



Village of Goshen Planning Board
Work Session/Regular Meeting Minutes

March 26, 2019

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

Absent: None

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

APPLICANTS BEFORE THE BOARD

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

The public hearing was opened. James Dillin, surveyor, provided an overview of the application. Twenty age-restricted units are proposed to be overseen by a homeowners association. Each unit is two stories with a garage and driveway (available for additional parking). The units have a master bedroom downstairs with a second bedroom and loft above. The units are modest in size (roughly 1,700 square feet) and provided with high-end amenities. The project will have a sidewalk running to Scotchtown Avenue. Mr. Dillin noted that a project is underway to install sidewalks along Scotchtown Avenue.

Peter Botti, the attorney for the applicant, reported that the units would be restricted to those of 55 years or older. He predicted a positive tax impact to the village and noted that the village would also receive revenue from water and sewer charges. Mr. Botti predicted little impact on the village because the internal roadways will be privately maintained and private garage pickup would be paid for by the homeowner's association. Further, because no school children would reside within the project, no demand will be placed on the educational system. An additional benefit to residents will be the walkability to the new library and downtown shops and restaurants.

Members of the public spoke at the hearing:

Nino Novolino: Mr. Novolino resides on Route 207 a short distance north of its intersection with Scotchtown Avenue. His rear yard looks toward the project site. Mr. Novolino feels that there is inadequate screening provided and he will be able to see through and over the wetlands separating him from the project and finds this unsatisfactory. Mr. Novolino also complained of continual flooding in his back yard and fears that this project will exacerbate that problem.

Village engineer Art Tully noted that a stormwater plan has been submitted, is under review and that the applicant will need to mitigate drainage impacts within the New York State and Federal-law regulatory schemes.

Joe Devine: Mr. Devine is also a local neighborhood resident and complains that he will be able to see the dumpster location from his yard. Mr. Devine reported that he believes a fence will be needed in order to protect his privacy. Mr. Devine reported that he feels that lighting might also be an issue and needs to be carefully studied. Village engineer Tully reported that the village's lighting regulations and stormwater standards will need to be reviewed and appropriate conditions attached to any resolution of approval.

Martin Schwartz: Mr. Schwartz reports that he has lived in the Village of Goshen since 2010. He resides in a large house and anticipates, as he ages, that he might want to downsize at some point in the future. This project provides an attractive and comfortable possible downsize opportunity. Mr. Schwartz is impressed with the walkable location of the project.

John Cummins: Mr. Cummins reports that he is nearly 80 years of age and will soon have a new artificial hip. He feels that this project is tailored for people like him. Many others, he feels, are interested in downsizing as they age and this project might be the right fit for them.

Jimmy Boylan: Mr. Boylan echoed the comments of John Cummins. Many of his friends have downsized to high-end developments out of town (e.g., the development near the golf course in the Town of Wallkill). This project presents a local alternative choice.

Keith Roddey: Mr. Roddey is concerned about the viability of this project, noting that Village Place was originally approved for 55 years and older residents and then obtained a use variance removing the age restriction. What guarantee, he queried, will there be that these units will stay age-restricted.

Mr. Botti responded that a restrictive covenant will be recorded that requires all residents to be 55 years of age or older and that the effect of this recorded declaration will be binding in the future.

Brian Lenches: Mr. Lenches reported that this project is needed within the Village of Goshen, will provide a tax benefit and, with no school-children, will not place a burden on school tax payers.

Jim Hawkins: Mr. Hawkins is impressed that this project is not building to the maximum density permitted under law. He is grateful that quality over quantity is being stressed.

Joe Dembeck: Mr. Dembeck reported that he is a Village of Goshen resident and a big-house owner. He sees this downsizing alternative as a benefit to the community.

Several speakers requested an opportunity to review documents. Most significantly, the drainage report. The chairperson noted that the contents of the village file are available under the Freedom of Information Law and that the items in question could be viewed at Village Hall. The board then voted to continue the public hearing to April 23, 2019 at 7:30 p.m. The chair also noted that additional documentation by the applicant must be submitted not later than April 9, 2019.

By motion and second a vote was taken to continue the public hearing on April 23, 2019 at 7:30 pm. The motion passed unanimously.

2. Goshen Shopping Center, 84-116 Clowes Avenue, #114-5-15, DS

The public hearing was opened. Neil DeLuca provided an overview of the project. He introduced the project engineer, architect and attorney. Each of those professionals addressed the board and the public.

