

DRAFT

Village of Washingtonville
9 Fairlawn Drive
Washingtonville, NY 10992

Village of Washingtonville Planning Board Public Hearing
Meeting Location: 9 Fairlawn Drive, Washingtonville, NY 10992
September 9, 2025

Present:

Nancy Comerford – Chairperson
William Jones – Board Member
Jeffrey LaDeau – Board Member
Bill Carroll – Board Member
Pat Cooney – Board Member
Jacqueline Davis-Norris – Board Member

Absent:

Patrice Gesner – Board Member

Also Present:

Katherine Krahulik – Planning Board Attorney
Lenka McCormack – Clerk to Planning Board

Call to order:

Chairperson Comerford called the meeting to order at 7 pm and led the Pledge of Allegiance.

Announcements:

Chairperson Comerford announced that today's meeting is a Public Meeting of the Village of Washingtonville Planning Board.

Applicant Freitas Holdings LLC

- **Applicant:** Mark Freitas
- **Location:** SBL 112-4-18
32 West Main Street
- **Request:** Special Use Permit for Section 315-41.19 (Event Venue)

The applicant Mark Freitas, is requesting board approval to convert an existing unit, previously leased by Hudson Valley Playtime, into an event venue, “Memorable Moments,” a micro event space intended for intimate gatherings and community events.

- Applicant submitted certified mail receipts to confirm notifications were sent to surrounding property owners.
- Applicant completed the Short Form Environment Assessment.

Motion to close the Public Hearing was made with the provision of obtaining additional information requested from the building inspector regarding occupancy capacity and parking regulations.

Motion—6 Ayes, 0-Nayes, Motion carried.

Motion to approve the Special Use Permit contingent upon the receipt of the building inspector’s findings was made and unanimously approved.

Motion —6 Ayes, 0-Nayes, Motion carried.

Next Steps/Action Items

- Building inspector’s findings are required for final approval of Special Use Permit.

Adjournment

With no further business, the meeting was adjourned at 7:36 pm.

Minutes prepared by:

Lenka McCormack