forward to sitting down and talking to you

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2 about that.

3 DEPUTY MAYOR JACARUSO: Okay.

4 MS. FRANSON: I'm sorry, it was just my
5 clarification.

6 MR. PAVLACKA: No, that's correct. This
7 is just for comment. It's not a question and
8 answer session.

9 MS. FRANSON: Yeah.

10 MR. STEEVES: My name is Jim Steeves.
11 That's S-T-E-E-V-E-S. I'm one of the owners of
12 the property, the Casazza property.

13 I find it very interesting that years ago
14 when it was an operating farm, we were paying a
15 water and sewer, village water and sewer tax on X
16 number of units that was zoned as for, for
17 building lots. Now that farming is no a longer
18 viable means of supporting that piece of
19 property, it's going to be zoned agricultural. I
20 just find that somewhat interesting that that has
21 transpired. And I do not agree with it.

22 DEPUTY MAYOR JACARUSO: Any other
23 comments?

24 MR. LANG: Vinnie Lang, 9 Plymouth Rock
25 Court.

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Change up. I noticed something different from the previous draft. I know we discussed it at previous meetings. "Short term rentals". This plan outright prohibits short term rentals. You currently have short term rentals within this village. More than enough to generate revenue for this village. And outright prohibit them? I don't know how you do -- are they getting grandfathered, the ones that are -- that word "grandfathered" is used a lot throughout this draft that you guys proposed. Are they being grandfathered in, are they allowed to stay? Are we going to charge them a business license within the village, are we going to generate some income in the village what, are we doing. That's my first question. I'll leave it to other people, but I've got few.

DEPUTY MAYOR JACARUSO: You can keep going.

MR. LANG: No, it's all right.

MR. PAVLACKA: This isn't a question and answer.

TRUSTEE PRESSER: It's just comments.

MR. PAVLACKA: It's just comments.

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2 MR. LANG: I was going to let other people
3 go.

4 DEPUTY MAYOR JACARUSO: Anyone else?

5 MR. HAGGERTY: Sean Haggerty.

6 Mr. Casazza said farming is not viable in
7 this area. It seems to me that a sure way to
8 opening a large farm, a vegetable farm of some
9 sort, and there's quite a few of them around this
10 area that have been opening up, more organic
11 farming versus commercial, and people are into
12 that.

13 And the other end, affordable housing.
14 Does any of that affordable housing in South
15 Blooming Grove or Blooming Grove count towards
16 Washingtonville, because we do belong to Blooming
17 Grove. I'm not sure what the percentages are.

18 Farming seems like it could be good for
19 me.

20 DEPUTY MAYOR JACARUSO: Okay. Any other
21 comments? Vinnie.

22 MR. LANG: And speaking of the scenic
23 overlay, which I read it, it talks about, you
24 know, because of the views of Schunnemunk that
25 are not within village limits, with the expansion

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going on in construction and land clearing within South Blooming Grove, there's not going to be a scenic overview ten years from now. So the purpose, you know, I don't know what the purpose of the overview is. It's not going to be there. You know, we're sending water down there, we're aiding their expansion. They don't have the water for their expansion, but we're sending it there, and they keep clearing and they keep building, and it's been proven that they don't have the water, but we keep on sending it. So the over -- the overlay we're putting there is irrelevant, because there ain't going to be nothing to look at over there.

DEPUTY MAYOR JACARUSO: Anyone else?

Okay.

MR. LANG: Vinnie Lang, 9 Plymouth Rock Court.

Also I saw that recreational vehicles, RVs, campers, not going to be stored in the front yards of the area -- front yard areas. Is that consistent with driveways as well, or are you just annotating yards as in like on the grass? Because the way I read it, it's basically telling

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2 me that I got to store up to a 35 foot RV or boat
3 behind my house.

