

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, August 26, 2014.

Present: Rebecca Lafargue
Elaine McClung
Scott Wohl, Chair
Michael Torelli

Absent: Augustine DeRosa

Also Present: Michael A. Donnelly, PB Attorney
Art Tully, PB Engineer
Ted Lewis, Village Building Inspector

Approval of Minutes

The Minutes of the Planning Board's July 22, 2014 meeting were approved.

Kikkerfrosch, LLC NYS Route 17M, #118-1-1, #117-1-2 & 3

Representing the applicant: Steve Esposito

Mr. Esposito presented a site plan to construct a brewery on a portion of 126 acres in the Village of Goshen. A portion of the site will be retained by the Village of Goshen, he said. The site includes 60 acres of state and federal wetlands. It is zoned IP.

Mr. Esposito said the project will be constructed in two phases. The first phase will be a 68,000 sq. ft. building with a single entrance off 17M. There will be a driveway surrounding the building. Silos will be situated at the back of the building and truck traffic will go to the rear. There will be approximately 200 employees working over several shifts, around the clock, seven days a week. At full build-out the company expects to produce 200,000 barrels of beer a year.

Mr. Esposito said that since he last appeared before the PB, he has worked with the brewery designer and mentioned that this is the first time the company has built in the U.S. Mr. Esposito showed floor plans including the bottling plant, a warehouse, administration offices and a brewing area. The building will be two stories.

Mr. Esposito submitted a long form Environmental Assessment Form and said he'd like to address the SEQRA issues before the next meeting. The Planning Board is the lead agency doing the SEQRA review. Mr. Donnelly said the PB is waiting for more environmental information in order to conduct its review.

Several issues were discussed including traffic and water usage.

PB Engineer Art Tully said that the Village Planning Board, the Zoning Board of Appeals and the Village Board have to coordinate several actions. He said that first the parcels need to be consolidated into one. Then the applicant will decide where they want to strike the lot line on the consolidated parcel. Then the Village Board can subdivide the property. There needs to be a consolidation map, a subdivision plan, and a site plan, he said. A SEQRA review can be developed once the documents are in hand, Mr. Tully said, adding that he believes the Village Board is waiting to hear from the applicant in order to proceed.

Mr. Tully noted several issues with the current submission. He said the developer will have to submit a Stormwater Pollution Prevention Plan (SWPPP) and that the applicant should contact the New York State Department of Environmental Conservation (NYSDEC) to request clarification if the Village will be required to perform the review of the SWPPP.

Mr. Tully said that the applicant states that a “beer garden” will be part of the project, but the zoning doesn’t allow a “beer garden” or anything like a “beer garden.” It could be called a type of visitor center, but the applicant needs to provide an explanation of that use and show how much parking is needed, he said.

The issue of direct access is being reviewed by the ZBA. It will have to be approved by the New York State Department of Transportation (NYSDOT), Mr. Tully told the PB members. Any correspondence with the NYSDOT in regard to the proposed site entrance, traffic volume and impacts on NYS Route 17M, will have to be given to the PB. Mr. Esposito said that the Village PB itself has to submit the application to the DOT.

Mr. Tully said the applicant must provide a narrative describing project phasing and the operations at the site, including hours, the number of employees, and the amount of waste expected and how it will be disposed of. The project’s water supply needs and any pre-treatment of wastewater prior to discharge needs also to be described, he said. The issues of noise, odor and light increases also needs to be addressed.

Mr. Esposito said the applicant can’t move forward until the SEQRA review has been done. Mr. Donnelly suggested that a meeting be scheduled with the consultants, the Village Mayor, Village Attorney and applicant to discuss a plan of action so that the PB can get to a point where it can issue a declaration of significance.

Ms. McClung referred to a County Health Department letter dated May, 2014 that indicated there may not be enough water in the Village with the current number of wells available. Mr. Tully suggested that at about that time the Village found a major water leak of over 100,000 gallons a day. Water consumption has been monitored in the last several months since and it is significantly lower than it has been. He said that when the Village shows the Health Department current numbers, he believes they will conclude there is enough water for this new use, even without the Crystal Run wells.

Mr. Esposito said the applicant wants to break ground next year. He said he will return next month with additional information including the options for treatment or pre-treatment of liquid waste discharge and solid waste.

UPON MOTION MADE by Ms. McClung and seconded by Ms. Lafargue the Village Planning Board authorizes the PB attorney and PB engineer to make the necessary submission with the DOT on the application of Kikkerfrosch. Approved unanimously.

Eastgate Corp. Park LLC, 127-1-7, I-P District

Representing the applicant: Steve Esposito

Mr. Esposito said the applicant is seeking a one year extension of its site plan approval. The applicant requests the extension to accommodate the potential user of the building in Eastgate Corporate Park. The original approved site plan was for modest changes to an existing building (to be used as a dialysis facility). The site plan approval was for one year and the company that intends to use the building has now been purchased by a global company. While the plans are ready to go, Mr. Esposito said, the company is trying to get its paperwork in order.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. Lafargue the Village Planning Board grants a one year extension on the site plan approval and an extension of the anticipated completion date to August 25, 2015 on Eastgate Corp. Park. Approved unanimously.

ADJOURNMENT - The Village of Goshen Planning Board adjourned at 8:35 p.m.