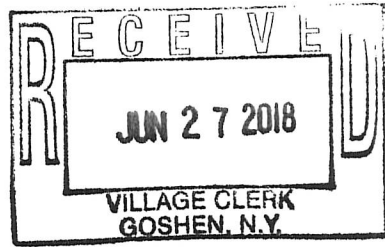


Village of Goshen Planning Board
Work Session/Regular Meeting Minutes



April 24, 2018

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

Absent: None

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

APPLICANTS BEFORE THE BOARD

1. Red Maple Holdings Corp, #110-4-1 (Village); 10-1-43 (Town) RR

The applicant's representative, Steve Esposito, appeared after a long hiatus and updated the planning board. A new wetlands delineation has been obtained and is shown on revised plans submitted to the board. The extent of wetlands makes more than one access to a public road impossible. Therefore, the application will need a cul-de-sac waiver from the planning board. The planning board reacted favorably to that request due to the unique challenges of the site. The village engineer recommended that the cul-de-sac waiver be considered.

The plans presented lack detail and reflect a concept only. While the number of lots may need to be revisited, the planning board viewed the concept proposal favorably. Adjoiner notices must be sent and SEQRA compliance will be required. In addition, the board discussed the need for an intermunicipal agreement with the Town of Goshen for roadway maintenance (a portion of the public road accessing the site will be within the Town of Goshen).

2. Real Deal Management [One Police Drive] #122-1-10.2; IP Zone

The applicant's representative, Steve Esposito, returned with updated plans. The history of the creation of these lots in the industrial park and the easements for drainage and sewer lines were explained. The applicant proposes to construct an office and warehouse on this lot. The applicant acknowledged the need to update the drainage plans to comply with current stormwater regulations.

This application is interrelated with the King Zak application (see below). Sewage will be transported from this lot to the King Zak lot where a private sewer pump

station will transport sewage into the village system. Similarly, stormwater will be conveyed to the King Zak site, although a small pre-treatment pond will remain on this site.

3. King Zak – GAM Properties, #122-1-11, IP Zone

The owner of this approved site now seeks an expansion to its existing warehouse building. Due to site constraints, expansion can only occur toward the existing parking area, making compliance with the village parking regulations impossible. Therefore, a parking variance will be required, and the planning board attorney was directed to send a referral letter to the zoning board of appeals. 349 spaces are required and 324 will be provided; therefore, a variance for 25 spaces will be needed. A portion of the parking lot will be *land-banked*, given that even at this reduced parking lot size, far more parking than is required for this user will exist.

4. Village Place, #111-10-17.2 C.S. w/PAC Amended Site Plan

The applicant's representative, Steve Esposito, appeared to update the board on the status of this project. The planning board discussed the architecture and raised concerns regarding the *look* of the building front that will function more as the rear face of the apartments. The planning board requested Mr. Esposito to have the architect attend the next meeting of the planning board to discuss a better approach to this look.

Kristen O'Donnell, the Village of Goshen planner, raised an issue regarding the reach of the variance earlier granted by the zoning board. Specifically, Section 21.4(h) of the zoning chapter restricts the dwelling type allowed in the PAC zoning district. Apartment buildings are not a permitted dwelling type.

Therefore, the board resolved to direct the planning board attorney to send the clarification request to the zoning board. Specifically, a clarification of the earlier decision on whether the zoning board intended to grant an area variance from the limitation on dwelling types will be requested. Further, in a more general sense, the zoning board will be asked what bulk requirements apply to this PAC in the CS zoning district and, if there is no compliance with those bulk requirements, consideration of granting a variance for any such noncompliance.

5. Approval of Minutes

The minutes of the March 23, 2018 meeting were approved as presented.

6. Adjournment

The meeting was adjourned at 8:45 pm.

Scott Wohl, Chairman

Notes prepared by Michael H. Donnelly

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