4 DEPUTY MAYOR JACARUSO: Just so you know,
5 we are documenting every question.

6 MR. LANG: I know. I was just looking at
7 dead faces up there just staring at us back.

8 (Laughter)

9 DEPUTY MAYOR JACARUSO: I know it's not
10 what you are used to, but it's a public hearing.

11 MR. LANG: So I can come to a board
12 meeting where they don't answer questions.

13 TRUSTEE PRESSER: The purpose is to hear
14 the public, and that's what we're doing, we're
15 listening.

16 MR. LANG: This is worse than a school
17 board meeting.

18 DEPUTY MAYOR JACARUSO: Anyone else?
19 Vinnie?

20 MR. LANG: I'll let her go, she can go.

21 DEPUTY MAYOR JACARUSO: Pat.

22 MS. MITCHELL: Pat Mitchell, 10 York
23 Place.

24 Well, it seems that we are ignoring the
25 young. The young, as Sean Haggerty says, that

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love organic farming. If you go anywhere, they bring all of that to places. I'm not only talking here, I'm talking about the other parts of the country. The young, we have to have more input from the young, the 19 year olds up have to the 26 year olds and see what they want. Because the organic farming and the climate change and else is very important, more than anything else right now. And there's nothing to be ashamed about something ain't farming before, because that's one of the ways that we're all here is because of healthy farming.

DEPUTY MAYOR JACARUSO: Vinnie, do you want us to come back to you?

Any other comments?

MS. OLSEN: Hi. Stephanie Olsen. 25 Manor Drive.

I was trying to read the planning committee's plan, whatever, online, and I just got a little confused when you're talking -- I live in Washingtonville Manor -- when you're talking about the Washingtonville Manor and Brookside Acres. I do know that we were affected a great deal by the flood. And the confusing

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part was something about if the mobile homes were removed, that the land could be repurposed. And I guess that's what I'm really concerned about, because I've lived in that home 16 years. And I don't want to be like surprised one day when somebody comes knocking on my door saying, you know, this land is going to be sold and big buildings are going to be built on it or something like that.

So I know that they are -- it doesn't seem like they're replacing some of the homes that were lost. I guess that's -- might not be a good idea to do. But I think part of that flood had to do with some other issues, because people have said it never happened before and things like that prior to me moving there. But I guess that was the confusion like in that plan, like I wasn't sure what was actually being said about that community.

There was also mention about speeding cars. And that does happen quite a lot. I walk around the park all the time. And I can't tell you how many times I've almost been hit because people think stop signs are, you know, just there

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for a suggestion. They don't really listen to it. The speed bumps don't do much either because people fly down the road. The only thing that seems to deter them is if you have cops posted outside, you know, and they can see that. But I don't know what the plan is for trying to make neighborhoods safer. But there has to be more thought into that as well, because there's so many little kids in that neighborhood, and I just fear that one day they're going to get hit.

That's my input.

DEPUTY MAYOR JACARUSO: Thank you.

MR. GRAZIANO: Mike Graziano, 3 Lark Street.

Paul just raised a question about mobile -- not mobile homes, trailers, things like that. I don't know if this falls under zoning laws or the Comprehensive Plan, but I just want to -- a lot of homes are in close proximity, and people may not have a trailer that may be say newer or it might be very dilapidated actually. And to have that in someone's driveway or in their front yard or in their backyard, my -- I would like to see either it's in the

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1 Comprehensive Plan or -- and I haven't really had
2 a chance to read through it. I only got to see
3 it earlier this weekend, which wasn't a lot of
4 time to review this. But I'm going to spend more
5 time looking at it. But I wouldn't mind seeing
6 some zoning where people have to store it
7 somewhere. I know it's a cost associated with
8 that, but it depends on the size. Maybe there's
9 a size limit that they put into, you know, the
10 rules or guidelines or whatever.

11
12 So that's just a comment. I've just
13 experienced that firsthand. That's one of the
14 reasons why I feel this way.

15 DEPUTY MAYOR JACARUSO: Thank you, Mike.
16 Vinnie.

17 MR. LANG: Vinnie Lang.

18 An historic preservation board, was it
19 315-52a, you know, establishes the HVP and make
20 recommendations to the Village Board for
21 recommendations. But I think it states, there's
22 something here on "shall limit the Village Board
23 from conducting its own designations under its
24 own initiative." So why have a board. If the
25 Village Board can just do it, what's the purpose

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2 of the board. So why not just have the board,
3 let them make the recommendations and be guided
4 by that, whether -- you know, let the owners,
5 whether they want it or not, have that hearing
6 with the historic board. You know, the way I'm
7 reading, that the Village Board could basically
8 say this property is historic.

