

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting**

The work session/regular meeting of the Village of Goshen Planning Board was called to order by Chair Scott Wohl at 7:30 p.m. on Tuesday, February 23, 2016 in Village Hall.

Present: Rebecca Lafargue
Elaine McClung
Scott Wohl, Chair
Michael Torelli

Absent: Adam Boese

Also Present: Michael A. Donnelly, PB Attorney
Kristen O'Donnell, Lanc & Tully

Public Hearing: The application of Goshen Stagecoach Properties, LLC for approval of an application allowing a 5-lot subdivision. The site is located on Main Street between Maplewood Terrace and Orange Avenue and is designated on the tax map as Section 107, Block 2, Lot 39.2 in the R-1 Zoning District.

Representing the applicant:

Steve Esposito

Mr. Esposito said that the application of Goshen Stagecoach Properties has been before the Village Zoning Board of Appeals for several months over issues having to do with whether the applicant would lose its non-conforming use protection status. He said that the ZBA issued their rulings earlier this month. Mr. Esposito said that the ZBA opined that increasing the footprint by 100 ft. (by replacing the garage with a carriage house connected to the main house by a breezeway) does not increase its non-conforming use and thus the applicant will not lose this protection. The ZBA also determined that the applicant will not lose its protection if they proceed with a subdivision application nor will they lose it due to any abandonment issue, ruling that the property had not been abandoned. The ZBA found in favor of the applicant on all three items, he said.

Mr. Esposito said that the applicant is now before the PB seeking approval of a 5-lot subdivision, adding four additional lots to the 3.2 acre property that is on the corner of Main Street and Maplewood Terrace. Two of the lots, #1 and #2, will front on Main Street but will utilize a service alley off the existing curb cut on Maplewood Terrace. The other two new lots will face Maplewood Terrace with two individual curb cuts for their driveways off Maplewood Terrace. All lots will be serviced by Village sewer and water. Mr. Esposito said that the property is in the Architectural Design District and the applicant has made a submission to the NYS Office of Historic Preservation.

Mr. Wohl opened the hearing to the public.

Marcia Faber, of 19 Orange Ave., asked if the ditch running along the back of the property is being addressed. She said that when water fills the ditch it causes problems for the Orange Avenue properties that back up to the Stagecoach property. She said that the parcel designated as Lot #4 is constantly wet and asked when the drainage problems will be addressed stating that the water problem will only get worse. The new fence erected by the applicant is in the middle of the ditch, Ms. Faber said.

Mr. Esposito said that there are actually two ditches, both owned by the applicant, and an existing easement. There is also an old crank well on the property which the applicant will be abandoning, suggesting that it may help the situation a little. Mr. Esposito said that the ditch may or may not remain. He said that Lot #4 will be graded, and will not need additional fill.

Mr. Donnelly asked if the applicant would consider repairing the swale and clearing it of brush. Mr. Esposito said he will take a look at the ditch to see if there is something that can be done in terms of landscaped maintenance. He said he will obtain a copy of the easement and report to the PB as to who owns the easement and who is responsible to maintain it.

Joshua Falstein, of 7 Orange Ave., said that he also has water build-up with water flowing onto the rear of his property. Ms. Falstein said that there has been a lot of water coming through now that the fence was put up. She said that there is also an old iron fence running parallel with the new fence and said she would like it removed. She said she believes it belongs to the applicant. Mr. Falstein said he is also concerned about two of the tall trees that may fall onto his property, saying they present a dangerous situation. Mr. Donnelly said it might make sense for the applicant to take care of it. Mr. Esposito said that the work being done on the site is an on-going process and he will walk the perimeter of the property with the owner and their landscaper.

Michael Renart, 4 Maplewood Terrace, asked about the proposed curb cuts and why there would not be curb cuts for the two front lots. Mr. Esposito said that only two new curb cuts are being proposed and that the applicant does not want to propose curb cuts off Main Street.

Mr. Donnelly asked Mr. Esposito to suspend the 62-day time limit within which time the PB is required to take action. Mr. Esposito agreed to suspend it.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, the Goshen Planning Board closed the public hearing. Approved unanimously.

Chair Scott Wohl opened the regular meeting.

Approval of Minutes

The Minutes of the Planning Board's January 26, 2016 meeting were approved.

Mr. Wohl asked Ms. O'Donnell if there were any comments on the Stagecoach Properties application from the engineer.

Ms. O'Donnell said that most of the engineer's comments are general. She said that the plans were revised to show the carriage house and that the shared driveway will have to be shown. She said that correspondence from the Village Fire Chief has not been received. Mr. Esposito said he will review the plans with the Fire Chief.

Mr. Esposito said that it is his opinion the proposed houses are not subject to the Architectural Design District which, he said, has jurisdiction over only commercial properties. Mr. Donnelly said he will have to check the regulations.

Mr. Esposito said they made an application to SHIPPO because the property is in the Church Historical District. He said they made four recommendations and expressed their concern that the houses are too close to the existing building. He said that he wanted to keep the streetscape but that the houses could be moved an additional 10 feet toward Main Street. He said that SHIPPO also wants additional screening between the existing and proposed houses said that will be done. He said he agrees with SHIPPO that the significant features of the property should be retained.

In answer to a question from Mr. Torelli, Mr. Donnelly said that the PB can approve the site plan and the subdivision application at the same time if that is what everyone wants.

The Knolls of Goshen – Tax Map #104-2-40, 41.

No one was present to represent the project, but Mr. Wohl said that the applicant is seeking another 90 day extension of the conditional final approval granted the project.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Torelli, the Goshen Planning Board approves the request for a 90-day extension on the Conditional Final Approval granted the Knolls of Goshen. Approved unanimously.

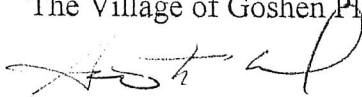
Correspondence

A letter from Dunkin Donuts stating that it cannot open until they obtain their DOT permit was received and acknowledged.

A letter from Kikkerfrosch Brewery regarding inspection fees was received and acknowledged.

Adjournment

The Village of Goshen Planning Board adjourned at approximately 8:30 p.m.



Scott Wohl, Chair

Notes prepared by Susan Varden