

**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, March 22, 2016 by Chair Scott Wohl.

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

Absent: Rebecca Lafargue.
Michael Donnelly, PB Attorney

Also Present: Art Tully, PB Engineer
Ted Lewis, Village Building Inspector

Approval of Minutes

The Minutes of the Planning Board's February 23, 2016 meeting were approved.

Goshen Stagecoach Properties, LLC 268 Main St. #107-2-39.2, R-1 Zone. Revised subdivision plans.

Representing the applicant: Steve Esposito

Mr. Esposito said that the applicant will be moving the proposed dwellings on Lots #1 & #2 closer to Main Street and further from the Bed & Breakfast building. One of the dwellings will be moved 15 ft. and the other 12 ft., he said. This is being done in response to a request of the NYS Office of Parks, Recreation and Historic Preservation.

Mr. Tully had several comments on the revised subdivision application. He said that the drainage from the on-site well will be reduced when the applicant fills in the artisan well and abandons it. How this is going to be done needs to be clarified, he said. He said that sidewalks from Lots #1 & #2 to Main St. were shown on the previous plans, but are not shown on the revised plans. Mr. Esposito said he will include them on the new plans. Mr. Tully said that the wire fence is proposed to be removed on the demolition plan and so should not be shown on the subdivision plat. He said that the stockade and white picket fences should be shown on the plat, if they will remain. Mr. Tully said that the 20 ft. wide access easement for Lots #1, #2 & #3 should be described and its maintenance explained. He said that the proposed shared driveway easement should be shown to ensure that the easement will adequately cover the extent of the shared driveway. He said that all easement documents need to be provided for review. Mr. Tully noted that the wire fence will come down, and a note placed on the plat, prior to the signing of the map. Mr. Esposito said there is a private easement for utilities, drainage, sewage and/or water for the benefit of the Bed & Breakfast and that the beneficiary, The Goshen Stagecoach Inn, is responsible to maintain it. There is a drain and swale in the easement, he said.

Mr. Esposito noted that he has talked to the fire department and that they "are good" with what is being proposed.

It was noted that a letter to the PB was received from Mr. Donnelly dated February 26, 2016 stating that Village Code limits Architectural Design District regulations to all nonresidential projects located within the district and so does not have any application to the single family homes being proposed on the newly subdivided lots.

UPON MOTION MADE by Mr. Boese and seconded by Mr. Torelli, the subdivision application of Stagecoach Properties LLC is approved subject to the conditions, listed as #1 – 11 on a letter dated March 22, 2016 from Lanc & Tully to The Village of Goshen Planning Board. Approved unanimously.

Goshen Stagecoach Properties, LLC 268 Main St. Lot #3 Existing conditions, demolition, site and landscape plans.

Mr. Esposito said that the Bed & Breakfast is on Lot #3 and that the applicant will be removing the garage and building a carriage house in its place with a breezeway connecting the main building. He said that any enlargement of a commercial building requires site plan approval. Because the property is in the Architectural Design District the plans are being reviewed by consultant Wheldon Abt who has requested further details. Mr. Esposito said that he met with Mr. Abt today.

Mr. Esposito indicated which trees will be removed. He said that the application proposes to enlarge the existing asphalt to accommodate three additional parking spaces. He said there will be nine guestrooms and an area for the innkeeper, so they are proposing a total of twelve parking spaces. Mr. Esposito said that SHPO has asked them to provide landscaping between Lots #1, 2 and 3 and so they have shown that on the plans. He said that the building is not on the National Historic Register, but is in the Church Park Historic District. He said the exterior of the two-story carriage house will be cedar shingles and that copper gutters will be used on the outside of the building. The carriage house will have four guestrooms. Mr. Esposito said that in order to enlarge the bedrooms and bathrooms in the main building, four bedrooms were lost.

Mr. Tully said that the Village Board has no regulations for Bed & Breakfasts in the Code and are currently drafting them.

Mr. Tully said that the applicant must provide a written narrative of the proposal describing the uses of the building, the number of rooms, floor plans, a parking schedule and the dimensions of the existing driveway aisle in front of the main building. He referred to written comments in his letter to the PB dated March 22, 2016.

Mr. Tully said that a public hearing is optional and is at the discretion of the PB. Mr. Esposito asked the PB to waive the public hearing stating that there have been two public hearings, public ZBA meetings, and public PB meetings on the proposal.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. McClung, the PB of the Village of Goshen waives the public hearing on the site plan for Stagecoach Properties, LLC. Approved unanimously.

Mr. Wohl said that the PB will hold off on granting approval until the next meeting. Mr. Esposito said he will have a revised site plan and narrative prepared for that meeting.

Subdivision of property of Nicole Vecchi, Main St. & Route 207 #101-1-7.2, R-1 Zone.

Representing the applicant: James Dillin, PLS

The application is a request to subdivide one lot into two lots. The lot contains an existing single family dwelling with one additional dwelling proposed. Mr. Tully stated that the applicant needs approval of a variance for providing less than the required amount of lot width and so the application will be referred to the Zoning Board of Appeals. It was noted that the applicant will be putting in a septic system because public sewer does not extend to that location.

UPON MOTION MADE BY Mr. Boese and seconded by Mr. Torelli, the PB declared its intent to be lead agency on the application of Vecchi. Approved unanimously.

ADJOURNMENT – The PB adjourned at 8:30 p.m.