



Village of Goshen Planning Board Work Session/Regular Meeting Minutes

September 26, 2017

Present: Scott Wohl, Chairman¹
Adam Boese
Elaine McClung
Molly O'Donnell
Michael Torelli

Absent: None

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

APPLICANTS BEFORE THE BOARD

1. Southside Commerce Center, Police Drive, #121-1-1.32, IP

The applicant's representative, Michael E. Miele, PE, appeared and outlined the proposal to build two large industrial/warehouse buildings on Police Drive in the IP zoning district of the village. A portion of the site is within the Town of Goshen and may require site plan approval from the town planning board. This application—with a slightly different configuration—was before the board in 2009. That application was thereafter withdrawn.

The proposal is a Type I action under SEQRA and will also require GML 239-m referral to the Orange County Planning Department and, should a public hearing be held, to the Town of Goshen Clerk as well [GML 239-mm]. The board voted 5-0 to issue a notice of intent to act as lead agency during environmental review and directed that the notice be mailed to all interested and involved agencies with Part I of the Environmental Assessment Form [after the corrections required (as noted in the village engineer's memo of September 20, 2017) have been made]. Adjoiner notices are to be mailed before the applicant is listed on any future agenda.

Village Planner Kristen O'Donnell discussed the items in her letter-memo of September 20, 2017. Significant cuts and grading will be required. The need for landscaping, loading docks and adequate parking was also discussed.

The applicant is to return with updated plans and a completed EAF Part III after lead agency is resolved.

¹ The chairman arrived ten minutes late due to traffic.

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

The applicant returned with updated plans and with proof of mailing of the required adjoiner notices and proof of delivery of the GML 239 referral to the Orange County Planning Department delivered on August 26, 2017.

The revised plans were outlined by Michael Sandor, PE (MJS Engineering), the applicant's engineer. Also present for the applicant was the property owner and a representative of Autozone. Mr. Sandor presented a revised architectural elevation of the proposed store modeled on a standard company store.

Village Planner Kristen O'Donnell discussed the items in her office's letter-memo of September 15, 2017. While all technical and engineering issues have been resolved, the revised architectural proposal ignores the requirement of Section 5.2.3.2 of the village code requiring that long facades "shall incorporate recesses and projections... to reduce the scale of these structures and add interest."

Revisions to the roof line, while not showing the peaked roof the planning board had requested, satisfied members of the planning board given the applicant's need to construct a building consistent with corporate branding building prototypes.

However, the unarticulated front of the building was found unsatisfactory. The applicant initially expressed unwillingness to change its architectural plans. However, its representatives later agreed to revise the architectural plans to show recesses and projections across the front building face.

The planning voted 5-0 to waive a public hearing and to schedule this matter for a special meeting on October 10, 2017 at 7:30 pm for review of the revised architectural plans (to include a rendering) and, if found satisfactory, for action by the board.

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

The applicant appeared and presented its proposal to pursue a zoning map change (remapping its property from R-3 to an I district classification). The village board referred that application to the planning board for review and report under Section 17.2.2 of the Code of the Village of Goshen.

After discussion, the board resolved to direct the planning board attorney to send the planning board's report under Section 17.2.2 of the Code of the Village of Goshen to the village board, said report to read:

Section 17.2.2.1: Whether the uses permitted by the proposed change would be appropriate in the area concerned.

The land sought to be rezoned is contiguous to an existing I zone with some active industrial operations and the enlargement of the I zone to include this property is appropriate from this perspective. However, the property also adjoins the existing senior citizen housing development (although it adjoins at only a small end thereof). Any buffering necessary may be best handled during site plan review. Industrial uses in this area may affect the county's

existing (though long dormant) plans for upgrades to the Heritage Trail.

Last, access to this property for I-zone uses might be troublesome.

Section 17.2.1.2: Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional residences likely to be constructed as a result of such a change.

Because the eligibility of this property for residential purposes will go away if it is rezoned to I, the adequacy of public school facilities is irrelevant. It is assumed that village water and sewer is available to serve the property and that adequate capacity exists. The possibility that an I use might require pretreatment before sewage is sent to the village plant can be handled during site plan review.

Section 17.2.2.3: Whether the proposed change is in accord with any existing or proposed plans in the vicinity.

As noted above, the land sought to be rezoned is contiguous to an existing I zone with some active industrial operations and is thus in accord with existing operations in the vicinity. The applicant reports it intends to use the property for a warehouse to store cars. While the rezoning would allow a much broader array of uses, the warehouse use proposed presents no problem in the area concerned.

However, as also noted above, the property also adjoins the existing senior citizen housing development (although it adjoins at only a small end thereof). And Industrial uses in this area may also affect the county's existing (though long dormant) plans for upgrades to the Heritage Trail.

The planning board is not aware of any other proposed plans in the vicinity.

Section 17.2.2.4: The effect of the proposed amendment upon the growth of the village as envisaged by the comprehensive development plan.

The loss of land available for residential development by this rezoning is insignificant. So too is the gain in I-zoned land. The effect on potential growth—both residential and commercial—is likewise negligible.

Section 17.2.2.5: Whether the proposed amendment is likely to result in an increase or decrease in the total zoned

residential capacity of the village and the probable effect thereof.

As noted, the loss of land available for residential development by this rezoning is insignificant.

4. Approval of Minutes

The minutes of the August 7, 2017 meeting were approved as presented.

5. Correspondence

Reports from the Orange County Planning Department relating to the approved Dana Distributors site plan were reviewed and received.

6. Adjournment

The meeting was adjourned at 8:45 pm.

Scott Wohl, Chairman

Notes prepared by Michael H. Donnelly

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