
MEETING AND CONTINUATION OF PUBLIC HEARING
VILLAGE OF WASHINGTONVILLE
VILLAGE BOARD

Re: Adoption of the Comprehensive Plan and
the Amendments to
Chapter 315 (Zoning)

Date: June 2, 2025

Commencing at: 7:00 p.m.

Location: Washingtonville Town Hall
9 Fairlawn Drive
Washingtonville, New York

Court Reporter: Laura Evans

MINUTES OF
MEETING/PUBLIC HEARING

APPEARANCES:

Village of Washingtonville:

Thomas DeVinko, Mayor

Steve Presser, Deputy Mayor

Donna Jacaruso, Trustee

Susan Walski, Trustee

Vernon Coleman, Trustee

Bonnie Franson, Village Planner

Christopher Pavlacka, Village Attorney

Charles J. Gottlieb, Esq.

Whiteman, Osterman & Hanna, LLP

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2 THOMAS DeVINKO, MAYOR:

3 Good evening, everybody. Thanks for
4 being here tonight. If we could please
5 stand for the Pledge of Allegiance and a
6 moment of silence.

7 (PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
8 OBSERVED)

9 And maybe just one thing before we
10 get started. If everybody wouldn't mind
11 wishing Christine a happy birthday.

12 ("HAPPY BIRTHDAY" SUNG)

13 I guess we'll start off with the
14 continuation of the public hearing.
15 We'll take some public comments and then
16 we'll be potentially closing the public
17 hearing. And then we'll have notes and
18 so forth from questions that were asked
19 at previous meetings. So with that, if
20 we at this point reopen the public
21 hearing for the comprehensive plan and
22 zoning. Does anyone have any questions
23 or comments?

24 Yes, sir. If you could just give
25 us, obviously, your name. I think we

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2 know who you are.

3 CHARLES J. GOTTLIEB, ESQ.:

4 Sure. Charles Gottlieb. I'm
5 Counsel at Whiteman Osterman & Hanna for
6 Baroda Realty and Aurochemicals. I
7 emailed everyone a comment letter and I
8 have hard copies if you'd like me to pass
9 them out.

10 SUSAN WALSKI, VILLAGE TRUSTEE:

11 Thank you.

12 THOMAS DeVINKO, MAYOR:

13 Thanks.

14 BONNIE FRANSON, PLANNER:

15 Thank you.

16 CHRISTOPHER PAVLACKA, ESQ.:

17 Thank you.

18 CHARLES J. GOTTLIEB, ESQ.:

19 So again, Charles Gottlieb with
20 Whiteman Osterman & Hanna, Baroda Realty,
21 LLC.

22 Aurochemicals is a fragrance
23 manufacturer here in the Village of
24 Washingtonville. Baroda owns and
25 occupies 11 Hallock Street, 7 Nicoll

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2 Street, and 2 Locust Street. There are,
3 as you know, existing manufacturing
4 facilities on two of those parcels for
5 the manufacturing operations of
6 Aurochemicals.

7 On the property that is at 2 Locust
8 Street, it's currently vacant. There is
9 a pending Planning Board application for
10 an expansion of the manufacturing use on
11 that somewhat vacant but disturbed
12 portion of the project site. That was
13 stopped by the moratorium. And the
14 comments I'm going to have this evening
15 are geared towards how the zoning
16 amendments are essentially going to kill
17 that expansion project. So we would
18 suggest that you digest our comments, if
19 you're able, to make some slight tweaks
20 to the zoning amendment, just to ensure
21 that an existing use in the Village, an
22 employer within the Village, a
23 significant taxpayer within the Village,
24 is allowed to operate on its property.

25 So the expansion project -- and I

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2 have enclosed the site plans to the
3 submission from the last time we were
4 before the Planning Board -- is two
5 25,000-square-foot storage buildings to
6 store materials, products, and so forth
7 for the Aurochemicals operation, again,
8 stopped by the moratorium, likely killed
9 by the zoning amendments. Generally, the
10 theme of the comments we have after
11 review of the zoning amendments is that,
12 generally, it's going to result in vast
13 non-conformities throughout the Village,
14 specifically on the project site. So you
15 have all these existing buildings in the
16 Village. Now you have new zoning. It's
17 going to result in a lot of properties
18 being non-conforming, which is going to
19 be a big burden on the Village.

