

**VILLAGE OF GOSHEN
PLANNING BOARD
February 25, 2014 Meeting**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday February 25, 2014 by Chair Jerome O'Donnell.

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

Absent: Augustine DeRosa

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

Unico Design Group, Tax Map #111-15-16, C-S/ADD Request for site plan approval extension and completion date extension for one year.

Representing the applicant: Steve Esposito

Mr. Esposito said the application has received site plan approval and variances several times and that the applicant is now asking for a one year extension to the site plan approval issued in 2013. He said that nothing has changed on the plan. Mr. Donnelly said that a one year extension would expire on Dec. 31, 2015 and that there should be an anticipated completion date of June 30, 2016.

VOTE BY PROPER MOTION, made by Mr. Torelli, seconded by Ms. Lafargue, the Village of Goshen Planning Board grants a one year extension on the site plan approval of Unico Design Group. Passed unanimously.

The Knolls of Goshen 7-lot subdivision Tax Map #104-2-40,41 R-R zone requesting a 90 day extension of conditional final approval.

Representing the applicant: Richard Croughan, Esq.

Mr. Croughan said the applicant is seeking an extension of the conditional final approval as they are waiting for a positive change to the economic climate.

VOTE BY PROPER MOTION, made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning Board grants a 90 day extension to the conditional final approval granted The Knolls of Goshen. Passed unanimously.

Quick Chek – Matthews Street - Letter from Stonefield Engineering & Design, regarding Post Opening Traffic Assessment.

Mr. Tully said that a requirement of the site plan approval of Quick Chek was that they would look at traffic flow after a year of operation to see if there are any adverse impacts from the traffic on the site. The applicant has done their study and posted \$2500 in escrow so that the Village traffic consultant can review the applicant's study. Mr Tully said that the Village consultant will now review it.

Scotchtown Office Park- Letter from Peter Botti, Esq. request for extension of PB approval (expired December, 2013)

Mr. Tully said the applicant wants to get their approval extended while the Village Board contemplates a zone change for the site. He said that there was a public hearing two weeks ago and the comment period is still open.

Mr. Donnelly said the applicant wants the site plan approval for the office park extended while the Village Board is deliberating, in case the re-zoning request doesn't occur. He suggested an extension to June 30, 2014.

VOTE BY PROPER MOTION, made by Ms. Lafargue, seconded by Mr. Torelli, the Village of Goshen Planning Board grants an extension on the site plan approval of an office park on the application of Scotchtown Office Park to June 30, 2014. Passed unanimously.

Northgate Manor – Railroad Avenue, Tax Map #111-10-21, C-S zone Proposed pavilion, Site Plan amendment

Representing the applicant: Nicholas Rugnetta Jr. of Pietrzak & Pfau

Mr. Rugnetta said the applicant is proposing a 20 ft. x 30 ft. covered pavilion for Northgate Manor.

Mr. Tully said that the applicant is proposing building the pavilion over an existing drainage culvert and suggested that the applicant move the culvert to the outside of the pavilion. The drainage pipe is approximately four feet underground. In either event the applicant will have to submit a building plan to the Building Inspector, he said.

Mr. Rugnetta suggested that the existing pipe could be abandoned and then located elsewhere. He said he will talk to the applicant about the various options.

Mr. Donnelly said the application is an amended site plan and that adjoining notices will have to be sent by the applicant. Planning Board members discussed the need for a public hearing on the application. It was decided that a public hearing should be held and it was scheduled for the PB's March 25th meeting. Mr. Donnelly said the application will have to be reviewed by the County Planning Department because of the site location.

T. Marrone Site Plan 24 St. James Place, #11-2-9, C-S/ADD reconstruction, addition and alterations.

Representing the applicant: Applicant T. Marrone

Mr. Marrone said he wants to build a two-story addition to the existing building at 24 St. James Place. He said that the structure needs a lot of work but he wants to put a three bedroom apartment upstairs and retail or offices on the first floor. He said only part of the building will be demolished, that he plans to retain a portion of the front wall and the entire side wall.

Mr. Tully said that residences are permitted above "commercial establishments" but he questions if "professional offices" are considered "commercial establishments."

Mr. Donnelly said that "professional office" should be interpreted as "commercial".

Mr. Tully said that the residential use upstairs is a conditional use and a site plan needs to be prepared and brought before the PB. He said the applicant needs to look at the parking area in the rear and the drainage it will require. He also said that if the application isn't "grandfathered" in regards to parking, six to eight parking spaces will be needed.

Mr. Donnelly said that the applicant will have to prepare an analysis of uses of the property dating back to March 9, 1998 when the provision was put into effect. He said the steps required for an analysis have been outlined in a letter.

Mr. Tully said that as for uses that have a residence above on the second floor as a conditional use, zoning requires that a minimum of 15 feet be required between buildings, however the

dimension may be reduced or waived by the PB. The matter should also be discussed with the Building Inspector, he said.

Mr. Donnelly said the applicant will need to present a formal site plan conditional use application as well as the analysis of its past uses. He called the application a Type II Action.

APPROVAL OF MINUTES - The minutes of the Planning Board's November 2013 meeting were approved.

2014 PLANNING BOARD MEETING SCHEDULE

VOTE BY PROPER MOTION, made by Ms. McClung, seconded by Ms. LaFargue, the Village of Goshen Planning Board adopted its 2014 Schedule of Meetings. Passed unanimously. The schedule will be posted on the Village website.

ADJOURNMENT – The Village of Goshen Planning Board adjourned at 8:15 pm

Jerome O'Donnell, Chair
Notes prepared by Susan Varden