

**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 at 7:30 p.m. on Tuesday, January 26, 2016 by Chair Scott Wohl.

Present: Adam Boese
Elaine McClung
Scott Wohl, Chair
Michael Torelli

Absent: Rebecca Lafague

Also Present: Michael A. Donnelly, PB Attorney
Kristen O'Donnell, PB Engineer, Lanc & Tully
Ted Lewis, Village Building Inspector

Approval of Minutes

The Minutes of the Planning Board's December 15, 2015 meeting were approved.

Application of Paul Chino for approval of a site plan allowing the applicant to convert the second floor of an existing retail building to a residential use, 30 Greenwich Ave. C-S Zone, Tax Map Designation Section 111, Block 13, Lot 3.

Representing the applicant: Jim Dillin, PLS

Mr. Dillin said that the applicant proposes to convert the upstairs of his building into a two-bedroom apartment. The first floor currently houses a grocery store. The renovations will be to the interior only. He said there will be no increase in the bulk requirements.

Mr. Donnelly said that a condition of the site plan approval will be the requirement that there can be no changes to the exterior without ADD approval. Mr. Donnelly said that a report from County Planning has not been received.

Mr. Wohl opened the public hearing and asked for comment from the public. There was none.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. McClung, the Village Planning Board closed the public hearing on the application of Paul Chino. Approved unanimously.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Boese, the Village Planning Board issued a Negative Declaration in terms of SEQRA on the application of Paul Chino. Approved unanimously.

UPON MOTION MADE by Mr. Torelli and seconded by Mr. Boese, the Village Planning Board granted site plan approval of the application of Paul Chino with the notation on the site plan that no changes to the exterior of the building were proposed, and that if any changes are proposed, they will have to be reviewed by the ADD, receipt of a performance standard affidavit and an anticipated completion date of December 31, 2016. Approved unanimously.

BERC Homes, Site Plan for a proposed building 150' x 268' at #1 Police Drive, #122-1-10.2, I-P Zone.

Representing the applicant: Steve Esposito

Mr. Esposito said that the property is the last site in Westgate Industrial Park and is accessed off Police Drive. Site plan approval was granted in 1994 for a different layout of the property, he said.

Mr. Esposito said that the application is for a 40,000 sq. ft. building, with a mix of office and warehouse space. The plan calls for loading docks on the westerly side of the building. The property will be serviced by Village water and sewer. The plan calls for a storm water management facility, landscaping and lighting. There are four utility easements running on the property, Mr. Esposito said.

Ms. O'Donnell said that more information about the easements must be provided to determine what is permitted. She said that most of the remainder of the engineer's review is technical. The EAF has been reviewed, she said.

Mr. Donnelly said that the application has to be sent to the County Planning Department for a 239 Review.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Torelli, the Village Planning Board declared its Notice of Intent to be Lead Agency on the application of BERC Homes. Approved unanimously.

Goshen Stagecoach Properties, LLC #107-2-39.2, R-1 Zone, Alternative Sketch Plan

Representing the applicant:

Steve Esposito

Mr. Esposito said that the applicant has proposed a five-lot subdivision which has been referred to the Village Zoning Board for a determination of whether their proposal to take down an existing garage and replace it with a carriage house and breezeway will change its pre-existing non-conforming status. The ZBA has not yet made a determination.

Mr. Esposito said he is present to discuss SEQRA and said that because the property is in the Church Historic District, the application will go to SHIPPO.

Mr. Donnelly said that the plan shows Lots 1, 2 and 3 accessed off a single service alley off Maplewood Terrace, avoiding curb cuts on Main St. (State Route 207). The applicant wants to know if a service alley can be done, he said. Mr. Donnelly said that the Village Code allows it but said that the easements will be an issue. He said the site plan was reviewed by the Orange County Planning Department who noted that it is for "local determination" and also included remarks.

UPON MOTION MADE by Mr. Torelli and seconded by Mr. Boese, the Village Planning Board issued a Negative Declaration in terms of SEQRA on the application of Goshen Stagecoach Properties. Approved unanimously.