20 It's also going to be a big burden
21 on the Zoning Board of Appeals. You're
22 going to see significant applications
23 being sent to your Zoning Board of
24 Appeals for area variances and
25 non-conforming use determinations.

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2 That's something the Village should
3 prepare for. It's really not the intent
4 of zoning. The intent of zoning is to
5 allow for existing uses to proceed. But
6 that's likely going to be the
7 practicality of it.

8 There's also a threat that the
9 zoning amendments could result in an
10 unconstitutional taking of land, and I'll
11 get into that a little bit here.

12 The project site is an existing
13 industrial building within the existing
14 industrial zoning district. It's now
15 going to be in the light office
16 industrial zoning district if the
17 amendments are approved. Within the LOI
18 zoning district, light industrial uses
19 are permitted by a special use permit.
20 Now, the definition of light industrial
21 as this Board has set forth is going to
22 result in a lot of confusion, mainly --
23 and I really think this Board should take
24 a look at the definition of light
25 industrial, or expand the industrial uses

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2 within your industrial zoning district.
3 As proposed, the definition reads, "A use
4 engaged in the manufacture, predominantly
5 from previously prepared components or
6 materials of finished products or parts,
7 including fabrication, assembly,
8 packaging, and incidental storage and
9 distribution of such uses, but excluding
10 basic industrial processing." So that
11 definition is actually the definition of
12 a light manufacturing use and not really
13 an industrial use. So if you look at our
14 project operations, through a chemical
15 process, we're creating food and flavor
16 fragrances. That doesn't meet the
17 definition of this. So if these zoning
18 amendments are adopted, there's a very
19 good chance that our project and all the
20 investments made by Aurochemicals into
21 the Village is going to become a
22 non-conforming use, unable to expand its
23 operations.

24 Now, New York State Village Law --
25 again, this is going to create a

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2 non-conformity. New York State Village
3 Law 7-704 requires that any changes to
4 your zoning code have to be consistent
5 with the existing neighborhood, as well
6 as it needs to think about the
7 conservation of property values. Here,
8 we have an industrial area where there
9 are existing industrial uses, and we're
10 clamping down on those industrial uses
11 and actually saying they're not permitted
12 anymore. So that's not consistent with
13 the neighborhood.

14 Also, it's going to lower our
15 client's property values and
16 marketability of Aurochemicals, given
17 that they've become a non-conforming use
18 if the zoning amendments are passed.

19 Moving on to another section of the
20 zoning amendments, and a lot of
21 municipalities have this one, it's net
22 lot area versus gross floor area. So in
23 net lot areas, if the Village is
24 proposing to -- let's say you have an
25 acre, but a half of your acre is

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floodplains. That means we can't use that half of your acre to calculate your net lot area. That's what's proposed in the zoning amendments now. But as you know, a lot of this Village is in a FEMA floodplain, whether it's a 100-year floodplain or otherwise, including most of the project site that Aurochemicals is on. And I've attached some FEMA mapping to my letter. Now, because most of the project site is within the floodplain -- most of the Village is within the floodplain -- if we don't allow those lands to be calculated in net lot area, we're going to lose development rights and potentially make the project site and certain properties in the Village unable to be developed. That could potentially result in unconstitutional taking of land. The zoning code does say we can get area variances for this. I guarantee you, when the zoning amendments are passed, your Zoning Board of Appeals is going to be flooded with applications.

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2 No pun intended.

3 This section of the code is also
4 contrary, because you have, on one hand,
5 we're not counting floodplains as
6 developable land, and on the other hand,
7 in proposed 315-22(C), we're saying, oh,
8 but if you get a permit, you can build on
9 a floodplain. So if we can build in a
10 floodplain for FEMA regulations, why
11 can't floodplains be counted towards our
12 lot area? So those two provisions appear
13 to be inconsistent.

14 Moving on to parking requirements.
15 And this is, again, a thing a lot of
16 municipalities struggle with. For
17 industrial uses, you're proposing one
18 space for 500 square feet of building
19 area. That is a significant amount of
20 off-street parking that's going to result
21 in a significant amount of unnecessary
22 impervious surfaces. If we think about a
23 50,000-square-foot building area like the
24 project proposes, that will require 100
25 off-street parking spaces. But not all

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2 industrial uses are heavy parking uses.

