

**VILLAGE OF GOSHEN
PLANNING BOARD
January 24, 2017**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on January 24, 2017 in Village Hall by Chair Scott Wohl.

Members present: Chair Scott Wohl
Adam Boese
Elaine McClung
Molly O'Donnell
Michael Torelli

Also present: Michael Donnelly, Esq., PB Attorney
Kristen O'Donnell, Planner
Ted Lewis, Building Inspector

Mr. Wohl opened the meeting with the Pledge of Allegiance

PUBLIC HEARING

**GOSHEN PUBLIC LIBRARY & HISTORICAL SOCIETY, #105-1-2.12, R-R ZONE
Site Plan**

Representing the applicant: Jay Samuelson, PE
Paul Mays, Architect
Lisa Hayes, Architect
Jay Myrow, Esq.

The proposed Goshen Public Library is to be located on a five-acre parcel along Rt. 207. The parcel is surrounded by Salesian Park. The current entrance to Salesian Park cuts through the library. The proposed building is approximately 21,000 square feet with two stories. It is set back approximately 100 feet from Rt. 207. There are a proposed 73 total parking spots.

Mr. Samuelson stated the storm water management has been designed in accordance with all DEC regulations. There will be infiltration ponds used. Village water and sewer will be utilized. The library intends to use geothermal wellfields for heating and cooling as shown on the site plans.

Mr. Samuelson stated there was a public referendum vote in 2015 for 9.3 million dollars for construction, design and approval of the library. There is no defined final cost yet. The library board is working on this with several contractors.

During construction, the access through Salesian Park will be closed off. The library is working with a neighbor to grant an easement to the Town to maintain access to the park during construction. Currently the existing nun's quarters located on the property has a building permit that has been submitted for demolition.

Mr. Samuelson introduced architects Paul Mays and Lisa Hayes.

Mr. Mays and Ms. Hayes showed those present product samples of building materials for the aesthetic considerations including color selections. Mr. Mays stated that a small fire pump building had to be added to the design due to insufficient Village water pressure and flow to feed the fire protection system in the library building. This is a supplemental reservoir tank below ground and small folly that matches the architecture of the building to house the pump system.

Architectural renderings were presented. Mr. Mays stated the boulevard concept presents a safe drop off area in the library as well as functioning to separate pedestrian and vehicular traffic for safety. Ms. Hayes described the layout and organization of the building. Much detail was given

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regarding the design features and the intent to design the building to blend in with the historic characteristics of the Village.

Mr. Samuelson stated that there will be lighting throughout the entry drive and the parking area. The fixtures complement the existing fixtures within the park. The lights will be set on a timer to go off one-half hour after the library closes. There will also be a curved entry feature to match the entrances that currently exist into Salesian Park. Post-construction the library will reinstate the park easement to allow full-time entrance into the park through the library access.

Chairman Wohl opened the public hearing.

Ed Connor stated having served on both the library board and the Village Planning Board, he can easily say that this is the most reviewed project he has ever seen in the Village. While he has some concerns about the Victorian-house design, he believes the library is going to be a great asset to the Village.

Building Inspector Lewis stated there is a demolition permit strictly for the existing nun's quarters, and asked if the plans for the new library will be coming in under the new certified 2015 code. It was stated they would be under the new building codes and the final building permits have not yet been applied for. Mr. Lewis asked about the free-standing chimney. Mr. Mays stated the structural engineers were confident in it. There may be some repointing work and stabilization of the cap. Mr. Lewis stated he would need all that supporting documentation.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Ms. O'Donnell, the Village of Goshen Planning Board moved to close the public hearing. The motion was approved unanimously.

Chairman Wohl asked if there were any questions or comments from the board.

Ms. McClung stated she had some questions about the landscape plan. She asked Mr. Esposito if there were any plans to beef up the landscape plan. She stated that she felt the feel of it was rather commercial for a park setting. She feels the landscaping should be a display in nature.

Mr. Esposito stated factors in the landscape plan were long-term maintenance, budget, deer and woodchucks. He said it is a mix of perennials, annuals, and shrubs for a clean look.

Chair Wohl stated he received a comment sheet from Lanc & Tully where everything has been pretty much addressed. Ms. Kristen O'Donnell stated a technical memo was prepared to outline a few minor issues. Mr. Samuelson stated the issues were minor in nature and had no issue responding and answering all the comments.

Mr. Donnelly stated SEQRA has been closed out. There is a letter from the architectural design consultant. There is a local recommendation from the Orange County Planning Department. A resolution of approval can be considered at this time. The board needs to decide how they would like to handle the landscaping request. It was discussed to make it a condition of the CO.