Ron Hoina, R.A.: Mr. Hoina displayed the architectural outline for the site. Significantly, the site will be reoriented to have its major face aligned along Matthews Street with secondary access to Clowes Avenue. Sidewalks will be included to assist pedestrian movement. All delivery docks will be to the rear (outside) of the site, leaving the interior free for parking and vehicular and pedestrian circulation. There will be a new free standing CVS building at one end and the supermarket at the other. An L-shaped building will be constructed on site for retail and personal service uses. Two pad sites are shown on the plans for additional stand-alone uses.

All buildings are one-story in scale and have architectural treatment on all sides. There will be individual store signs within the plaza area and

pedestal signs at the major entrances.

Andrew Featherstone, P.E.: Mr. Featherstone presented an engineering overview of the redevelopment of this site. The CVS store will be relocated to a free-standing building and a new anchor supermarket will be constructed. A mix of additional stores and pad sites will then be constructed. Delivery and truck access will be in from the Clowes Avenue side and out through the Matthews Street side. New sidewalks will be constructed along Matthews Street.

There will be a little more than 107,000 square feet of new retail stores and a total of 536 parking stalls. There will be a stormwater treatment upgrade, augmented by the use of impervious pavement in certain areas of the site to assist in drainage. A buffer protecting the cemetery located alongside the site will be provided. There is a small federal wetland on site and the applicant proposes a minor encroachment into that wetland area. The degree of the encroachment will fall within an Army Corps of Engineers General Permit and will require only preconstruction notice to that agency.

A landscaping plan will include new plantings and landscaping within the islands of the parking lot. Lighting on site will be replaced and all new fixtures – LED for efficiency – will have the capacity to be reduced in the nighttime hours to a security only level.

Members of the public spoke at the hearing:

Lynn Cione: Lynne Cione identified herself as a Goshen resident, a former President of the Goshen Chamber of Commerce and the current President of the Orange County Chamber of Commerce. Ms. Cione announced that she can't wait for the supermarket. The reorientation of the shopping plaza to Matthews Street is much welcomed. Ms. Cione applauded the developer and she is pleased to see a major investment in Goshen.

Phil Royle: Mr. Royle identified himself as a recent Goshen resident and a representative of Legoland Goshen. Given the number of employees that Legoland will have and the need by those employees for a local supermarket, Mr. Royle urged the board to move quickly to allow construction of this project.

Doug Bloomfield: Mr. Bloomfield is the Town of Goshen Supervisor. He informed the board that he attended a recent Goshen Chamber of Commerce breakfast with an overflow of excited people. So large was the crowd that the meeting had to be relocated to a larger hall in Chester. Mr. Bloomfield said that this new supermarket is long past due. Given that the plaza is not fixable and needs replacement, the developer's proposal is the correct way to go.

Chris Harrison: Mr. Harrison is a representative of Advanced Testing and noted that people with jobs need a place to shop.

Bill Fioravanti: Mr. Fioravanti is the economic director for Orange County. Mr. Fioravanti sees this proposal as a unique project and he felt gratified to speak a public hearing where all appeared to be in favor of the project; he is more familiar with addressing public gatherings concerning controversial projects.

It is Mr. Fioravanti's opinion that the supermarket is needed and that now is the time to construct it. He conveyed the endorsement of Harry Poar, the Assistant County Executive and noted that Mr. Poar is familiar with this developer from his past service in Bronxville, New York. Goshen deserves this supermarket and it can't happen soon enough.

Keith Roddey: Mr. Roddey recalled earlier proposals, all of which failed to materialize. He noted that the current proposal is far superior to all those past iterations.

Mike Oakes: Mr. Oakes appeared on behalf of the Hudson Valley Economic Development Agency. He lauded the developer for proposing a rebirth of a greatly improved village shopping center and for the job creation that will result. Mr. Oakes noted that the developer is well respected and has a proven track record elsewhere. The other local communities in which this developer has performed work support him.

Mary Pat Smith: Ms. Smith spoke as both a Goshen resident and as an Orange County official, working for County Executive Stefan Neuhaus. She hopes somebody that her children will have jobs at this new shopping plaza. Ms. Smith is delighted that this shopping center is coming to the village.

By motion and second a vote was taken to close the public hearing and passed unanimously.