3 These industrial uses are not open to the
4 public, so you don't have customers

5 coming into the industrial use. They're

6 always private. And industrial uses have

7 large-scale storage areas, and

8 large-scale storage areas don't

9 necessarily equate to more employees that

10 are in need of parking. So my suggestion

11 would be, let the Planning Board make the

12 ultimate decision on how many parking

13 spaces are needed. The Planning Board is

14 the board best suited to say, here's our

15 project, these are the operations of our

16 project, this is how many parking spaces

17 we need, as opposed to just a blanket

18 requirement for all industrial uses.

19 Again, it's a way to conserve the

20 environment as well, because we don't

21 want to have asphalt where we don't need

22 it.

23 We had comments in our letter about

24 the industrial use special use permit

25 standards. One requires that all storage

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2 be within an enclosed building. You
3 know, sometimes, you can have proper
4 screening through fencing and other
5 architectural enhancements and
6 landscaping enhancements rather than a
7 fully-enclosed building that might be
8 more of a visual impact.

9 There are also comments in the
10 zoning amendments about -- and it's
11 unclear, so you should take another look
12 at it -- the Planning Board's ability to
13 regulate hours of operation. I added a
14 case in my letter. New York cases are
15 very clear that municipalities cannot
16 regulate internal business operations.
17 Your jurisdiction is site plan, land use,
18 and development, not how and when private
19 companies run their businesses. So we
20 just ask you, and certainly defer to your
21 counsel on that one.

22 My last point is, and I'm sure many
23 of you know, the project site has two
24 existing active wells on the project
25 location. Right now, those are used by a

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2 water supply company in some respects for
3 the transfer of water and the production
4 of water. The zoning amendments are a
5 little unclear as to how that use might
6 be transferred into the future. There is
7 a definition of public utility companies
8 that I think would encompass it, or
9 unmanned structures that are public
10 utility companies. I know there have
11 been discussions with the Village about
12 utilizing these wells for municipal
13 purposes. It appears that the zoning
14 amendments are seeking to box our client
15 into providing those wells for municipal
16 services, requiring them to be a public
17 utility for municipal purposes. So that
18 all goes hand-in-hand with wanting some
19 broader industrial uses in the industrial
20 district, including maybe a private water
21 supply company, other industrial uses,
22 and some more defined terms for those
23 industrial uses.

24 Thank you for your time. I know you
25 guys put a lot of work into the zoning

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2 amendments, so thank you for hearing me
3 out.

4 THOMAS DeVINKO, MAYOR:

5 Thank you very much. We appreciate
6 your questions and comments and time. Is
7 there any other comments from the
8 audience? Okay. Yes.

9 PAT MITCHELL:

10 I have a comment. Pat Mitchell, 10
11 York Place. I have comments about him
12 and other things.

13 We have the building over here next
14 to people. We put two warehouses up. We
15 have a big pollution exposure. It's
16 going to get worse. We need to know,
17 from an insurance point of view, what
18 you're going to exclude. You have a
19 pollution policy. There's about 10 to 15
20 exclusions right off that bat. There is
21 no coverage. If we have an explosion,
22 these poor people around us as well as
23 people close by, we're going to have
24 problems. That's not a healthy
25 situation. That is one of the worst

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2 things I've heard lately. It's putting
3 people's lives in danger. We're going to
4 need 50 million to 100 million as a first
5 layer for their liability. If you think
6 I'm kidding, he should get the insurance
7 policies for us to look at.

8 DONNA JACARUSO, VILLAGE TRUSTEE:

9 Pat, thank you. Was there a second
10 part? You said two.

11 THOMAS DeVINKO, MAYOR:

12 Was there anything else, Pat?

13 PAT MITCHELL:

14 Not yet.

15 THOMAS DeVINKO, MAYOR:

16 Okay. Is there any comments from
17 anybody else? Paul?

18 PAUL LANG:

19 This is just on the comp plan,
20 right?

21 THOMAS DeVINKO, MAYOR:

22 Yes.

23 DONNA JACARUSO, VILLAGE TRUSTEE:

24 Well, comp and zoning.

25 PAUL LANG:

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2 Comp and zoning. Yes.

