

ORIGINAL

STATE OF NEW YORK : COUNTY OF ORANGE

VILLAGE OF GOSHEN : PLANNING BOARD

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IN THE MATTER

OF

SCOTCHTOWN ADULT COMMUNITY

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Goshen Village Hall  
276 Main Street  
Goshen, New York  
April 23, 2019  
7:34 p.m.

B E F O R E :

ELAINE McCLUNG, CHAIRWOMAN  
ADAM BOESE, MEMBER  
SAL LABRUNA, MEMBER  
M. O'DONNELL, MEMBER  
MICHAEL TORELLI, MEMBER

A P P E A R A N C E S:

DAVID DONOVAN, Village Counsel  
TED LEWIS, Building Inspector  
KRISTIN O'DONNELL, Lanc & Tully Engineering and  
Surveying, PC  
ARTHUR TULLY, Lanc & Tully Engineering and  
Surveying, PC

ROCKLAND & ORANGE REPORTING  
2 Congers Road  
New City, New York 10956  
(845) 634-4200

1 Proceedings

2 CHAIRWOMAN McCLUNG: We shall open the  
3 Village of Goshen Planning Board Public  
4 Hearing with the Pledge of Allegiance.  
5 Everybody standing.

6 (The Pledge of Allegiance was said.)

7 CHAIRWOMAN McCLUNG: So, this is the  
8 continuation of the public hearing for  
9 Scotchtown Adult Community. I should note  
10 that the applicant did not have everything  
11 ready and asked to adjourn the public  
12 hearing. So, we will keep it open until next  
13 month. May 28, I believe, is the next  
14 Village of Goshen Planning Board meeting.

15 But if anyone here from the public would  
16 like to speak, please, do so. Is there  
17 anyone that would like to speak?

18 MR. CONNOR: Ed Connor.

19 CHAIRWOMAN McCLUNG: Would you come  
20 forward and state your name for the record.

21 MR. CONNOR: Ed Connor, C-O-N-N-O-R.

22 I was just wondering if the -- first of  
23 all, I think this project is really needed in  
24 the Village. I think there are people who  
25 really want to stay around Goshen, and we

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2 really don't offer this type of townhouse  
3 accommodations. But my concern is two  
4 things. I go back in Goshen quite a while,  
5 and that site was a pond. And I was  
6 wondering if the applicants have done any  
7 land soil testing at the site. Because I  
8 remember for years, for a couple of years  
9 anyway, there was a big pile of rubble on the  
10 lot in front. I think it's a 4 acre parcel,  
11 that just sat there. And eventually they  
12 bull dosed it in to fill in the pond. And as  
13 I recall, and we're probably going back to  
14 the early sixties, mid sixties, there was a  
15 lot of stone. I don't know how much fill was  
16 actually put in there other than the stone  
17 and then they covered it over. Since these  
18 buildings are not going have basements I  
19 think that should be checked into if they  
20 plan on building those things on slabs and  
21 see how secure the land is.

22 And my other concern is that Harness  
23 Drive is only 24 feet wide. And I was  
24 wondering if there is going to be parking  
25 permitted along Harness Drive in case of

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2 people having parties there or something.  
3 Because it's going to make that road almost  
4 impassible for a fire truck. Those are my  
5 only two concerns. But other than that I  
6 think it's a pretty good project, and the  
7 Village needs it. That's it.

8 CHAIRWOMAN McCLUNG: Kristen, do you  
9 have any comments?

10 MR. TULLY: We started on the review. I  
11 think you must have read my letter. Because  
12 they started doing some soil testing. They  
13 have more soil testing to do. But they've  
14 run into some issues with high ground water  
15 there, so they're going back and  
16 re-evaluating what the proposal was for the  
17 storm drainage. So, that's an ongoing  
18 process, the soil evaluation. And we did  
19 comment on the fact that construction is  
20 going to be challenging, because it is a  
21 filled site, and it is slab on grade. So,  
22 that's been brought to the applicants  
23 attention already. And there is no parking  
24 proposed in Harness. And it's a seniors  
25 project. They have parking in garages, and

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2 they have parking on their own street and  
3 driveways. So, there is some guest parking  
4 as well. So, they're treating it just like  
5 any other resident in the village. If you  
6 have something going on at your house  
7 everybody parks on the street. So, I don't  
8 think there is any prohibition about that on  
9 the occasion, not as part of a regular basis.  
10 But there is no parking proposed for the  
11 project on Harness Drive.

12 CHAIRWOMAN McCLUNG: Okay. Anyone else  
13 wanted to speak?

14 So, are we in favor of continuing the  
15 public hearing?

16 MS. O'DONNELL: Yes.

17 CHAIRWOMAN McCLUNG: I don't think we  
18 need to vote --

19 MR. DONOVAN: So, you need to continue a  
20 motion to continue the public hearing to the  
21 fourth Tuesday in May.

22 CHAIRWOMAN McCLUNG: Which is May 28.

23 MR. DONOVAN: Okay. You need a motion,  
24 a second.

25 MR. LaBRUNA: Make a motion.

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MR. BOESE: Second the motion.

CHAIRWOMAN McCLUNG: Seconded by Adam.

All in favor?

MR. BOESE: Aye.

MR. LaBRUNA: Aye.

MS. O'DONNELL: Aye.