John Cappello: Mr. Cappello the attorney for the applicant next spoke and thanked the crowd for their support. Mr. Cappello reported that all adjainer notices were mailed as required by Village of Goshen code. Mr. Cappello requested that the board issue a SEQRA negative declaration and approve the project.

Mr. Cappello noted that the technical representatives of the applicant are working on responses to the technical comments of the village's consultants. Mr. Cappello noted that the village's traffic engineer has endorsed the traffic study prepared by the applicant. In Mr. Cappello's view, only details remain to be resolved.

Village Engineer, Arthur Tully, reported that he was Okay with issuance of a negative declaration and with a conditional approval. However, many technical issues remain to be resolved and, most significantly, the construction phasing plan needs to be developed further.

Jim Caniselli, the applicant's construction manager was asked to describe the outline of the construction phasing plan. Mr. Caniselli noted that in the first phase the two wings of the existing mall will be demolished. The CVS store will remain in place. The Matthews Street entrance will be closed while a new stand-alone CVS building will be built at the easternmost edge of this site in the vicinity of the former Redendo's Restaurant. After the new CVS is constructed, CVS will move into that standalone building and the balance of the existing building will be demolished. The supermarket building will be constructed during this time period and, after demolition, the L-shaped retail building will be constructed. The timing of construction of the pad sites is not yet set.

Planning Board Attorney Michael Donnelly noted that the board should view each of these separate phases as if they are separate projects. Thus, if construction ceases after demolition of the wings of the existing building and construction of the CVS stand-alone store, the board should be satisfied with the appearance of the site at that time as if the further phases are never completed.

Mr. Donnelly inquired as to whether the Orange County Planning Department had issued a report as authorized by General Municipal Law Section 239-m. The referral form (with the completed application) was sent to that department in January of 2019 and follow-up information was provided to that department in February. The planning department has chosen not to comment on this project and its time to do so has now expired.

Mr. DeLuca was asked about what will become of the current tenants of the existing mall. Mr. DeLuca has hopes that H&R Block and the liquor store will return after the new building is built but is unsure of whether this is possible.

The board resolved unanimously to issue a SEQRA negative declaration.

Mr. Donnelly was asked to review the conditions of a possible resolution of approval.

The recommended conditions were the following:

1. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memo of March 22, 2019.
2. The plans will not be signed until a construction phasing plan, satisfactory to the Village Engineer and the Planning Board, has been submitted and approved.
3. This approval is subject to all of the terms and conditions of a Nationwide Permit issued by the Army Corps of Engineers, which permit authorizes the limited activities in the areas of the wetlands delineation as shown on the plat. This approval is subject to proof of filing (prior to construction) of a Notice of Intent for Stormwater Discharges Associated with Construction Activity and delivery of copy of same to the Village Engineer.
4. Cross-easements with the adjoining Goshen Diner site for grading, temporary access, drainage and utilities lines, satisfactory to the Planning Board Attorney, must be submitted and approved before the plans is signed.
5. This approval is not intended to constitute an approval of the signs shown on the plans which must be approved by the Building Inspector.
6. The project must be started within one year from the date set forth at the foot of this resolution unless the applicant shall, within that time period, file with the Planning Board a request for an extension and prove to the satisfaction of the Planning Board that such extension is justified [ZO §10.1.3.8].
7. The applicant has declared an anticipated completion date of March 26, 2022. Pursuant to Section 10.1.3.9 of the Zoning Ordinance of the Village of Goshen, should construction of the project not be completed by this date, this approval shall become null and void and job progress shall cease.
8. The applicant shall be required to file a performance standards affidavit prior to commencement of the proposed use. The applicant shall be required to comply with the requirements of Sections 5.2 [*Supplemental regulations applying to nonresidential buildings*] and 9.1 [*Performance Standards*] of the zoning ordinance at all times.

Upon motion and second the resolution was approved as follows:

	Aye	Nay	Abstain	Absent
Chairperson Elaine McClun	X			
Member Adam Boese	X			
Member Molly O'Donnell	X			
Member Michael Torelli	X			
Member Sal LaBruna	X			

3. Yidel Realty, 2500 State Route 17M, #117-1-1.22

Mr. Esposito appeared on behalf of the applicant and brought the board up to date on the project. In addition to the site plan, Mr. Esposito noted again that the applicant is to convey to the Village of Goshen an area of land for the village to use for its leaf pile. Mr. Esposito noted that the New York State DOT is still reviewing the highway entrance configuration. The board discussed with Mr. Esposito the wetlands impacts on the retaining wall and the timing of the

technical studies that are needed to allow signing of the plans. Mr. Esposito announced an anticipated completion date of March 26, 2022.