3 I think that was a great
4 presentation by the attorney. I think it
5 brought to light a number of things that
6 we talked about the wells. And
7 Aurochemicals has been an asset to this
8 community. They've brought a lot of
9 money into this community. He's been
10 very generous with this community since
11 he's been here. To hear them being
12 denied the ability to perform, to build,
13 to work, to expand, it's really sad.
14 That's one thing. But they've been great
15 in this Village.

16 Auto repair. The non-conforming --
17 and this goes to my email -- in the
18 downtown zone, any auto repair I'm told
19 is going to be non-conforming. And if it
20 ceases operation or if it's abandoned for
21 a prescribed period of time, they can't
22 continue. But we don't say what the
23 prescribed period of time is. For
24 instance, if we have another Irene, God
25 forbid -- every one of those places,

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2 Johnny's, Mobil, and South Street Auto
3 Body, they were all flooded -- they might
4 be shut down for a long time. So do we
5 make any recommendations or consideration
6 for that? Would that be a prescribed
7 period of time? It might be a year. It
8 might be a year and a half, you know, if
9 they were to flood again. I'm concerned
10 with that.

11 I don't understand the difference,
12 like I said in my email, what is the
13 difference if we make, quote/unquote,
14 major changes now, or, quote/unquote,
15 significant revisions after adoption?
16 Wouldn't it go back to the county?
17 Wouldn't it go back to review either way?
18 I mean, we pretty much -- that tells me
19 that we can submit a blank page with
20 Washingtonville's letterhead on it and
21 then just fill in the blanks after it's
22 adopted. I understand why you want to
23 have it adopted tonight, but there's a
24 lot of questions.

25 I had asked about the -- on South

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2 Street, the junkyard. You're telling me
3 that junkyards are not permitted. So
4 that junkyard that's there is going to be
5 removed? Is that what it's going to be?
6 I don't know. That's the implication
7 that I got.

8 And I don't understand how the
9 short-term rental restriction will mesh
10 with the local law. If we already have
11 local law 6.23, we have a local law that
12 defines short-term rentals and regulates
13 it, and now we're going to say, well, we
14 can't have them. So do we have to
15 abandon that law?

16 That's it.

17 THOMAS DeVINKO, MAYOR:

18 Thank you.

19 PAUL LANG:

20 There's more. There's so much in
21 that thing. It's hard to question.

22 THOMAS DeVINKO, MAYOR:

23 Well, you're right. There's a lot
24 of information in there. And everybody
25 can kind of look at it differently or

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2 bring up a question. But at some point,
3 this process has to come to an end, which
4 only means the process ends. It doesn't
5 mean that the conversations don't
6 continue. It doesn't mean that there
7 won't be amendments along the way,
8 because this is an evolving evolution.
9 It doesn't become something that is
10 unchangeable. So our conversation --
11 like, three hours ago, we just received
12 this information. So we need to digest
13 it and we'll have those conversations.
14 We'll have that dialogue. But otherwise,
15 this is a conversation that would
16 probably go on for the next 15, 20 years.
17 But it has to come to an end so that we
18 can draw the line and then continue
19 conversations.

20 Yes, Michael.

21 MICHAEL GRAZIANO:

22 Mike Graziano, 3 Lark Street.

23 I think personally, unless you're
24 surrounded by it, it doesn't affect you.
25 But I see what's going on around our

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2 Village and I think the more regulation
3 we have -- I never believed in having
4 government regulate things and stuff, but
5 what I see going on, even around where I
6 live, those people that have to look at
7 that building, like she was saying and
8 stuff, there are residents around that
9 building. To expand the industrial
10 complex down there, I don't agree with
11 it. I would just as soon, if they want
12 to expand, go to a place more
13 appropriate, just like they did with
14 Orange County Bus or Orange County
15 Transport when they went out to Tetz out
16 in Middletown. It's a more appropriate
17 place. It's not an appropriate place
18 right here in our Village. It's not the
19 correct setting for that.

