

Village of Washingtonville
9 Fairlawn Drive
Washingtonville, New York 10992
845-496-3221

Village of Washingtonville Planning Board Work Session Meeting
Meeting location: 9 Fairlawn Drive, Washingtonville, New York 10992
February 10, 2026

Present: Nancy Comerford, Chairperson
Jeffrey LaDeau – Board Member
Patrice Gesner – Board Member
Jacqueline Davis-Norris – Board Member

Absent: Bill Carroll – Board Member
Pat Cooney – Board Member
William Jones – Board Member

Also Present: Michael Starvaggi – Planning Board Attorney
Lenka McCormack – Clerk to Planning Board
Donna Jacaruso – Trustee/Liaison to Planning Board

Call to Order:

Chairperson Comerford called the meeting to order at 7:00PM and led the Pledge of Allegiance.

Project Name:

James and Sharen Casazza
Maringoman Farm, LLC and Osetek Farm, LLC
Petition for Zoning Amendment/Create Planned Unit Development
SBL 121-1-1.122 & 119-1-1.1

Discussion:

Chairperson Comerford stated that although she was not present at the last Planning Board Meeting on January 14, 2026, she viewed the video of that meeting. She noted that the property is currently zoned AB – Agricultural Business. It is her understanding Mr. Casazza is seeking to have parcel rezone to R-10 Residential.

Mr. Casazza explained that the master plan, which the village spent two and a half years developing, specifically identified this property, noting that because the area is largely under single ownership, it presents an opportunity for planned unit development. He stated the village law requires zoning regulation to be consistent with the adopted master plan. However, when the zoning was adopted on June 2, 2025, it did not include any reference to planned unit development. The petitioner is therefore requesting that the current zoning adopted on that date be amended to comply with the master plan on which it was based on.

The Board Members discussed the existing AB zone as Agricultural, Business, Mixed-Use. They noted that the AB zone is subject to a scenic overlay, which limits structures to a maximum height of 10 feet.

The petitioner is requesting that the property be rezoned to R-10 Residential and that the scenic overlay height restriction be removed.

The Village's planning objectives included promoting agricultural uses, supporting small business, and encouraging the development of adult and veteran housing.

The discussion focused on the size of the area, its consistency with the Comprehensive Plan, the implications of the Scenic Overlay, and the potential impact on traffic.

No further discussion from the board.

The board will submit their recommendation by March 2, 2026.

Motion to adjourn the Planning Board Work Session Meeting at 7:59PM made by member Gesner and seconded by member Davis-Norris. 4 Ayes, 3 Absent Motion carried.

The next Planning Board Meeting is scheduled for Tuesday, March 10, 2026, at 7PM.

Minutes prepared by:
Lenka McCormack