

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

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on October 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

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

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 September 26, 2017 meeting. Motion carried 5-0.

APPLICANTS BEFORE THE BOARD

CONTINUATION - AUTOZONE SITE PLAN, 31 Matthews Street, #119-1-1.21, DS Zone

Representing the Applicant: Michael Sandor, MJS Engineering

Mr. Sandor stated he was before the board in September of 2017 and the issue at the time was the façade of the building. He said he worked with AutoZone and revised the façade and pictures were presented. Since the last meeting the applicant has worked with the Village Engineer on the previous comments that were raised. The highway superintendent also emailed the applicant comments.

In reference to the façade, balusters were installed to break up the façade. They are 8 x 18 inches. The façade design is no longer flat. In addition, the sign area is away from the building itself.

Village Planner, Kristen O'Donnell stated she had some architectural comments. The rendering has been revised to include the four projections from the front. The board does have some discretion with building design as to whether it is adaptive to its surrounding area. Site plan comments presented are technical in nature such as wheel stops and request for curb and ramp detail. There has been communication with the DPW superintendent who requested some notes on the site plan including details regarding hooking up to the Village utility systems. DPW will be responsible for monitoring that in the field.

Attorney Michael Donnelly stated it is a local determination with advisory comments. He stated the board waived the public hearing and issued a declaration of significance. If the board was inclined to approve the project, it would require the items raised in Ms. Kristen O'Donnell's memo be addressed before the site plan is signed. The applicant would have to declare an anticipated completion date. The project is not in the architectural design district.

Ms. McClung asked Mr. Sandor to respond to the County's remarks. Mr. Sandor said the County stated the parking should be behind the building, but he feels that is out of character with the other buildings and businesses on Matthews Street. He stated this project is not in the architectural design district. The Warwick AutoZone building was built to suit another project and is being rented. The AutoZone representative stated that the Warwick store is lower performing and attributes it partially to the structure looking like a bank, not an AutoZone. He

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wishes the building to follow the corporate image. Mr. Sandor stated the lighting is LED and the spillover is minimized with a sharp cutoff. There is a bio retention area and the runoff flows to the front of the building parking lot.

Ms. Kristen O'Donnell stated she agrees that in this case parking in front of the building is completely consistent with the surrounding buildings and businesses. The project is on an access road and there is no opportunity for connection of parking lots.

The board discussed the County's sidewalk requests. Ms. Kristen O'Donnell stated there was no sidewalk proposed and there is no sidewalk on the adjacent properties or across the street. The only sidewalk is in front of the park-and-ride lot. The street does not seem conducive to pedestrian traffic.

Mr. Torelli stated he liked the changes proposed and was ready to vote on the project tonight.

Mr. Donnelly stated the conditions for approval are a sign-off letter from Lanc & Tully, the project must be started within one year as set forth in the resolution, the applicant must declare an anticipated completion date and file a performance standards affidavit.

Mr. Sandor declared an anticipated completion date of October 24, 2019.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board made a motion to approve the project as most recently presented with appropriate comments and notes. Motion carried 5-0.

FIDDLER'S GREEN AT GOOD TIME PARK - # 115-1-5, northerly side of Rt. 17M extension, R-3 & D-S Zone

Representing the Applicant:

Steven Esposito, RLA
Mark Siemers, P.E.

Mr. Esposito stated with this submission the intent of the application is to establish a final outline of the environmental topics in the Part III to determine if the plan is consistent with the SEQRA findings of the previously approved plan. Also, he would like to advance a site plan to the board and discuss the submission of a draft storm water pollution prevention plan (SWPPP). He would like to have the board authorize the Village Engineer to review the SWPPP. He stated any significant changes to the SWPPP could have a significant impact on site plan changes.

Mr. Esposito stated this board had referred the application to the Zoning Board of Appeals for relief from building height and interpretation of building length due to underground parking. The ZBA could not make a decision on the variances until completion of SEQRA, but they stated with the information presented thus far they would be in a position to grant those variances. They were able to make the interpretation that the proposed buildings with the green roof in between buildings complies with the intent of the maximum building length.

Chairman Wohl asked if there was going to be any visual buffering. Mr. Esposito stated there would be an extensive landscaping plan that will be part of the site plan application. Ms. Kristen O'Donnell stated as part of the SEQRA analysis there will be a visual analysis and the applicant will be required to give a post-construction proposed image from various vantage points.

Ms. Kristen O'Donnell stated at the time the applicant has an outline for an expanded Part III EAF. There were impacts identified in the Part II. The Part III will expound upon those potential impacts. Visual impacts, storm water management, utility systems, capacity and design will be reviewed. More information about the project itself will be reviewed including fiscal, residential

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potential generation, emergency services, etc. which will be compiled into a document, so the board can complete SEQRA. The plans are conceptual at this point.

Mr. Siemers stated he would like to clarify that the plan set has been designed so far up to a preliminary design standard. In conjunction with the SWPPP he would request the plans have a technical review so if there is anything on his end that can be taken care of while the environmental studies are being conducted he can do so.

Ms. Kristen O'Donnell stated the board makes one SEQRA determination and wants to see one document that encompasses everything. She does not have water and sewer engineer designs showing capacity or demand.

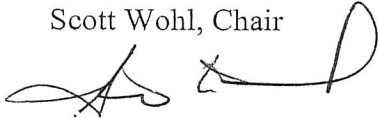
Mr. Donnelly asked how the dens were going to be evaluated for water and sewer usage. Mr. Esposito stated some are "work-in-place" units. Mr. Donnelly stated the planning board needs to address if they could be used as an additional bedroom for water and sewer usage. Mr. Esposito stated he will respond.

Land & Tully will move along with the review.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Boese, the Village of Goshen Planning Board adjourned the meeting at 8:10 p.m. Motion carried 5-0.

ADJOURNMENT - The meeting concluded at 8:10 p.m.

Scott Wohl, Chair



Notes prepared by Tanya McPhee