

Village of Goshen Planning Board
Work Session/Regular Meeting Minutes

December 18, 2018

Present: Elaine McClung, Chairperson
Adam Boese
Molly O'Donnell
Michael Torelli

Absent: None

Vacant: One

Also Present: Kristen O'Donnell, Village of Goshen Planner
Phillip Greeley, P.E., Special Planning Board Traffic Engineer [Yidel Realty]
James Farr, P.E., Special Planning Board Engineer [Yidel Realty]
Michael H. Donnelly, Planning Board Attorney

APPLICANTS BEFORE THE BOARD

1. Knolls of Goshen, #104-2-40 & 41

The applicant submitted a written request for an extension of its conditional final subdivision approval. The applicant failed to appear at the planning board meeting. The request for an extension was granted to March 26, 2019. Mr. Donnelly will notify the applicant in writing that an appearance is required at that and a full explanation of the need for further extensions be explained.

2. Monroe Woodbury Jewish Community Center, #106-1-16, R-2

The applicant did not appear, having requested a deferral to a future date.

3. Yidel Realty Warehouse, Route 17M, #117-1-1, 2 & 3, I

Steven Esposito appeared on behalf of the applicant with Carlito Holt, PE, the applicant's traffic engineer. Jim Farr, P.E. and Philip Greely, P.E., Ph.D., were present on behalf of the planning board.

The applicant presented an overlay of the Yidel project on the approved Kikkerfrosch site. A discussion ensued focusing on several issues. Wetlands: the proposed small incursion into a wetland area will require preconstruction notification to the Army Corps of Engineers. It appears possible that a DEC Buffer Disturbance Permit will be required. Confirmation of the wetlands delineation will be required before site plan approval is granted. Traffic: Carlito Holt explained the traffic study. Machine counts and visual turning movement

counts were tracked and peak a.m. and p.m. hours were determined. Using a 2021 projected build year (with expected traffic flow increases), *no-build* and *build* projections were then calculated. Last, the applicant computed the traffic impacts of existing approved projects (Amy's Kitchen, Southside Commerce Center and Legoland) superimposed on the build traffic projections. This project's proposed trip generation (using the ITE manual for warehouse buildings of this size) was then superimposed over that modified 2021 build year projection. No significant degradation in levels of service is projected to result except for the left turn out movement that will cause an E letter of service during the p.m. peak hour. Given this is an on-site impact only, no pass-by traffic will be affected. It was noted that most truck traffic will occur at off-peak hours.

The applicant now proposes, at the suggestion of the village's special traffic engineer, to construct a dedicated left turn in lane off of Route 17M for Goshen bound traffic. A right turn in deceleration lane for Middletown bound traffic is also now proposed. Both improvements are subject to DOT review and approval.

Philip Greely, the planning board's special traffic engineer, endorses the projections and assumptions of the applicant's traffic study and additionally agrees with the expectation that trucks will enter and leave at off-peak times. He noted that the entranceway as proposed will allow full movements (the temporary driveway in use has a restriction prohibiting left turn out movements). This follows the Kikkerfrosch approval. Mr. Greely and Mr. Donnelly propose that as conditions of any approval: (1) the applicant be required to return to the planning board for further review if the DOT changes the intersection configuration; and (2) that the applicant be required to return to the planning board for further review if the use to be engaged in by the actual tenant secured will have a trip generation over that projected in the ITE manual.

James Farr, P.E., reviewed his proposed answers to Part II of the EAF. Those answers were endorsed by the members of the planning board. The draft SEQRA consistency determination was reviewed and issued as presented.

The project is ready for a public hearing and a hearing was set for January 22, 2019 at 7:30 p.m.

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

Steven Esposito appeared for the applicant and reported on coordination with the One Police Drive project that has required plan modifications to both projects. Mr. Esposito further reported that a parking variance was received.

Lanc & Tully's comments were reviewed. The bulk of these comments relate to engineering details subject to ongoing dialogue and modification. The stormwater management proposal, now coordinated with the One Police Drive project, will, in Lanc & Tully's opinion, be a big improvement. A full stormwater pollution prevention plan must be submitted and reviewed by Lanc & Tully.

SEQRA cannot be closed out until the stormwater pollution prevention plan is submitted and reviewed by Lanc & Tully. Meanwhile, a referral to the Orange County Planning Department under Section 239-m was directed.

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5. **Approval of Minutes**

The minutes of the November 27, 2018 meeting were approved as presented.

6. **2019 Meeting Schedule**

The proposed schedule of planning board meetings for 2019 was reviewed and approved with one revision. A copy of the approved schedule is annexed.

7. **Adjournment**

The meeting was adjourned at 8:35 pm by motion, second and unanimous vote.

Elaine McClung, Chairperson



Notes prepared by Michael H. Donnelly

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