20 But as far as regulations, I don't
21 think people should be able to park their
22 cars on their lawns. I don't think there
23 should be more than ten people in a
24 house, unless, of course, it's a large
25 family, which is fine. But I don't think

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2 there should be multiple families in a
3 single-family home. And I see that all
4 the time. I'm seeing it right where I
5 live, and I'm really not happy about it.
6 We had them parking a 25-foot trailer and
7 living on the street, and that lasted two
8 days before, thankfully, our police
9 department got involved and addressed
10 that situation. But these regulations
11 are required in this Village.

12 They talked about not housing
13 equipment inside of a garage or
14 something. They could put fencing or
15 some other thing. There's no fencing,
16 there's no shrubs, there's no nothing.
17 It's just, you go out by Hudson Road and
18 you see total concrete. That place is a
19 disaster the way that looks. Now I'm
20 hoping, once they put those two buildings
21 up, they'll start housing stuff inside
22 there. But I think more regulation is
23 better.

24 And I even said to somebody today, I
25 had a conversation, sometimes, we have to

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2 give up some of our freedoms to get some
3 control around here. And I hope the
4 Board sticks with their plan and sticks
5 with it. Thank you.

6 THOMAS DeVINKO, MAYOR:

7 Thank you. Okay. Vinnie?

8 VINNIE LANG:

9 Vinnie Lang, 9 Plymouth Rock Court.
10 Are we going to be getting answers
11 to the questions from the last three
12 meetings after it closes?

13 DONNA JACARUSO, VILLAGE TRUSTEE:

14 No. Well, I will give some
15 answers -- I will give some responses to
16 some of the questions that were asked
17 prior to this evening. Obviously, we're
18 not going to address questions that were
19 asked this evening. We haven't had a
20 chance to discuss them.

21 VINNIE LANG:

22 So you're going to discuss after the
23 close of the public hearing, or is the
24 public hearing going to stay open and you
25 guys are going to go back and discuss and

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2 come back and close? Or how does that
3 work?

4 THOMAS DeVINKO, MAYOR:

5 The public hearing will be closed.
6 And then, from these questions that we
7 get from the transcriptions that's been
8 transcribed, at the next meeting, we'll
9 come back with answers to the questions
10 that were asked.

11 VINNIE LANG:

12 Currently, is there any change
13 that's going to be happening to the comp
14 plan as of today?

15 DONNA JACARUSO, VILLAGE TRUSTEE:

16 Yes. There were a couple of
17 revisions.

18 VINNIE LANG:

19 Can we get those before it closes?

20 CHRISTOPHER PAVLACKA, ESQ.:

21 Given the two that are up, it's fine
22 to disclose them now, especially given
23 that one is near and dear to Vinnie's
24 heart.

25 DONNA JACARUSO, VILLAGE TRUSTEE:

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2 The two we were going to revise --
3 and I'll start responding to some of the
4 comments. I'll start there then. It's
5 regarding the RVs.

6 VINNIE LANG:

7 Okay.

8 DONNA JACARUSO, VILLAGE TRUSTEE:

9 So the question was the length of
10 the RV and it being permitted in a
11 driveway. So currently, the new zoning
12 would require a maximum of 35 feet. You
13 discussed possibly 60. So we went to
14 what New York State is, and New York
15 State -- and that was with 20 yards back.
16 We are going to revise the language to
17 read whatever New York State maximum
18 regulation is. Currently, that is 45
19 feet for a motor home and 48 feet for
20 travel trailers. The maximum combined
21 length of both the two vehicles, of the
22 tow vehicle and the trailer combined, is
23 65 feet. But while it is parked in a
24 driveway, it should not be hitched. And
25 the maximum height for an RV is

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2 currently, as per New York State,
3 13.5 feet. So 45 feet. The language
4 will not state the amount of feet. It
5 will state "as per New York State maximum
6 regulation." In case that changes, we
7 don't have to make revisions.