9 This is, this is crazy. I'm done. Just
10 blank faces.

11 MR. BERBER: Bill Berber, Washington
12 Boulevard.

13 This is really trivial, but I was just
14 curious. The section on 315 that addresses adult
15 businesses, why are bookstores and cabarets not
16 prohibited but all the other five items are
17 strictly prohibited? And I know you're not going
18 to answer.

19 And then also it does say, and again, this
20 is trivial, it's more just proofreading, it says
21 hotel/, or motels/hotels are prohibited, but, or,
22 or identified as to their purpose. And then in
23 the prohibition it just motels, it doesn't say
24 hotels are prohibited. So I mean, that's kind of
25 trivial proofreading, but you ought to take a

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2 look at that.

3 DEPUTY MAYOR JACARUSO: Anyone else?

4 Paul?

5 MR. P. LANG: Paul Lang, 10 Patriot Lane,
6 Washingtonville.

7 The only comment I have is the, I know
8 that -- and I was trying to read it since Friday,
9 it's, you know, it's tough to get through the,
10 all the pages. But you have the provision for or
11 definition of auto junkyards or whatever that was
12 in the definitions, and they would be prohibited.
13 But then buried down on page 37 it says, "any
14 legally established".

15 We were always told, we've been told that
16 you have to conform to the code. When we do this
17 comprehensive, an owner, a land owner, a whatever
18 it is, they have to conform to the new code. So
19 now when you say no auto junkyards, but then we
20 put in here "any legally established existing use
21 of a building or structure, all lands or part
22 thereof which is not consistent, conforming use
23 under the provisions may be continued." So it
24 kind of looks like you're picking and choosing,
25 you know, we're going to call this historic, so

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2 you've got to change -- you can't change that.
3 But over here, you know, just, you know, the
4 wording in a lot of it.

5 And I didn't get through the whole thing
6 either. I'm glad it's going to be continued,
7 because there's going to be -- there's a lot of
8 questions.

9 DEPUTY MAYOR JACARUSO: Any others?

10 (No response)

11 DEPUTY MAYOR JACARUSO: So, like we said,
12 this will be held open most likely until June
13 2nd. You can bring your comments, you can put
14 them in writing, send them to us. You can also
15 address further comments at the next Village
16 Board meeting. And --

17 MR. CASAZZA: A lot of people here
18 presented questions. Will the answers to those
19 questions be read off at the beginning of the
20 continuation of this meeting so that they have
21 answers to their questions?

22 MR. PAVLACKA: That's itself is a
23 question, and I would direct you --

24 DEPUTY MAYOR JACARUSO: Sorry.

25 MR. PAVLACKA: We can discuss it

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2 afterward.

3 AUDIENCE MEMBER: Is the continuation May
4 19th or June?

5 DEPUTY MAYOR JACARUSO: So it's held open
6 through --

7 AUDIENCE MEMBER: Oh, through.

8 DEPUTY MAYOR JACARUSO: -- most likely
9 after the May 19th meeting. Like I said, if
10 we -- if we had decided to make any changes to
11 what you just read online to the zoning or the
12 Comprehensive Plan, we will present those, that
13 discussion or those changes at the May 19th
14 meeting.

15 MS. FRANSON: So we're continuing the
16 public hearing, I thought it was to June.

17 DEPUTY MAYOR JACARUSO: It is most likely
18 to June unless we --

19 MS. FRANSON: So, all right, so --

20 MR. PAVLACKA: You're holding it open. I
21 would reopen it on -- not reopen it -- I would
22 have another --

23 MS. FRANSON: I thought we were going --
24 so my recollection was this would be continued,
25 and we should say that for the record I guess

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2 this evening --

3 MR. PAVLACKA: Correct, yeah.

4 MS. FRANSON: -- until June, June 2nd.

5 The May 19th meeting was to be used for the
6 Village Board to go through any of the comments
7 that were raised this evening and anything that
8 comes --

9 MR. PAVLACKA: As more of a workshop --

10 MS. FRANSON: Correct.

11 MR. PAVLACKA: -- it would be involved
12 with the public questions.

13 MS. FRANSON: Yeah. So I think the actual
14 public hearing I thought was going to be
15 continued to June, and that May 19th was going to
16 be workshop.