Mr. Donnelly stated an anticipated completion date needs to be declared. It was decided January 24th, 2020.

Mr. Donnelly set forth the following conditions:

- A sign-off letter from Lanc & Tully will be needed showing the minor issues outstanding in the memo have been addressed. This will be required before the plans are signed.

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- Demonstration that the alternative temporary access during construction is in place. He wants to see a letter to that effect.
- The permanent easement provide access to the town park after construction be demonstrated before a Certificate of Occupancy is issued.
- A landscaping plan satisfactory to the Planning Board must be approved before a CO is submitted.
- DOT will make a final approval of the proposed driveway utilization, the trenching, and drainage and if anything changes in their approval in terms of location the site plan must be amended.
- The code requires that construction must be started within one year of approval.
- No building permit will be authorized for structures or treatments that are different than those that are currently set forth in the plan.
- The applicant will be required to file a performance standards affidavit that relates to Sections 5.2 and 91 for non-residential buildings in the Village of Goshen.
- If any public improvements, security is required by the Village Board before the plans are signed.

VOTE BY PROPER MOTION made by Ms. O'Donnell, seconded by Mr. Boese, the Village of Goshen Planning Board moved to approve the site plan as presented subject to the conditions set forth by Mr. Donnelly. The motion was approved with four (4) ayes and one (1) abstention with reservation by Mr. Torelli.

APPROVAL OF MINUTES

The Planning Board discussed changes they would like to make to the minutes of the December 20, 2016 meeting.

Mr. Boese stated regarding the Vecchi Subdivision, delete the word "saw" from cuts in the roadway. He said his comment was that if a section of asphalt is removed, putting it back will be almost impossible and will limit later options. The next sentence which was a comment from Mr. Dillin should also be stricken from the minutes. It was not in response to his comment.

Ms. McClung asked going forward the minutes contain a small description of the project under the heading name.

Mr. Torelli stated under the library item there was a request for an economic impact study or statement that was not delivered. He would like to see something put in place where the consultants will formally ask the applicants to respond if a Planning Board member makes such a request that is demonstrated in the minutes. He stated this is why he abstained with reservation on the vote tonight. He would like to see formal documentation of such requests go to the consultants and then to the applicants.

APPLICANTS BEFORE THE BOARD

FIDDLER'S GREEN AT GOOD TIME PARK, #115-1-5, R-3 ZONE

Representing the Applicant:

Stephen Esposito, PE

Mr. Esposito stated he was requesting a referral to the Zoning Board of Appeals for this project. He stated an earlier submission there were six (6) buildings and three (3) of them had an atrium that connected the two portions together which made the building exceed the allowable length. That has been taken out of the plans. The buildings are now separated by 35 feet which meets the code. The buildings are now 160 feet.

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In the lower level, the applicant would like to provide underground parking. Each building will have 58 covered spaces which will minimize outside parking lots. The buildings will be connected via the underground parking. The buildings can be taken apart, but the loss of parking in the space in between will then have to be outside. It is an expensive alternative to minimize surface parking and maximum garaged underground parking.

Mr. Esposito stated he needs to ask the ZBA if this is a building because they structurally are connected. He would be seeking either an interpretation or variance with relief.

Mr. Esposito stated he would also like the ZBA to weigh in on the proposed building height as well. The flood elevation and pitched roof add to the height. There is also a limitation on the number of stories allowed and that is exceeded in the current plans.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to refer the above-named project to the Zoning Board of Appeals. The motion was approved unanimously.

Mr. Donnelly stated he would send a referral letter to the ZBA.

BOARD DISCUSSION

Ms. McClung stated a neighbor of the Murphy subdivision project sent in a letter stating they did not receive notice of the public hearing until after the date. Ms. Kristen O'Donnell read the letter into the record.

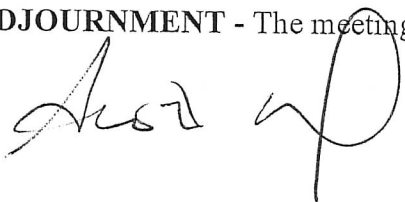
The board discussed the reasoning behind using registered and/or certified mailings for public hearings and it was stated that it can be very cost prohibitive to applicants. The current Village code does not call for registered or certified mailings and if the Planning Board wanted to move to do that, the Village Board would have to change the present code.

Mr. Donnelly stated that if the neighbor who submitted the letter wished, they could file an Article 78.

The next regularly scheduled Planning Board meeting is February 21, 2017 at 7:30 p.m.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli to adjourn the meeting. The motion was approved unanimously.

ADJOURNMENT - The meeting concluded at 8:25 p.m.

A handwritten signature in black ink, appearing to be "A. J. P.", is written over the text of the adjournment.