

***Village of Goshen Planning Board***  
***Work Session/Regular Meeting Minutes***

November 27, 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  
Arthur Tully, P.E., Village of Goshen Engineer  
James Farr, P.E., Special Planning Board Engineer [Yidel Realty]  
Michael H. Donnelly, Planning Board Attorney

**APPLICANTS BEFORE THE BOARD**

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

The applicant's representative, Steven Esposito, appeared before the board and outlined what has occurred since his last appearance. An updated traffic study has been prepared and presented to the village's special traffic engineer, Maser Engineering. Maser has recommended a left turn lane on 17M, which the applicant agrees to construct subject to New York State Department of Transportation approval.

James Farr, the planning board's special engineer, reviewed his comments on the project. Mr. Farr reported that most comments had been resolved but that minor further engineering details must be resolved. Fire department comments have not yet been received and the fire department will be contacted again. An updated wetlands delineation is required. The lighting plan and its impact on surrounding property was discussed. Given the existence of a conservation easements surrounding the project, this screening will prevent most light spillover.

Mr. Donnelly noted that SEQRA lead agency status is now final because no agency has disputed the notice of intent sent out earlier. Adjoiner notices have been sent to adjoining property owners and the Orange County Planning Department has responded to the GML referral. The board directed that the newest updated plans be sent to the County Planning Department and that a request for an updated report be made.

Mr. Farr will propose suggested answers to Part II to the Environmental Assessment form and present it to the board at its next meeting. Given that it

appears likely there will be no significant environmental impacts not already addressed when this property was proposed for the Kikkerfrosch Brewery, Mr. Donnelly will prepare a draft SEQRA consistency determination for the board's review and possible action at its December meeting. Maser Engineering will be invited to attend the December meeting, as will the applicant's traffic engineer, for the board to further discuss potential traffic issues.

The board will schedule a public hearing after the SEQRA determination is made.

2. **Goshen Stagecoach Properties, LLC, Maplewood Terrace, #107-2-39.2, R-1**

The applicant returned on its proposal to enclose an existing patio area of the property. Mr. Esposito, on behalf of the applicant, reported that the zoning board of appeals had earlier determined that the nonconforming use protection for the property would not be lost upon this enclosure. The board noted that the village's architectural design district consultant had reviewed the plans and recommended their approval. The village engineer had no issues with the proposal.

A resolution of approval was approved unanimously with the applicant declaring an anticipated completion date of November 27, 2019.

3. **Scotchtown Adult Community, Harness Road, #104-2-59.2, R-3**

James Dillin and the applicant's architect, David Crawford, appeared and updated the planning board on the proposal. Most of the discussion focused on the roadway and sidewalk details, particularly the potential conflicting traffic movements into the proposed adjoining office park. Kristen O'Donnell from Lanc & Tully suggested the need for more details and for a set of drawings at a more readable scale. The applicant agreed to relocate the dumpster and to reconsider the parking and traffic circulation. The applicant noted that the potential traffic impacts could be minimized given that a condominium or homeowner's association will control all roadway maintenance and would have the authority to impose regulations on how the roadways will be utilized.

The lighting and landscaping plans were found to be deficient and need to be amplified. The architectural plans were briefly reviewed.

It was noted that a flood plain development permit application must be submitted with full required detail.

The board directed that a referral under GML 239-m be made to the Orange County Planning Department. The applicant was also directed to serve adjoining notices on surrounding properties. A lead agency notice of intent will be issued after environmental assessment form deficiencies are addressed, a full stormwater pollution prevention plan is submitted and the flood plain development permit application is filed.

4. **Fiddler's Green, Route 17M, #115-1-5, R-3**

Jay Myrow, Steven Esposito, Mark Siemers and Carter Sachman all appeared on behalf of the applicant. A comparison chart and a new alternative plan were

submitted to the board. Five plans have now been submitted to the board. The newest iteration reduces the number of buildings by one, pulls the buildings back from the Heritage Trail slightly, reduces impervious surfaces (when compared to certain of the alternatives) by returning to a partial underground parking plan and saves the large specimen oak tree within the Good Time Park property. And a proposed retaining wall will now provide a 10-foot planting strip adjacent to the trail enabling additional screening to be planted. The applicant agrees to modify the grading plan to align the ground surrounding the buildings with the first-floor elevation making the buildings look less imposing. The applicant declares that this new version (with these minor modifications) is now its preferred plan. The applicant will return with a detailed comparison on this plan versus the original approved plan in terms of its environmental impacts.

Parking for this proposal is at 1.5 spaces per unit and will required a variance (2 spaces per unit are required). Building height and the number of stories may need variance relief as well.

5. **Approval of Minutes**

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

6. **Adjournment**

The meeting was adjourned at 9:25 pm by motion, second and unanimous vote.

Elaine McClung, Chairperson



Notes prepared by Michael H. Donnelly