

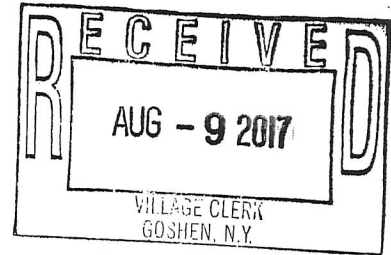
**VILLAGE OF GOSHEN
PLANNING BOARD
May 23, 2017**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on May 23, 2017 in Village Hall by Chair Scott Wohl.

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

Members absent: Adam Boese

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, Engineer



Mr. Wohl opened the meeting with the Pledge of Allegiance.

PUBLIC HEARING

**DANZINC, LLC, 129 West Main St., #111-15-14.2, C-S/ADD ZONE
Proposed apartment**

Representing the Applicant: Daniel Saretto, Jr., Owner

Mr. Saretto presented the board with a survey showing the dimensions of his parking lot. Lines were not drawn out on the parking lot on the survey, but the dimensions are there. The parking lot holds eight cars. There is a current lease with BOCES which states the applicant must provide two parking spaces. One parking space is provided for each of the two current apartments. Another parking space will be provided for the proposed apartment. Mr. Saretto states he uses one of the parking spaces on a regular basis. With this total, Mr. Saretto stated there are still two unused parking spaces for customers of Not Just Bagels.

Mr. Wohl asked if the applicant provided any calculations for what the bulk table calls for. Mr. Lewis stated the applicant has a pre-existing non-conforming use which he wants to make now conforming. Mr. Lewis said the applicant does provide parking. Mr. Donnelly stated there is 5000 square feet of building. It needed to be looked up in the code to see if the provided parking complies.

Mr. Donnelly stated there are three ways to decide if there is sufficient parking. The first way is to see if it complies with the code book. The second way is to look at the uses that were in effect in the 1980's and see if there is any greater load on the parking requirements today. If neither of those two options works, the applicant will have to go before the ZBA.

Mr. Donnelly stated one letter from a neighbor was received in opposition of the project. Mr. Lewis stated the letter came in today via FAX.

Mr. Saretto stated he is proposing three apartments and no offices which will take the building back into conformance with the code.

Chairman Wohl opened the hearing to questions and comments from the public.

There was no one in attendance from the public for this application.

Mr. Donnelly stated there was a letter received from a neighbor making observations regarding parking problems in the area.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board closed the public hearing. Motion carried with four (4) ayes.

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Mr. Donnelly stated from the discussion it appears that the parking service is no greater than it was in the 1980's than it is today. A Negative Declaration does have to be issued. The notice of public hearing was published and the adjointer notices were sent. Standard conditions would require a filing of a performance standards affidavit and an anticipated completion date.

VOTE BY PROPER MOTION made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board issued a Negative Declaration on this project. Motion carried with four (4) ayes.

Ms. McClung stated she would like to see the spaces mapped out with striping and show ingress and egress. She stated she would like a map as a condition of approval.

There was a discussion among the board and with the applicant regarding striping the lot to define each individual parking space.

The applicant agreed to stripe the lot.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Ms. O'Donnell, the Village of Goshen Planning Board moved to grant the variance with the condition that before the CO for the apartment be given, the spaces for the parking lot be lined to the satisfaction of the building inspector. The motion was approved with four (4) ayes with a comment by Mr. Torelli that he does not think the striping is needed, but since the applicant is willing to do it, he voted in favor of the variance with condition.

APPROVAL OF MINUTES

VOTE BY PROPER MOTION made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to adopt the minutes of the April 25, 2017 meeting. The motion was approved with four (4) ayes.

APPLICANTS BEFORE THE BOARD

**SCOTCHTOWN OFFICE PARK, LLC
Letter of request for extension of approvals**

A letter was received from Jim Dillin requesting 180-day extension to November 23, 2017 for this application.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning board granted a 180-day extension to November 23, 2017. The motion was approved with four (4) ayes.

**GREEK MOUNTAIN DAIRY, 1 Dikeman Drive, #122-1-1.2, I-P Zone
Proposed addition**

Representing the Applicant: Peter Manouvelos, A.I.A.

Mr. Manouvelos submitted revised parking calculations. He stated he received approval from the ZBA for 108 parking spaces in lieu of the 249 that were required. He also received approval from the ZBA for the loading berth off Dikeman Drive.

Mr. Tully submitted a comment letter to the applicant. Mr. Tully stated comment #3 addresses future parking which is no longer needed. He would take off any reference to future parking on the site plan and amend the parking calculations to show 108 spaces as approved by the ZBA.

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Mr. Tully stated regarding traffic, the applicant should beef up the traffic data. He asked to quantify it somehow from the former Sorrento plant versus the new Greek Mountain Dairy.

Mr. Tully stated regarding pre-treatment he still needs a write-off from Jim Farr, the Village's Water and Sewer consultant that the pre-treatment facility is adequate to handle the expanded use.

There is a storm drainage facility that is proposed to be constructed in front of the building that will impact the existing vegetation significantly. Mr. Manouvelos stated he would show protection detail for the existing trees. Mr. Tully said in the event the trees do not survive he wants a note on the plan stated the trees will be replaced.

Ms. McClung asked Mr. Tully if he was satisfied with the landscaping plan and he stated he was.

Mr. Donnelly stated the board could waive a public hearing. The Orange County DPW was provided the plans as a courtesy and there has been no comment.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning board moved to waive a public hearing on this application. The motion was approved with four (4) ayes.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Ms. O'Donnell, the Village of Goshen Planning board granted a Negative Declaration on this application. The motion was approved with four (4) ayes.

Mr. Donnelly stated he needed an anticipated completion date and a sign-off from Mr. Tully's office and the other conditions will carry forward from the last resolution. Mr. Donnelly stated the standard performance standards affidavit will have to be abided by but there were no other special conditions. The anticipated completion date was set for May 23, 2018.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning board approved the May 23, 2018 anticipated completion date and Mr. Donnelly's above-referenced conditions. The motion was approved with four (4) ayes.

GOSHEN PUBLIC LIBRARY & HISTORICAL SOCIETY
Letter from Kimberly A. Henken to Keith Woodward

Mr. Donnelly said the letter stated the NYSDOT has approved the plans and once they are signed by the Planning Board a work permit will be needed from the DOT.

KNOLLS OF GOSHEN
90-day extension for conditional final subdivision

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning board granted a 90-extension on this application. The motion was approved with four (4) ayes.

BOARD DISCUSSION

The board discussed the BOCES facility on West Main Street in regards to future parking issues.

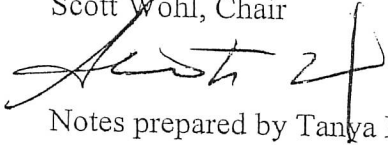
The next regularly scheduled Planning Board meeting is June 20, 2017 at 7:30 p.m.

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VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli to adjourn the meeting. The motion was approved four (4) ayes.

ADJOURNMENT - The meeting concluded at 8:12 p.m.

Scott Wohl, Chair

A handwritten signature in black ink, appearing to read "Scott Wohl", with a large, stylized flourish extending from the end of the signature.

Notes prepared by Tanya McPhee