



Village of Goshen Planning Board Work Session/Regular Meeting Minutes

August 7, 2017

Present: Scott Wohl, Chairman
Adam Boese
Elaine McClung
Molly O'Donnell

Absent: Michael Torelli

Also Present: Kristen O'Donnell, Village of Goshen Planner
Michael H. Donnelly, Planning Board Attorney

PUBLIC HEARING

1. **Dana Distributors Amended Site Plan, 52 Hatfield Lane, #126-1-5.22, IP**
After referencing the public hearing notice, the chairman opened the public hearing. Stephen Esposito, the applicant's representative, made a presentation to the board and the public. No members of the public requested to be heard. The public hearing was then closed.

APPLICANTS BEFORE THE BOARD

1. **Dana Distributors Amended Site Plan, 52 Hatfield Lane, #126-1-5.22, IP**
Village Planner Kristen O'Donnell discussed the items in her letter-memo of July 20, 2017. Of concern was the need for additional landscaping along the northerly side of the site and employee data supporting the request that a portion of the required parking area be held in reserve. The board discussed these recommendations and supported both. Stephen Esposito, the applicant's representative, agreed to revise the plans to show additional landscaping and to provide data justifying reserve parking to the satisfaction of the village engineer. The board noted that a notice of intent to act as lead agency under SEQRA had been sent to all interested and involved agencies on June 29, 2017 and that no agency had objected to the planning board acting in that capacity. The board therefore finalized its lead agency status. The board determined that construction of the proposed addition would not result in any significant adverse environmental impacts, and therefore issued a negative declaration under SEQRA.

The board noted that the Orange County Planning Department had not provided comments on this matter although a referral to that department had been made in June of 2017.

The planning board attorney suggested proposed conditions of approval requiring a signoff from the village engineer, filing an updated performance standards affidavit, noting that no signs were being approved (the proposed signs needing a variance and building inspector approval) and other standard conditions. The applicant declared an anticipated completion date of August 7, 2020. The resolution (to be later submitted in writing for the chairman's signature) was approved by voice vote, all four members present approving the resolution of approval.

2. **Autozone Site Plan, 31 Matthews Street, #119-1-1.21, DS**

The applicant made its first appearance before the board. Michael Sandor, PE (MJS Engineering) outlined the proposal. Also present for the applicant was the property owner and a representative of Autozone. Mr. Sandor explained that the applicant proposes to demolish the former Friendly's Ice Cream building, to remove its parking lot, to regrade the site (with appropriate stormwater control), to consolidate the present two driveway entrances into one, and to build a new Autozone store on site. Mr. Sandor also presented an architectural rendering of the proposed store modeled on a standard company store.

Board members expressed a preference for a pitched roof, rather than the flat roof proposed. The board also asked the Autozone representative to come back with other standard company models. Board members explained that the village wants to see architecture in keeping with other buildings on Matthews Street, referencing in particular the Sterling Bank building across the street from the Autozone site. The Autozone representative promised to convey those requests to those at Autozone having such authority. The board also discussed the importance of landscaping and other site improvements.

The building inspector reported his view that the existing Friendly's sign violates the current sign code but that it is a protected nonconforming sign. Provided that the applicant proposes sign lettering within the existing border of that sign, no variance will be required. Planning Board members agreed.

Village Planner Kristen O'Donnell discussed the items in her letter-memo of July 21, 2017. Mr. Sandor agreed to satisfy her concerns. Ms. O'Donnell reported that the Stormwater Pollution Control Plan is under review by her office.

The board discussed whether a public hearing would be required, postponing that determination until a revised architectural presentation is made. The board directed the applicant to send the required adjoiner notices. A referral to the Orange County Planning Department will be made promptly.

3. Norabel, Inc., 65 Spring Street, #111-4-4, I [Zoning Map Change]

The applicant failed to appear. Apparently, the applicant has elected to pursue a zoning map change (remapping its property to an I district) rather than a variance. Board members did not have the zoning petition before them and were unaware of whether the village board had issued a lead agency notice.

The board discussed potential Heritage Trail implications of the rezoning. Chairman Wohl mentioned the confusing nature of zoning district lines in the area, noting the need to examine a clear map to understand the applicant's proposal.

The board agreed to continue the discussion at the September meeting after determining the procedural posture of this matter and examining the zoning petition and map of the area.

4. Approval of Minutes

The minutes of the June 20, 2017 meeting were approved as presented.

5. Adjournment

The meeting was adjourned at 8:20pm.

Scott Wohl, Chairman

Notes prepared by Michael H. Donnelly

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