Mr. Donnelly was asked to outline the possible conditions of approval. The recommended conditions were the following:

1. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memo of March 22, 2019.
2. The plans shall not be signed until receipt of a letter from the Special Planning Board Engineer certifying that the plans have been modified in accordance with his memo of November 26, 2018.
3. All conditions attached to a grant of variance issued by the January 17, 2019 Zoning Board of Appeals are made a part of this approval and this approval is subject to the same as if those conditions were set forth herein at length.
4. This approval is subject to approval by the New York State Department of Transportation of the proposed driveway utilization and proposed roadway improvements in substantially the same location and configuration as shown on the plans. Should the New York State Department of Transportation require changes in either the location or configuration from what is shown on the plans (or in proposed drainage), the applicant must return to the planning board for further review.
5. This approval is subject to and conditioned upon delivery of written approval by the Orange County Department of Health [water main extension] before the plans are signed.
6. This approval is subject to all of the terms and conditions of a Nationwide Permit issued by the Army Corps of Engineers, which permit authorizes the limited activities in the areas of the wetlands delineation as shown on the plat. This approval is subject to proof of filing (prior to construction) of a Notice of Intent for Stormwater Discharges Associated with Construction Activity and delivery of copy of same to the Village Engineer.
7. This approval is subject to proof of filing (prior to construction) of a Notice of Intent for Stormwater Discharges Associated with Construction Activity Under a SPDES General Permit and delivery of copy of same to the Special Planning Board Engineer. If the applicant proposes to request a waiver from the maximum of 5 acres of site disturbance NYSDEC requirement, information supporting this request shall be submitted to the Board at the time of building permit application.
8. The applicant shall copy the Planning Board on all correspondence sent to or received from any agency mentioned in this resolution contemporaneously with delivery or receipt.
9. This approval authorizes construction of a fully enclosed 500,000+/- square foot warehouse and 24,900 +/- square feet of office space with requisite site improvements including parking, infrastructure and lighting and associated parking. This approval approves only warehouse and office use in the proportions just stated and this approval shall serve as the outer limit of the activities that can be carried out without amended approval being granted. In the event that other uses are proposed in the future or that the proportion of the uses on site shall change, the applicant shall be required to return to the planning board for amended approval.
10. The applicant has agreed to convey to the Village of Goshen a portion of its lands for village purposes. This approval is

conditioned upon the applicant filing and completing an application for subdivision approval allowing the creation of 2 new Parcels of land. No certificate of occupancy will be issued until the subdivision plat is filed.

11. The applicant shall deliver to the village a conservation easement restricting activities in the conservation easement area shown on the plans. The activities to be permitted and prohibited shall be established by the Village Board. A metes and bounds description of the areas encumbered by the conservation easement shall be made a part of the easement document. The conservation easement shall authorize the village to enter onto the lands of the applicant for the purpose of enforcing the terms of the easement. The easement shall run to the village, shall be in form suitable for recording and shall be acceptable to the village board. The easement document shall be satisfactory to the village attorney as to form and content. The plans shall not be signed until the conservation easement document has been submitted and approved.
12. Blasting: If blasting is required, a blasting protocol must be developed and approved by the Special Planning Board Engineer and the Building Inspector. That protocol must include provision for pre-blasting surveys, pre-blast warning signals, limitations on blasting times, a remediation plan satisfactory to the village and the posting of performance security (or acceptable proof of insurance) to ensure the performance of remediation.
13. Retaining walls are shown on the plans. These walls are substantial in height and length and are, in some areas, close to wetlands and wetlands buffers. A geotechnical report shall be submitted to the village before the plans are signed. Should a need to change the design, location or configuration of the walls arise during construction, the applicant must return to the planning board for further review.
14. The project must be constructed in conformance with the construction phasing plans hereby approved.
15. The project must be started within one year from the date set forth at the foot of this resolution unless the applicant shall, within that time period, file with the Planning Board a request for an extension and prove to the satisfaction of the Planning Board that such extension is justified [ZO §10.1.3.8].
16. The applicant has declared an anticipated completion date of March 26, 2022. Pursuant to Section 10.1.3.9 of the Zoning Ordinance of the Village of Goshen, should construction of the project not be completed by this date, this approval shall become null and void and job progress shall cease.
17. The applicant shall be required to file a performance standards affidavit prior to commencement of the proposed use. The applicant shall be required to comply with the requirements of Sections 5.2 [Supplemental regulations applying to nonresidential buildings] and 9.1 [Performance Standards] of the zoning ordinance at all times.

