Village of Goshen

Planning Board Meeting

October 22, 2019

Members present: Elaine McClung, Chairperson

 Adam Boese

 Sal LaBruna

 Molly O’Donnell

 Michael Torelli

Also present: David Donovan, Esq., PB Attorney

 Kristen O’Donnell, Village Planner, Lanc and Tully

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

APPLICANTS BEFORE THE BOARD

Grout Group, LLC, f/Blue Rhino; Quick Chek; 119-2-1; 79 Matthews Street; Designated Shopping (DS) Zoning District

There was no one present to present the application.

Ms. K. O’Donnell reported that the applicant wishes to amend their Site Plan to include two steel cages to house propane tanks, to be offered for sale, on the north side of the exterior of the building. The application is a Type 2 action under SEQR.

Ms. O’Donnell explained that the plan is for an “exchange location” only, with no filling on site, and that the distance to the gas pumps is greater than the 72’ required.

Attorney Donovan will provide the County with the required 239 referral.

Mr. LaBruna moved, and Mr. Boese seconded, that the Planning Board of the Village of Goshen waives the Public Hearing on the application of Grout Group, LLC for Blue Rhino. Motion carried 5-0.

Southside Commerce Center; Police Drive; 121-1-1.32 (and 13-1-15.1 Town of Goshen)

Industrial Park (IP) Zoning District – response to Ms. K. O’Donnell’s comments

There was no one present to represent the applicant.

Ms. O’Donnell spoke briefly about the Southside Commerce Center application, which Lanc & Tully continues to review following Mr. Torro’s addressing of some of the issues presented in the comment letter.

Ms. O’Donnell noted that no action needs to be taken as this was just a status update, and that they are moving along. Mr. Torro is aware that he needs to submit a new site plan.

4 New Street, LLC; 111-15-9, 10, & 11; Central Shopping (CS) and Architectural Design District (ADD)

Board members expressed their agreement that they had received the letter from Mr. Esposito regarding this application on October 21, 2019. The letter requested a postponement of the matter until the November 26, 2019 Planning Board Meeting.

Attorney Donovan noted that no decision was made on the application at the recent Zoning Board of Appeals Meeting.

On a motion by Ms. O’Donnell, seconded by Mr. Torelli, the Planning Board agreed to continue the Public Hearing at the November Meeting. Motion carried 5-0.

The Knolls of Goshen, 104-2-40, 41, Rural Density Residential (RR) Zoning District – Discussion

Representing the Applicant: Mark Siemers, PE

Ms. K. O’Donnell gave an update on the applicant’s progress since the last Meeting. They have retained a Biologist to re-delineate the wetlands, and contracted with a geological service to find out how deep the rock is.

Mr. Siemers provided further status on the work being done, including his recent meeting with Mr. Tully, and requested a 90-day extension of the approval.

Attorney Donovan reminded the Board that the project has conditional final approval.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the conditional final approval given to The Knolls of Goshen was extended to the January Meeting. Motion carried 5-0.

On a motion by Ms. O’Donnell, seconded by Mr. Torelli, the Minutes of the September 24, 2019 Planning Board Meeting, and the October 7, 2019 Special Planning Board Meeting were accepted. Motion carried 5–0.

On a motion by Mr. Boese, seconded by Ms. O’Donnell, the Meeting was adjourned at 8:02 p.m. Motion carried 5–0.

Elaine McClung, Chair

Notes prepared by Meg Strobl