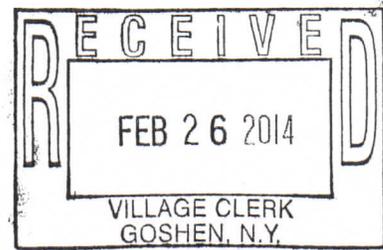


**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
November 19, 2013**



The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:35 p.m. on Tuesday, November 19, 2013 by Chair Jerome O'Donnell.

**Present:** Augustine DeRosa  
Rebecca Lafargue  
Elaine McClung  
Jerome O'Donnell, Chair  
Michael Torelli

**Also Present:** Michael A. Donnelly, PB Attorney  
Art Tully, Lanc & Tully, PB Engineers

**Beverage Plus, 151 Greenwich Avenue, 112-12-6, C-S/ADD**

Representing the applicant: Steve Esposito

Mr. Esposito said he met with the Planning Board's architectural consultant Wheldon Abt regarding the project which is in the Architectural Design District. A letter from Mr. Abt dated November 18, 2013 to the Building Inspector said he is recommending that full height brick masonry appear not just on the street side of the building but continue around the corners on both sides at least to the first pilaster. Mr. Abt's letter also stated that "all mechanical equipment, including all ventilation equipment required for the proposed laundromat should be fully concealed behind the roof mansard or located on the side of the building with full screening."

Mr. Esposito and PB members discussed ways to hide the venting. Mr. Esposito said the applicant wants to screen the dryer vents. He estimated they will go about five feet above the mansard roof and will be on the left side of the roof. There will be at least three penetrations, Mr. Esposito said. He doesn't know the vent pipe elevations at the present time.

Mr. Esposito said there will have to be small plumbing penetrations too. He said that all mechanical equipment and major ventilation will be screened and that the applicant will comply with Mr. Abt's letter "as best as we can" but added that they must also comply with state plumbing codes.

Mr. O'Donnell said that the PB doesn't want the vents to go above the mansards but agreed that Wheldon Abt can check off on the architectural issue regardless of whether the vent goes above them. Mr. Tully suggested that Mr. Esposito can give his final drawings to the Building Inspector and Mr. Abt, showing the vent pipe elevations and if Mr. Abt agrees with the design, he can check off on it for the PB. Otherwise, if Mr. Abt is not satisfied, the applicant will have to return to the PB to discuss the issue again. Mr. Tully said he will convey the PB's concerns to Mr. Abt.

**VOTE BY PROPER MOTION**, made by Ms. Lafargue, seconded by Mr. DeRosa, the Village of Goshen Planning Board grants conditional approval to the ADD permit

additional 3200 gallons a day for water, compared to the water usage if the building were used for office only (200 gallons a day). He said that the calculations had previously been provided to the PB but that he will provide them again, with a copy to Mr. Tully.

Mr. Esposito reminded the PB that using the building as a laundromat is a permitted use. The PB approved the use at its September meeting. Mr. Tully said that while the proposed water usage is significant and equivalent to from 10 to 15 houses, that the PB doesn't have the right to deny a permitted use. He told PB members that the Village Board declared a water emergency at its meeting the previous evening. Mr. Esposito said that the owner will be willing to pursue drilling a well on the site but that it will be a Village Board decision. He said that drilling private wells are permitted in the Village under certain circumstances.

Mr. Esposito said the only change from the original application is a change in the mansard roof and a change to the façade and that nothing has been changed with regard to the landscaping.

Mr. Esposito said the original plan showed four lights on the building and a free-standing light in the parking lot. Mr. O'Donnell said that the site is very dark and that the applicant should increase the lighting because it is a dangerous situation as it now exists. Mr. Esposito said he will convey the concern to the applicant.

**Discussion:**

**Letter from Scotchtown Office Park LLC #104-2-59.2 to Mayor Roddey regarding a zone change request from O-B to R-3.**

Following discussion, PB members agreed they have no problem with the proposed zone change for the property. Mr. Donnelly said he will draft a statement to the Village Board regarding the PB's analysis and conclusion, giving a favorable recommendation to the zone change.

**APPROVAL OF MINUTES** – The minutes of the October 22, 2013 Planning Board meeting were approved.

**ADJOURNMENT** - The Village of Goshen Planning Board meeting adjourned at 8:20 p.m.



Jerome O'Donnell, Chair

Notes prepared by Susan Varden