8 Mike?

9 MICHAEL GRAZIANO:

10 Can people live in that trailer,
11 like what was happening on our street?

12 THOMAS DeVINKO, MAYOR:

13 No. They can't live in it.

14 VINNIE LANG:

15 Do we have a Village code that says
16 you can't? Can't just say you can't live
17 in it. There's no Village code.

18 THOMAS DeVINKO, MAYOR:

19 No. I understand that. If it isn't
20 there, there will be language that will
21 be added.

22 VINNIE LANG:

23 What was the second one?

24 DONNA JACARUSO, VILLAGE TRUSTEE:

25 The second one was a small structure

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2 that was in the PowerPoint.

3 BONNIE FRANSON, PLANNER:

4 The one that I brought to your
5 attention?

6 DONNA JACARUSO, VILLAGE TRUSTEE:

7 Yes.

8 BONNIE FRANSON, PLANNER:

9 That's Cartwheel Court. The address
10 is 109 and 111 Cartwheel. This building
11 is part of Brookshire Condominiums and
12 needs to be in the zone. That's getting
13 cleaned up on the zone now.

14 DONNA JACARUSO, VILLAGE TRUSTEE:

15 Those are the two revisions as of
16 now. The rest of the comments that I'm
17 going to read are just questions or
18 concerns that came in over the last two
19 meetings. Some of them were in an email.
20 I did respond to those who emailed.

21 Short-term rentals was mentioned.
22 They are going to continue to be
23 prohibited. We need housing for housing.
24 That is not what is in the best interest
25 of the Village.

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2 We just discussed the RV.

3 There was a resident who had a
4 concern regarding Washingtonville Manor,
5 floods in Washingtonville Manor, and that
6 land being possibly repurposed and the
7 threat of having to relocate. So my
8 response to that is, that property is
9 privately owned. However, the zoning is
10 the zoning. In the new codes, it's
11 referred to as two different ways: The
12 MHC and the MFC. Regardless, it's
13 manufactured home community. So if
14 you're looking through there and you see
15 the two different languages there, just
16 know that that is the manufactured home
17 community. If it is sold, it will
18 continue to remain zoned as an MFC.
19 Those uses will continue. But the
20 Village does acknowledge that the large
21 parts of that zone are also in a
22 floodplain overlay zoning district, and
23 further expansion of the manufactured
24 housing must avoid land areas that are
25 subject to periodic flooding.

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2 Another comment was regarding the
3 auto junkyards and auto repair. Besides
4 it being mentioned tonight, it was from
5 two priors meetings, so I will address
6 that. It was decided that auto repair
7 uses in downtown zone would not be
8 permitted. Therefore, the D zone does
9 not allow auto repair. And nowhere are
10 junkyards permitted. The auto repair use
11 will be allowed to continue and will
12 become a non-conforming use in that zone.
13 If it ceases operation or it is abandoned
14 for a prescribed period of time, it will
15 not be allowed to continue. So you've
16 heard the language before, the
17 preexisting non-conforming. If it's
18 preexisting and it no longer conforms, it
19 will remain as is until it is desist.

20 As far as the prescribed period of
21 time, Bonnie?

22 BONNIE FRANSON, PLANNER:

23 I want to say it's one year, but I
24 don't have my zoning book in front of me
25 right now.

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2 THOMAS DeVINKO, MAYOR:

3 It's one year.

4 BONNIE FRANSON, PLANNER:

5 Yeah. That's typical.

6 DONNA JACARUSO, VILLAGE TRUSTEE:

7 If it changes hands?

8 BONNIE FRANSON, PLANNER:

9 If it continues to operate, it
10 continues to operate.

11 VINNIE LANG:

12 So if it changes hands, it stays
13 non-conforming? Is that what you're
14 telling us?

15 BONNIE FRANSON, PLANNER:

16 It remains non-conforming, but it
17 hasn't been abandoned, so it continues to
18 exist.

19 DONNA JACARUSO, VILLAGE TRUSTEE:

20 There was another comment or
21 question regarding the conflict between
22 the attorney and myself regarding major
23 revisions to the comp and the zoning
24 plan, that on June 2nd, the plan could
25 not be adopted and the process would be

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2 extended. It was mentioned that I had
3 stated that there wouldn't be an issue
4 adopting the plan on June 2nd, and then
5 making changes. The question was that it
6 seemed that there was a conflict between
7 the attorney's opinion and mine. There
8 was not a conflict. Both were correct.
9 So what was being said was that, if we
10 decide to make revisions, we can do so
11 after the adoption of the comp and the
12 zoning. So if we made those changes
13 prior to the adoption, the entire plan
14 would have to go back to the county,
15 hence delaying the entire process.
16 However, if we adopt, then only those
17 changes would be presented at a public
18 hearing, and only those changes would
19 then go back to the county, not delaying
20 the adoption, if that makes sense.

