Village of Goshen

Planning Board Meeting

September 24, 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

 Art Tully, Engineer, 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

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

IP (Industrial Park) Zone

Representing the applicant: Larry Torro, P.E.

 Kenneth Wersted, P.E. PTOE

The Public Hearing was opened on the application of Southside Commerce Center to construct a 131,250 +/- square foot warehouse on 24.45 acres of land located at Police Drive.

Mr. Torro explained that the project consists of 25 units of flexible warehouse space and office space. There has not yet been a Public Hearing at the Town of Goshen. The project will receive water and sewer service from the Village. There has been an Expanded Part 3 EAF done.

Public comments were received from Chris Cockburn, Arthur Zigman, Hillary Goldman, and Ed Connor.

Concerns expressed included traffic, water run-off, light and noise pollution during construction, and lack of screening for nearby residences.

Traffic Engineer Kenneth Wersted discussed the traffic study that had been done.

Members of the Board discussed some of the issues brought up by the public and concluded that they could close the Public Hearing and still have the issues addressed.

Mr. Torro agreed to provide further information regarding lighting, drainage, and the locations of the neighboring houses.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Public Hearing was closed. Motion passed 5 – 0.

4 New Street, LLC; 4 & 10 New Street, and 122 Greenwich Avenue; 111-15-9, 10, & 11; CS (Central Shopping) zoning district and ADD (Architectural Design District)

Representing the applicant: Steven Esposito, RLA

 Barry Terach, RA

The Public Hearing was opened on the application of 4 New Street, LLC to permit the demolition of an existing masonry and wood frame mixed use building that has been damaged by fire and to construct a mixed use building in its place which will include garage under parking at street level and residential apartments.

Mr. Esposito explained that no action had been taken at the Zoning Board of Appeals, and that they are aware that the Planning Board could not take action this evening. He noted that the number of units proposed had decreased from 21 to 18.

The applicant had been referred to the ZBA by the Planning Board for a number of area variances, due to the current constraints of the CS zone.

Comments were received from Hilary Goldman, Gary Kerstanski, and Ed Connor. Concerns included parking and drainage and the height of the proposed building, which is 39’.

Mr. Esposito asked that the Planning Board continue the Public Hearing until the October 22nd Meeting, after the applicant’s next appearance at the Zoning Board of Appeals.

Gateway Development Group, Inc.

Goshen Plaza, 114-5-15, D-S Zone

Amended Site Plan Approval Request

 Continuation for submission of alternate design

Representing the applicant:

Neil DeLuca Co-leader

Jim Carnicelli Co-leader

Ron Hoina Design Development

Mr. Hoina explained that this was the third appearance to review changes/modifications to the proposed Medical Building at the Goshen Plaza.

He outlined the various changes that had been made to lead to the plan being displayed, which is the preferred version.

Board Members offered input on colors of the building and concluded that the warmer color would be preferred.

Mr. DeLuca noted that the Board could not take action at this meeting because the County’s mandatory review had been received earlier in the day as “County Decision Pending”.

In order to move the project forward, the Board determined to hold a Special Meeting on October 7, 2019, at 6:30 p.m.

The Knolls of Goshen, 104-2-40, 41, RR Zone – Discussion

Representing the Applicant:

Mark Siemers, PE

Mr. Siemers provided some background on the project and noted that the client appeared before the Board in August, and that a meeting had been held with Mr. Tully. The client will need additional time to address the issues raised, and Mr. Siemers requested a 90-day extension before seeking final approval. Because the plan is approximately 20-years old, certain changes need to be made.

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

It was agreed that although all issues could not be addressed within 30 days, it would be helpful to hear a progress report at the next Meeting.

Board members agreed to a 30-day extension.

On a motion by Ms. O’Donnell, seconded by Mr. Torelli, the Minutes of the August 27, 2019 Planning Board Meeting were accepted. Motion carried 5 – 0.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Minutes of the September 10, 2019 Special Planning Board Meeting were accepted. Motion carried 5 – 0.

On a motion by Mr. Torelli, seconded by Ms. O’Donnell, the Meeting was adjourned at 9:20 p.m. Motion carried 5 – 0.

Elaine McClung, Chair

Notes prepared by Meg Strobl