Village of Goshen

Planning Board Meeting

May 28, 2019

Members present: Elaine McClung, Chair

Sal LaBruna (arrived 7:40)

Molly O’Donnell

Michael Torelli

Member absent: Adam Boese

Also present: David Donovan, Esq., PB Attorney

Kristen O’Donnell, Village Planner, Lanc and Tully

Art Tully, Engineer, Lanc and Tully

Theodore Lewis, Building Inspector

Michael Donnelly, Esq., retiring PB Attorney

Mrs. McClung, Chair, called the Meeting to order at 7:30 p.m. and led those present in the Pledge of Allegiance.

Planning Board Members and those in attendance recognized and thanked Attorney Donnelly for his many years of service to the Board and the Village of Goshen, and wished him well in his retirement.

APPLICANTS BEFORE THE BOARD

Scotchtown Adult Community, Harness Road, 104-2-59.2, R-3 Zone

Attorney Donovan explained that the applicant was not yet ready to appear before the Board, and suggested that the Public Hearing be adjourned without a date specific.

On a motion by Ms. O’Donnell, seconded by Mr. Torelli, the Board voted to adjourn the Public Hearing on Scotchtown Adult Community, without a date specific. Motion carried 4-0.

The Knolls of Goshen, 104-2-40,41

Representing the applicant: Michael Caputo, property owner

Mark Siemers, P.E., Pietrzak & Pfau

The applicants were present in response to a request from Attorney Donovan for an explanation of the status of the project and the reason for the number of extensions that have been requested.

Mr. Tully provided a brief history of the proposal for a 13-lot subdivision, looping Montgomery and Middle Streets. The project has never gotten Department of Health approval.

The applicants agreed to provide a letter regarding the issues of approval. Mr. Tully suggested that they re-submit the application. It was decided that the applicants will meet with village consultants to clarify what needs to be done.

On a motion by Mr. Torelli, seconded by Ms. O’Donnell, a 90-day extension was issued for the final subdivision. Motion carried 4-0.

Southside Commerce Center, Civil Tec Engineering & Surveying, 121-1-3.2, I-P Zone

Representing the applicant: Larry Torro, Civil Tec Engineering & Surveying

Mr. Torro provided an update on the status of the project and referenced the recent letter from Lanc & Tully. Ms. K. O’Donnell highlighted comments from her letter of May 24, 2019.

Attorney Donovan requested an extra set of plans from Mr. Torro so that he can refer the project to the Orange County Department of Planning.

#4 New Street, LLC, 111-15-10 & 11, C-S, ADD Zones

Representing the applicant: Steven Esposito, RLA

Barry Trach, Architect

Mr. Esposito explained that they have revised the application for this project and have submitted the site plan and forwarded it to Weldon Abt, ADD Architect. The next requested step was referral to the Zoning Board of Appeals as the project is in the C-S zone and will require several variances.

At Chair McClung’s request, Ms. K. O’Donnell referenced certain items in her review letter. Mr. Tully also addressed a number of technical issues.

Mr. Torelli spoke in favor of development of the area, but cautioned the importance of doing everything right in a challenging area.

Ms. K O’Donnell stressed the many details needed to be worked out prior to sending the plan to the Zoning Board of Appeals.

Fiddler’s Green at Goodtime Park, 115-1-5, Multi-family Residential

Representing the applicant: Steven Esposito, RLA

Attorney Jay Myrow

Mark Siemers P.E.

Mr. Esposito stated that the key to this project is getting through SEQR and what they are looking for tonight is the conclusion of SEQR, a referral to the Zoning Board of Appeals, and the scheduling of the Public Hearing for site plan approval.

Ms. K. O’Donnell reviewed her firm’s letter to the applicant and some of the issues that need to be addressed.

Mr. LaBruna expressed his concern about the height of the proposed buildings, and the fact that four stories is not permitted in the zone, as well as the scale of the project.

Mr. Torelli noted that the previously approved project had more impact, not less, and spoke in favor of issuing a negative declaration and referring the project to the Zoning Board of Appeals.

Ms. O’Donnell said that the height requested is a major issue for her and that she believes that the visual impact is a real issue.

Mr. Esposito and Mr. Myrow provided information on the history of, and the changes made to the project.

Further comments were received from Mr. Siemers, Attorney Donovan, and Village Engineer Tully, as well as Ms. K. O’Donnell, and Planning Board Members.

Ms. K. O’Donnell noted that as mitigations are appropriate now, she will write them into the document that she will provide.

Chair McClung stated that she would like the Village planners to come back with some mitigating options, in writing, that can be looked at prior to taking a vote.

Chair McClung advised that the April 23, 2019 Minutes would be voted on at the June 25, 2019 Meeting.

On a Motion by Ms. O’Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 9:15 p.m. Motion carried 4-0.

Elaine McClung, Chair

Notes prepared by Meg Strobl