21 CHRISTOPHER PAVLACKA, ESQ.:

22 I think Tom eloquently laid it out
23 earlier when addressing Paul. This is a
24 starting point. But as things develop,
25 the Village is always free to change its

1 6/2/25 VILLAGE BOARD MEETING/HEARING
2 zoning code as long as it's consistent
3 with the comprehensive plan.

4 DONNA JACARUSO, VILLAGE TRUSTEE:

5 This was a lot of work. You all
6 know that. Nothing's perfect. It's not
7 a perfect world. Sometimes, something's
8 not an issue until it becomes an issue,
9 and that's when changes need to be made.
10 We're evolving. So when that happens and
11 something needs to be revised, we will do
12 that if it makes sense.

13 There were also some comments from
14 the land owner. This is being discussed
15 between the land owner, the Village
16 Board, and the planner regarding any
17 possible considerations for changes. If
18 changes are made, they will be subject to
19 a public hearing, just as what I
20 mentioned prior.

21 I believe that covered all of the
22 actual questions that were asked. We
23 also received some comments that didn't
24 require responses. They were just
25 comments. That's about it.

1 6/2/25 VILLAGE BOARD MEETING/HEARING

2 THOMAS DeVINKO, MAYOR:

3 That's it? Any comments or anything
4 from the Board? Any other comments from
5 the public?

6 PAUL LANG:

7 Paul Lang, 10 Patriot Lane.

8 Just one last thing. This is going
9 to be adopted tonight regardless, because
10 you want to avoid the moratorium
11 expiring. That hasn't been said. It
12 sounds like we want to continue, evolve
13 and this and that, but that's why this is
14 being approved tonight, because of what
15 you said at the last previous meeting.

16 DONNA JACARUSO, VILLAGE TRUSTEE:

17 No, I didn't say it.

18 PAUL LANG:

19 It's on the video.

20 DONNA JACARUSO, VILLAGE TRUSTEE:

21 What I'm saying is that we need to
22 move forward. This has been over two --
23 well over two years. And if revisions
24 need to be made, we can do so if we feel
25 it's what's in the best interest of the

1 6/2/25 VILLAGE BOARD MEETING/HEARING
2 Village.

3 THOMAS DeVINKO, MAYOR:

4 Anything else? Okay. Could I have
5 the motion to close the public hearing?

6 DONNA JACARUSO, VILLAGE TRUSTEE:

7 Motion to close.

8 SUSAN WALSKI, VILLAGE TRUSTEE:

9 Second.

10 THOMAS DeVINKO, MAYOR:

11 And questions, comments from the
12 Board? All in favor?

13 (UNANIMOUS AYES)

14 THOMAS DeVINKO, MAYOR:

15 Vote is 5-0. Now we'll just go to
16 our resolution for the --

17 PAUL LANG:

18 Public hearing for the sidewalk
19 cafe, right?

20 DONNA JACARUSO, VILLAGE TRUSTEE:

21 Not yet.

22 THOMAS DeVINKO, MAYOR:

23 Yes, we're coming to that. We're
24 first going to do the resolutions.

25 Resolution 25-0092 is to declare a

1 6/2/25 VILLAGE BOARD MEETING/HEARING
2 negative declaration under SEQRA with
3 respect to the adoption of the Village
4 Comprehensive Plan and Zoning. Do we
5 have a motion for that?