CHAIRWOMAN McCLUNG: Anyone opposed or  
abstaining? No. Okay.

THE FOREGOING IS CERTIFIED to be a  
true and correct transcription of the original  
stenographic minutes to the best of my ability.

  
Debra Boggs



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STATE OF NEW YORK : COUNTY OF ORANGE

VILLAGE OF GOSHEN : PLANNING BOARD

- - - - - x

IN THE MATTER

OF

THE KNOLLS OF GOSHEN

- - - - - x

Goshen Village Hall  
276 Main Street  
Goshen, New York  
April 23, 2019  
7:39 p.m.

B E F O R E :

ELAINE McCLUNG, CHAIRWOMAN  
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SAL LABRUNA, MEMBER  
M. O'DONNELL, MEMBER  
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2 CHAIRWOMAN McCLUNG: Next on the agenda  
3 is the Knolls of Goshen. And I don't believe  
4 there is anyone here from the applicant.

5 MS. KRISTEN O'DONNELL: Did we ask  
6 someone to come in last time?

7 CHAIRWOMAN McCLUNG: We requested that  
8 someone come. And they had wanted a  
9 continuation of their approval. And we had  
10 asked them to come in to discuss any future  
11 plans, or I believe there was a change in  
12 ownership. And they had some plans to change  
13 the actual application. That's my  
14 understanding. So, I'm kind of surprised, I  
15 was surprised to learn today that no one was  
16 coming.

17 MS. KRISTEN O'DONNELL: Did we make that  
18 request in writing to them or their  
19 representatives?

20 CHAIRWOMAN McCLUNG: There was a letter  
21 from Mike Donnelly two months ago maybe.

22 MR. DONOVAN: What the status of their  
23 approval, do we know, is that preliminary  
24 subdivision, a conditional --

25 MR. TULLY: I believe it was

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2 preliminary. And they've been given a number  
3 of extensions already.

4 MS. O'DONNELL: I don't think I have  
5 seen that in front of the board ever since I  
6 have been on the planning board.

7 MR. LEWIS: Yeah. They've been here  
8 since you've been here. Mark has been  
9 representing them from Peter, Zach and Fowl  
10 [ph].

11 MR. TULLY: I think they've been asking  
12 for six month extensions.

13 MR. LEWIS: I think that's what we've  
14 been giving them, is six month extensions. I  
15 think the board required an update on the  
16 status of the project, and wanted somebody  
17 here to tell them.

18 MR. TULLY: Yeah. You want to consider  
19 giving them a month, an extension for a month  
20 and request that they come next month? Your  
21 call.

22 MR. LaBRUNA: Do they need an extension?

23 CHAIRWOMAN McCLUNG: They're overdue for  
24 an extension. I think there was some  
25 confusion last month where they didn't

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2 appear.

3 MR. LaBRUNA: This is the second time.

4 CHAIRWOMAN McCLUNG: Right. But I would  
5 be in favor of another month. And to make it  
6 clear to them that they have to appear.

7 MR. BOESE: I agree.

8 MS. KRISTEN O'DONNELL: The only thing  
9 that happens if their approval expires they  
10 have to pay the fee again and fill out all of  
11 the forms again. It's the same information  
12 with the same plans, same information. They  
13 would need to repay the application fee, that  
14 I'm sure they will be very upset about, but  
15 it will have letters that says we warned them  
16 multiple times.

17 MR. BOESE: Give them two months.

18 CHAIRWOMAN McCLUNG: Yeah. Okay. Do we  
19 have a motion?

20 MR. BOESE: I will make a motion.

21 CHAIRWOMAN McCLUNG: One month and the  
22 applicant must appear. Is there a second.

23 MS. O'DONNELL: I will second.

24 CHAIRWOMAN McCLUNG: All of those in  
25 favor?

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2 MR. BOESE: Aye.

3 MR. LaBRUNA: Aye.

4 MS. O'DONNELL: Aye.

5 CHAIRWOMAN McCLUNG: Anyone opposed or  
6 abstaining?

7 So, Dave, you said you were going to  
8 write them a letter; right?

9 MR. DONOVAN: If I -- a lifetime ago  
10 Mike Donnelly represented this applicant. I  
11 say a lifetime ago, because it had to be 20  
12 years ago. So, I don't know whether -- it  
13 seems to me the conflicts would have been  
14 long since expired. But I don't know if  
15 Michael has continued that or not.

16 CHAIRWOMAN McCLUNG: Okay. Now I'm  
17 remembering. I think it was Steve Reineke  
18 that was representing them because of  
19 Michael's --

20 MR. DONOVAN: Representing you  
21 because --

22 CHAIRWOMAN McCLUNG: Representing us.

23 MR. DONOVAN: I don't know that frankly  
24 that conflict is still a valid conflict.  
25 Especially if the property has changed hands.

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Proceedings

So, in the interest of not losing time  
contacting another attorney, I'm happy to  
write a letter to Marc Semers [ph] indicating  
what happened tonight. And if he doesn't  
appear at the May meeting there is potential  
their approval will lapse.

CHAIRWOMAN McCLUNG: Sounds good. Okay.

THE FOREGOING IS CERTIFIED to be a  
true and correct transcription of the original  
stenographic minutes to the best of my ability.

  
Debra Boggs