17 MR. PAVLACKA: Yeah, that makes the most
18 sense.

19 MS. FRANSON: Yeah. We'll make one of
20 those May --

21 TRUSTEE PRESSER: May 19th.

22 DEPUTY MAYOR JACARUSO: May 19th.

23 MS. FRANSON: Yeah, May 19th.

24 MR. PAVLACKA: Correct.

25 MS. FRANSON: And then June 2nd would be

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2 the continuation of the public hearing. That was
3 my understanding.

4 DEPUTY MAYOR JACARUSO: That was pending a
5 document from the --

6 MS. FRANSON: Yeah, I think you were going
7 to close it I thought on, I thought we talked
8 about June.

9 MR. PAVLACKA: Correct.

10 MS. FRANSON: Yeah.

11 MR. PAVLACKA: Yeah. The meeting will be
12 closed on June 2nd, barring any unforeseen
13 issues.

14 MS. FRANSON: Yeah.

15 DEPUTY MAYOR JACARUSO: Okay.

16 MR. PAVLACKA: And did you have something
17 else?

18 DEPUTY MAYOR JACARUSO: Yes.

19 MR. BERBER: Bill Berber, Washington
20 Boulevard.

21 If we want to submit some written
22 comments, who do we send those to?

23 DEPUTY MAYOR JACARUSO: To the clerk.

24 MR. BERBER: Christine?

25 DEPUTY MAYOR JACARUSO: Mm-hmm.

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2 MR. BERBER: Thank you.

3 DEPUTY MAYOR JACARUSO: Any other public
4 comments?

5 (No response)

6 DEPUTY MAYOR JACARUSO: So before we move
7 on I just wanted to share something, a letter
8 that we received from the county, from the Orange
9 County Department of Planning. "The department
10 has received the Comprehensive Plan mentioned
11 above, and has found no evidence that its
12 approval would result in significant
13 inter-municipal or county-wide impacts. Overall,
14 the proposed Comprehensive Plan is well written
15 and well balanced. It strives to retain the
16 village's unique character and heritage, while
17 providing opportunities for infill development
18 and growth. We appreciate the village's efforts
19 to protect environmental resources, preserve open
20 space, support a diversity of housing options for
21 all residents, revitalize downtown and address
22 many other issues. We also appreciate the
23 village's stated support of the county's proposed
24 Schunnemunk Rail Trail."

25 That again came from the Orange County

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2 Department of Planning.

3 MS. FRANSON: Do they need to formally
4 continue or --

5 MR. PAVLACKA: No.

6 MS. FRANSON: Okay.

7 DEPUTY MAYOR JACARUSO: We can just move
8 on with our regular --

9 TRUSTEE PRESSER: We can move on with the
10 remaining.

11 MR. PAVLACKA: Only if we were closing it.

12 DEPUTY MAYOR JACARUSO: Mm?

13 TRUSTEE PRESSER: No, we're not closing
14 it.

15 MR. PAVLACKA: We're not closing it.

16 DEPUTY MAYOR JACARUSO: We're not closing
17 it.

18 MR. PAVLACKA: It's held open until June
19 2nd.

20 DEPUTY MAYOR JACARUSO: Okay.

21 TRUSTEE PRESSER: Okay, so we're going to
22 move on.

23 (Whereupon, this agenda item was adjourned
24 at 7:48 p.m.)

25

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CERTIFICATE

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

I, KARI L. REED, a Shorthand Reporter
(Stenotype) and Notary Public within and for
the State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such
proceedings.

I further certify that I am not related,
by blood or marriage, to any of the parties in
this matter and that I am in no way interested
in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 19th day of May 2025.



KARI L. REED

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