Upon motion and second the resolution was approved as follows:

	Aye	Nay	Abstain	Absent
Chairperson Elaine McClun	X			
Member Adam Boese	X			
Member Molly O'Donnell	X			

Member Michael Torelli	X			
Member Sal LaBruna	X			

4. Village Place, West Main Street #111-10-17.2, CS

Steve Esposito, Sam Gershwin (construction manager) and Mark Siemers, P.E., appeared on behalf of the applicant. While an approval is in place for this project, the development team recognized during refinement of architectural and construction plans that the existing approval can, from their point of view, be improved. Therefore amended plans have been submitted.

The proposed amendments involve the addition of cellars in all units. The cellars are to be used for utilities, recreation space and as a storage area. The second story units will have loft areas above. The building façade will no longer step down with the slope but will rather have exposed foundation walls at the west end allowing a consistent first floor elevation throughout. The units at the west end will have stairways leading to the front door of varying numbers of steps, at least one of which is nine steps in height.

To accomplish these changes, the building needs to be raised from this former location due to groundwater elevation and the discovery of unsuitable soils on site. This will also involve the elevation of the parking lot to the rear and the retaining wall necessary to hold that lot in place. The applicant believes that this will give the building an appearance similar to the first phase across West Main Street.

The memo of Lanc & Tully was reviewed and deficiencies were noted. Village Engineer Art Tully noted that changes to the architecture – the removing of the building step down and the shift to a consistent first floor elevation – do not as successfully break up the mass of the building as did the original proposal. Kristen O'Donnell, however, noted that the architecture is in all other ways consistent with that initial approval. There will be a large exposed basement wall covered with brick. The building height will still comply with bulk code.

As a result of the elevation of the parking area and the higher retaining walls, access to a village manhole needs to be provided. The village DPW chief will report on his preferred method.

Upon motion seconded and unanimous vote, the board reaffirmed its negative declaration. Planning Board Attorney Michael Donnelly was asked to recommend conditions of approval.

The recommended conditions were the following:

1. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memo of March 22, 2019.
2. This approval is subject to review and approval of the driveway utilization by the Village of Goshen DPW Chief in substantially the same location and configuration as shown on the plans. Should such an approval not be obtained, the applicant must return to the planning board for further review.
3. This approval is subject to review and approval of satisfactory method of manhole access by the Village of Goshen DPW Chief. Should such an approval not be obtained, the applicant must return to the planning board for further review.
4. Except as varied by decisions of the Village of Goshen Zoning Board of Appeals, the applicant shall be required to comply with the provisions of the PAC zoning district at all times.
5. The applicant shall deliver to the Village Attorney a copy of the proposed leases to ensure that its language carries forth the limitation of this approval on outdoor use of the West Main Street yards. The lease shall be satisfactory to the Village

Attorney as to form and content. All unit leases must include the language approved by the village.

6. A declaration, satisfactory to the Village Attorney, establishing enforceable authority by the village to insist on Village Place and Carriage Park perpetually operating as a single site (including provision for satisfaction of bulk requirements on a single-site basis, requiring any site plan amendment affecting either property to be by joint property-owner applicants, and authorizing site plan condition and zoning chapter compliance against either or both property owners) for so long as either site plan approval remains in effect must be submitted and approved before the plans are signed. The declaration shall state that it is enforceable by the village and that the obligation shall run with the land. The declaration shall be recorded in the Orange County Clerk's Office before the plans are signed.
7. This approval is conditioned upon the applicant executing a stormwater control facility maintenance agreement in order to ensure the long term maintenance and proper operation of the stormwater facilities shown on the plans. The plans shall not be signed until that agreement has been executed and any required inspection fee paid.
8. Cellar areas may be used only for recreation and storage and may not be used for bedroom or living space.
9. Loft areas may be used only for recreation and storage and may not be used for bedroom or living space.
10. The project must be started within one year from the date set forth at the foot of this resolution unless the applicant shall, within that time period, file with the Planning Board a request for an extension and prove to the satisfaction of the Planning Board that such extension is justified [ZO §10.1.3.8].
11. The applicant has declared an anticipated completion date of March 26, 2021. Pursuant to Section 10.1.3.9 of the Zoning Ordinance of the Village of Goshen, should construction of the project not be completed by this date, this approval shall become null and void and job progress shall cease.
12. The applicant shall be required to file a performance standards affidavit prior to commencement of the proposed use. The applicant shall be required to comply with the requirements of Sections 5.2 [Supplemental regulations applying to nonresidential buildings] and 9.1 [Performance Standards] of the zoning ordinance at all times.