UPON MOTION MADE by Mr. Boese and seconded by Mr. Torelli, the Village Planning Board scheduled a public hearing on the application of Goshen Stagecoach Properties for February 23, 2016. Approved unanimously.

Kikkerfrosch, LLC #117-1-1.22 Discussion with regard to Resolution of Approval Condition No. 2.

Representing the applicant:

Steve Esposito

Mr. Esposito said that the applicant wants to start site work March 1 but that the original approval contains a condition stating that its plan for a sewage pre-treatment facility has to be approved before the site plan can be signed and work begun. Mr. Esposito said that the applicant is asking for an extension to allow them to have time to design those plans but still start site work. In other words, he said, the applicant is asking that the language of Condition #2 be changed.

Discussion followed and PB members agreed to amend the language.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Torelli, the Village Planning Board amended Condition #2 of the Resolution of Approval of Kikkerfrosch, LLC to read that the approval is conditioned upon the Village of Goshen approving the applicant's proposed sewage pre-treatment facility, with the plans submitted and approved within six months following the signing of the site plan, and that in the event the Village does not receive written approval of the pre-treatment facility from the Village Engineer, no Certificate of Occupancy will be issued. Approved unanimously.

Goshen Plaza Diner, G&D Restaurant Corp., #1114-5-14 D-S Zone, Driveway Site Plan

Representing the applicant:

Steve Esposito

Mr. Esposito said that the amended site plan of Goshen Plaza Diner includes construction of a new site entrance and exit on Clowes Avenue and expansion of the parking area, a new dumpster enclosure and an additional free-standing sign on Clowes. He said that a recent court order extinguished all covenants and easements on the property showing entrance and exit from the property by crossing the adjoining Plaza property. He said that Goshen Plaza Associates notified the applicant in October that diner employees and guests cannot use the existing entrance.

A letter from PB Engineers, Lanc & Tully containing several site plan comments, has been received by the applicant. Mr. Esposito said the applicant has no problems with what was asked by Lanc & Tully.

Mr. Donnelly said that the amended site plan was sent to the County Planning Department for a 239 Review but a response has not been received.

Mr. Wohl remarked that there are outstanding issues listed in the Lanc & Tully comment letter. Mr. Donnelly suggested that a sign-off letter from Lanc & Tully stating that the conditions mentioned in their January 26, 2016 letter have been met can be a condition of approval.

UPON MOTION MADE by Mr. Boese and seconded by Mr. Torelli, the Village Planning Board issues a Negative Declaration in terms of SEQRA on the application of Goshen Plaza Diner. Approved unanimously.

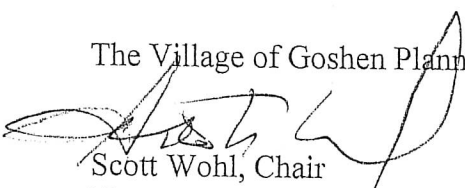
UPON MOTION MADE by Mr. Torelli and seconded by Mr. Boese, the Village Planning Board grants approval to the amended site plan application of Goshen Plaza Diner conditioned upon a sign-off letter from Lanc & Tully stating that the conditions listed in their January 26, 2016 letter have been met, that the project will begin construction in one year with an anticipated completion date of January 26, 2017 and that in the event the shopping center entrance becomes available in the future, the ingress and egress will be re-considered. Approved unanimously.

MISCELLANEOUS

Gary Kerstanski of 13 Orange Ave. asked the PB when there would be a public hearing on the application of the Stagecoach Inn. He was told that it is scheduled for February 23.

The PB discussed the procedure currently being followed regarding the mailing of adjainer notices. Several different procedures were mentioned. The PB will continue the discussion at a future meeting and may send a memo to the Village Board.

The Village of Goshen Planning Board adjourned at 9:05 p.m.



Scott Wohl, Chair

Notes prepared by Susan Varden