6 DONNA JACARUSO, VILLAGE TRUSTEE:

7 Motion.

8 VERNON COLEMAN, VILLAGE TRUSTEE:

9 Second.

10 THOMAS DeVINKO, MAYOR:

11 Second from Vernon. Questions?

12 Comments? All in favor?

13 CHRISTOPHER PAVLACKA, ESQ.:

14 I would roll call all three of
15 these.

16 THOMAS DeVINKO, MAYOR:

17 Roll call. Okay. Susan?

18 SUSAN WALSKI, VILLAGE TRUSTEE:

19 Yes.

20 THOMAS DeVINKO, MAYOR:

21 Vernon?

22 VERNON COLEMAN, VILLAGE TRUSTEE:

23 Yes.

24 THOMAS DeVINKO, MAYOR:

25 Donna?

1 6/2/25 VILLAGE BOARD MEETING/HEARING

2 DONNA JACARUSO, VILLAGE TRUSTEE:

3 Yes.

4 THOMAS DeVINKO, MAYOR:

5 Steve?

6 STEVE PRESSER, DEPUTY MAYOR:

7 Yes.

8 THOMAS DeVINKO, MAYOR:

9 Thank you. Passes.

10 Resolution 25-0093, adopt resolution
11 Comprehensive Plan for the year of 2025
12 for the Village of Washingtonville. Can
13 I have a motion, please?

14 DONNA JACARUSO, VILLAGE TRUSTEE:

15 Motion.

16 THOMAS DeVINKO, MAYOR:

17 Can I have a second, please?

18 VERNON COLEMAN, VILLAGE TRUSTEE:

19 Second.

20 THOMAS DeVINKO, MAYOR:

21 Roll call on the vote. Susan?

22 SUSAN WALSKI, VILLAGE TRUSTEE:

23 Yes.

24 THOMAS DeVINKO, MAYOR:

25 Vernon?

1 6/2/25 VILLAGE BOARD MEETING/HEARING

2 VERNON COLEMAN, VILLAGE TRUSTEE:

3 Yes.

4 THOMAS DeVINKO, MAYOR:

5 Donna?

6 DONNA JACARUSO, VILLAGE TRUSTEE:

7 Yes.

8 THOMAS DeVINKO, MAYOR:

9 Steve?

10 STEVE PRESSER, DEPUTY MAYOR:

11 Yes.

12 THOMAS DeVINKO, MAYOR:

13 Passes.

14 Resolution 25-0094 is to adopt a
15 Village of Washingtonville draft Zoning
16 Law Local Law number 2 of the year 2025,
17 subject to the two changes discussed
18 previously by Trustee Jacaruso regarding
19 the trailers and the Brookshire map
20 layout to include Cartwheel Court.

21 Motion, please?

22 DONNA JACARUSO, VILLAGE TRUSTEE:

23 Motion.

24 THOMAS DeVINKO, MAYOR:

25 Second?

1 6/2/25 VILLAGE BOARD MEETING/HEARING

2 STEVE PRESSER, DEPUTY MAYOR:

3 Second.

4 THOMAS DeVINKO, MAYOR:

5 Second is Steve. Questions?

6 Comments? Roll call. Susan?

7 SUSAN WALSKI, VILLAGE TRUSTEE:

8 Yes.

9 THOMAS DeVINKO, MAYOR:

10 Vernon?

11 VERNON COLEMAN, VILLAGE TRUSTEE:

12 Yes.

13 THOMAS DeVINKO, MAYOR:

14 Donna?

15 DONNA JACARUSO, VILLAGE TRUSTEE:

16 Yes.

17 THOMAS DeVINKO, MAYOR:

18 Steve?

19 STEVE PRESSER, DEPUTY MAYOR:

20 Yes.

21 THOMAS DeVINKO, MAYOR:

22 Passes.

23 CHRISTOPHER PAVLACKA, ESQ.:

24 Mayor, I don't think you voted.

25 THOMAS DeVINKO, MAYOR:

6/2/25 VILLAGE BOARD MEETING/HEARING

Yes on all three.

(PORTION OF MEETING/PUBLIC HEARING CONCLUDED

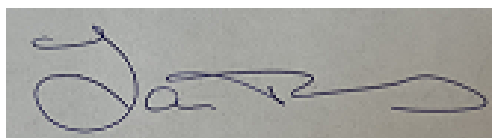
AT 7:36 P.M.)

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C E R T I F I C A T E

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

I, LAURA EVANS, a Court Reporter and
Notary Public within and for the State of New
York, do hereby certify that the foregoing is
a true and correct transcript of the minutes
recorded by me and reduced to typewriting
under my supervision to the best of my
knowledge and ability.



X

Laura Evans

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