Upon motion and second the resolution was approved as follows:

	Aye	Nay	Abstain	Absent
Chairperson Elaine McClun	X			
Member Adam Boese	X			
Member Molly O'Donnell	X			
Member Michael Torelli	X			
Member Sal LaBruna	X			

5. GAM/King Zak, #122-1-11, IP

Steve Esposito appeared on behalf of the applicant and presented further revisions to the plans. The revisions require a variance for a rear yard of 28 feet where 50 feet are required.

A discussion about the adequacy of parking ensued. Village Engineer Art Tully believes that, rather than show an area to the south-southwest side of the site as land-banked parking in an area where parking is virtually impossible to construct, the applicant apply for a parking variance as well. The board endorsed that recommendation.

The board authorized preparation of a ZBA referral letter and Planning Board Attorney, Michael Donnelly, was asked to deliver it and to recommend affirmatively that the parking variance be granted.

6. Goshen Plaza Diner, Clowes Avenue, #114-5-14

Mr. Esposito brought the Board up to date on the status of the current application. The conflicting driveway movements with the Goshen Shopping Plaza have now been resolved by the plaza's agreement to relocate its driveway further down Clowes Avenue from the proposed diner driveway. Construction phasing and timing need to be resolved and the planning board asked planning board attorney Michael Donnelly to include a condition to that effect in the resolution of approval. Mr. Donnelly was requested to outline conditions of approval.

The recommended conditions were the following:

1. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memo of March 22, 2019.
2. The plans shall not be signed until receipt of a letter from the Village of Goshen Building Inspector certifying that the parking and occupancy limit calculations shown on the plans comply with both village and state code provisions.
3. Cross-easements with the adjoining Goshen Shopping Plaza site for grading, temporary access, drainage and utilities lines, satisfactory to the Planning Board Attorney, must be submitted and approved before the plans is signed.
4. A traffic and circulation plan coordinating with the approved Goshen Shopping Plaza site plan with both temporary and permanent provisions satisfactory to the village traffic engineers shall be submitted before any building permit is issued.
5. This approval is not intended to constitute an approval of the signs shown on the plans which are to be approved by the Building Inspector. However, the height of the free-standing sign(s) shall not exceed twenty feet.
6. This approval is subject to review and approval of the driveway utilization by the Village of Goshen DPW Chief in substantially the same location and configuration as shown on the plans. Should such an approval not be obtained, the applicant must return to the planning board for further review.
7. The project must be started within one year from the date set forth at the foot of this resolution unless the applicant shall, within that time period, file with the Planning Board a request for an extension and prove to the satisfaction of the Planning Board that such extension is justified [ZO §10.1.3.8].
8. The applicant has declared an anticipated completion date of March 26, 2021. Pursuant to Section 10.1.3.9 of the Zoning Ordinance of the Village of Goshen, should construction of the project not be completed by this date, this approval shall become null and void and job progress shall cease.

9. The applicant shall continue to be required to comply with the requirements of Sections 5.2 [Supplemental regulations applying to nonresidential buildings] and 9.1 [Performance Standards] of the zoning ordinance at all times.

Upon motion and second the resolution was approved as follows:

	Aye	Nay	Abstain	Absent
Chairperson Elaine McClung	X			
Member Adam Boese	X			
Member Molly O'Donnell	X			
Member Michael Torelli	X			
Member Sal LaBruna	X			

7. **Approval of Minutes**

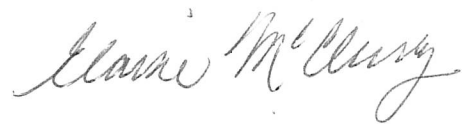
The minutes of the February 26, 2019 meeting were approved as presented.

8. **Adjournment**

The meeting was adjourned at 10:05 pm by motion, second and unanimous vote.

Elaine McClung, Chairperson

Notes prepared by Michael H. Donnelly



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