Village of Goshen Planning Board Meeting June 23, 2020

Member present at Village Hall: Elaine McClung, Chairperson

Molly O'Donnell Michael Torelli

Members present via Zoom: Adam Boese

Sal LaBruna

Also present at Village Hall: Dave Donovan, Esq., PB Attorney

Ted Lewis, Building Inspector

Kristen O'Donnell, Village Planner, Lanc and Tully

Art Tully, P.E., Lanc and Tully

Chairperson McClung called the Meeting to order at 7:30 p.m.

There are a few amendments to the agenda:

Removing Westcorp Site Plan

 Sapphire Nursing Home and Rehabilitation moved to the first applicant on the agenda

Chairperson McClung led those present in the Pledge of Allegiance.

APPLICANTS BEFORE THE BOARD

Sketch Plat Review of Proposed Subdivision, Sapphire Nursing and Rehabilitation, #128-1-3.1, O.B.H.

Representing the Applicant: Daniel M. Richmond, Zarin & Steinmetz

David A. Schlosser, A.I.A., Schopfer Architects, LLP Jay Pepper, Sapphire Nursing and Rehabilitation

The Sapphire Care Group, owning the existing building at 46 Harriman Drive, is seeking subdivision approval to formally reflect the existence of two separate operations. According to a letter dated 6/1/2020 from Daniel Richmond, "The Sapphire Care Group has owned the Property since 2015, at which time the ACF had already been independently operated by the W Group for several years, paying rent to the Property's previous owners." Each operation is independent of the other and has the required license for same.

Mr. Richmond referenced a copy of the plan to Board members and advised that there would not be any changes externally to the buildings, but instead this was to have a legal form of ownership so that the Sapphire Care Group could sell the senior living center to the W Group. Mr. Richmond explained that the purpose of having the applicant go before the board is to see if there is receptivity from the Planning Board before incurring additional costs.

Ms. K. O'Donnell explained that there are zoning issues and many variances will be required. Mr. Tully advised to start at the beginning with the existing site plan and see what the original subdivision was, and to also include the property owner of BOCES in the review and planning process. Mr. Donovan suggested a thorough look at the history of the property.

Mr. Schlosser commented that there is a fire wall dividing the adult and nursing facilities from each other. Mr. Schlosser gave his opinion that the separation was a positive move. Mr. Pepper confirmed that the licenses and inspections are separate for the two operations run at 46 Harriman Drive.

NEXT STEPS

The Planning Board agreed to hear more on the application and Mr. Donovan explained that the next step would be for Mr. Richmond and his client to work with Lanc & Tully. A more detailed plan would be needed, as well as determining which agency will take the lead on the project. The applicant is to confirm that the Sapphire Group currently owns the entire property. Mr. Donovan described the process, and explained that at some point he would refer the applicant to the Zoning Board of Appeals regarding the variances.

Il Limoncello / Orange Inn, LLC, 159 Main Street, #109-2-3, 5/27/2020 letter from B.I. Lewis emailed to Chairperson McClung and PB members

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates Joe Irace, AIA, LEED, AP, Irace Architecture

Mr. Esposito summarized the project and advised he was seeking ADD approval. Chairperson McClung referred to the letter dated 6/22/2020 from Wheldon A. Abt where he noted Mr. Irace provided additional information on the alterations of the three story wood frame portion of the project. The Tap Room will remain as is and not clear on SEQR. EAF is needed which we now have, and are now waiting on SHPO. Chairperson McClung asked Mr. Lewis to be sure that the parking issues are addressed during the project.

Ms. M. O'Donnell moved, and Mr. LaBruna seconded the motion to issue a negative declaration and ADD approval. Motion carried 5-0.

Mr. Torelli asked to comment on the application just discussed and shared his disappointment on the handling of the process. He felt that the applicant did not get what he was looking for, and would have liked to meet somewhere in the middle with him. Mr. Donovan shared that code 15.4 could be referenced by all board members and it is good practice to review every so often to make sure additional changes do not need to be made.

Chairperson McClung will put Village Code Section 15.4, Architectural consultant's responsibilities, on the July agenda along with recommendations for changes to the code.

GAM Properties - King Zak, #122-1-11

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates

The applicant is asking for a one-year extension of the Amended Site Plan Approval that expires on 7/18/2020, and a one-year extension of the 6/25/21 completion date of the project.

Mr. Torelli moved, and Ms. M. O'Donnell seconded the motion for a one-year extension on both the Amended Site Plan Approval and Completion date. Motion carried 5-0.

Horizon Land Development, #126-1-4.22, I-P Zone, Amended Site Plan, Revised Short EAF dated 6/9/2020

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates

Mr. Esposito summarized the project at 30 Hatfield Lane that is used primarily for medical use. The applicant is looking to add 14 additional parking spaces where one will be removed for grading. Mr. Tully noted that the additional parking will be over a sewer easement of the Village of Goshen and ask that the owner will be responsible for maintaining said easement. Ms. K. O'Donnell advised that SEQR and variances are needed for square footage and zoning, which the Resolution will have to indicate. Mr. Esposito is also looking for a referral to the ZBA.

Mr. Donovan stated for the record that owners of the building are clients of his. The Planning Board did not object to Mr. Donovan's involvement with the applicant.

Mr. Boese moved, and Mr. Torelli seconded the motion for an Unlisted Action, Negative Declaration and to waive the Public Hearing. Motion carried 5-0.

CORRESPONDENCE

Correspondence has been received from the Orange County Department of Planning within 30 days for II Limoncello and Horizon Land Development.

Approval of Minutes

The Minutes of the May 26, 2020 Planning Board Meeting were accepted.

Meeting Adjournment

On a motion by Ms. M. O'Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 8:43 pm. Motion carried 5–0.

Elaine McClung, Chair

Notes prepared by Maria Darby