

**VILLAGE OF GOSHEN  
PLANNING BOARD  
March 27, 2018**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on March 27, 2018 in Village Hall by Chairman Wohl.

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

Also present: Michael Donnelly, Esq., PB Attorney  
John O'Rourke, Engineer  
Ted Lewis, Building Inspector

Chairman Wohl opened the meeting with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**VOTE BY PROPER MOTION** made by Ms. O'Donnell, seconded by Mr. Boese, the Village of Goshen Planning Board moved to adopt the minutes of the February 2018 meeting. Motion carried 5-0.

**APPLICANTS BEFORE THE BOARD**

**MATTA SUBDIVISION**, Horseshoe Court, #124-2-1-1.2 & 2.142, lot line change and subdivide remaining four (4) lots, R-1 Zone

Representing the Applicant: Steven Esposito, RLA

Mr. Esposito stated it is a 12-acre site. Lot 4 is an existing, previously approved lot. The applicant is asking for a reconfiguration of the lot lines and creation of three new lots.

The site is topographically challenged. The minimum lot size in this zone is 15,000 square feet. The applicant would like to develop the parcel with a private road that is scaled down similar to a project on Fletcher Street. The applicant will be requesting waivers for cul de sac length, cross section of the pavement and sidewalks.

Mr. Esposito displayed a sketch plan to the board. The private road will have a maintenance agreement.

Mr. O'Rourke stated he provided a comment letter. He stated no variance for lot size is required. Per the code in this zone it is a major subdivision. He has received at this point a sketch plan submission.

Mr. O'Rourke stated his concern at this point for the private road is to have more detail provided. He agreed there is a similar project off Fletcher Street, but it still differs from this project. He stated the Fletcher Street project has still not been completed since 2007. It has curbing and drainage but it is still not paved and incomplete. He stated it is also much flatter topographically. He stated he has serious concerns with the drainage coming off this road and the steepness which exceeds specifications. Mr. O'Rourke stated the applicant will have to seek quite a few waivers for the road including length, width, and steepness.

Mr. O'Rourke stated with the waivers that will need to be requested it basically becomes a glorified driveway. He stated emergency services should be consulted on this application. Who owns and maintains the property should be defined more clearly. Eventually water and sewer will have to be addressed. This project accesses onto a County road so DPW will also have to

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review and approve the application. Also, the application needs to go to County Planning for a 239 Referral.

Clarification was requested regarding the lots. Mr. Esposito stated it is two lot line changes and a subdivision creation of three new lots.

The road waivers create issues in the length of the road exceeding a fire truck hose run and the fact that as presented there is no place for a turn around.

Mr. Donnelly stated the Village's street specifications are in the subdivision regulations and those give the Planning Board the authority to waive any of the requirements in §46-26 Authority of Planning Board.

Ownership of the three lots will come out to the road.

Mr. Wohl stated he would like EMS to weigh in on the plan. The board agreed.

Mr. O'Rourke stated the drainage plan needs more detail before he would feel comfortable recommending a waiver.

Mr. Donnelly stated it would be appropriate to comment on the general lot layout and house locations. He stated the applicant needs send the adjoiner notices. There is an EAF. The board can make a referral to the Orange County Planning Department and the Orange County DPW. A Notice of Intent to serve as lead agency could also be issued at this time if the board felt so moved.

**VOTE BY PROPER MOTION** made by Ms. McClung, seconded by Mr. Boese, the Village of Goshen Planning Board moved to issue a Lead Agency Notice of Intent.  
Motion carried 5-0.

The board instructed the applicant to send adjoiner notices and referrals will be made to the OC Planning Department and DPW.

Ed Connor, the owner of the Valnora property asked to make a comment. He stated his parcel and the Matta parcel used to be part of his grandparents' farm. In 2004 to 2008 there was a proposed 19-lot subdivision on his parcel. His only access is through the corner parcel which fronts on Scotchtown Avenue. He stated there are springs under the property on the hill and is concerned with blasting needed to allow new houses to be built. He is concerned with the water running down the hill. His only access is at the bottom of the hill. If it floods, he is land locked. He asked if the springs should be addressed by the board. He is also concerned this project's proposed road is too close to his proposed road.

**SARAH HADDEN**, Garden Terrace, Tax Map Designation #113-7 lots 1.2, 5, 6, and 7, R-1 Zone, subdivision and lot line change

Representing the Applicant:

James Dillin, PLS

Mr. Dillin stated Sarah Hadden owns a lot on Garden Terrace and she bought a parcel behind her, lot 113-7-1.2. She would like create property lines straight back from either side of her property and convey the property behind the neighbors to them and take the property right behind her house. She just wants to add it to her existing property. The neighbors on either side would get larger backyards as well. This would eliminate the tax lot on Ryerson Avenue.

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Mr. O'Rourke stated there is no new lot creation. His only comment that should be noted is there should be no access onto Ryerson Avenue from the new lots. Mr. Dillin stated that would not be a problem.

Mr. Donnelly stated there is not a procedural approval for a lot line change. The Village's definition of a subdivision means any parcel of land into two or more lots for the purpose of transfer of ownership is a division. If there are no other concerns there are a set of standard conditions and the board could add that there is no access to Ryerson as a condition.

Standard conditions used in the past were map notes stating there are no buried utilities, a map will have to be filed with OC Real Property, deeds to reconvey the parcels done, and a meets and bounds description for the proper tax map realignment. This is an action subject to SEQRA so the board would have to issue a Declaration of Significance.

The board has the discretion to ask for adjoiner notices to be sent. Mr. Donnelly stated he didn't think anyone was affected other than the three parcels involved.

**VOTE BY PROPER MOTION** made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to waive and all conditions for public hearing and adjoiner notices. The board will apply the previously discussed standard conditions and the additional condition of no access to Ryerson Avenue. Motion carried 5-0.

**COMMUNICATIONS**

**CATARACT FIREHOUSE**, requesting a three-year extension of Site Plan approval

**VOTE BY PROPER MOTION** made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board moved to grant a three-year extension on this application. Motion carried 5-0.

**VILLAGE PLACE**, correspondence from the NYS DEC.

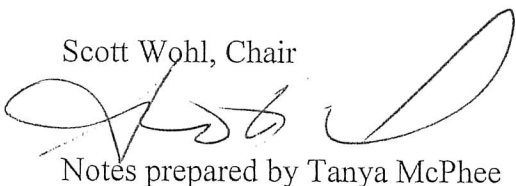
The board stated the letter was duly noted.

**ADJOURNMENT**

**VOTE BY PROPER MOTION** made by Mr. Torelli, seconded by Mr. Boese, the Village of Goshen Planning Board moved adjourned the meeting at 8:20 p.m. Motion carried 5-0.

Next scheduled meeting of the Planning Board is April 24, 2018.

Scott Wohl, Chair



Notes prepared by Tanya McPhee