

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
June 24, 2014**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, June 24, 2014.

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

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 May 20, 2014 meeting were approved.

T. Marrone Site Plan for 24 St. James Place, #112-2-9, C-S/ADD, last appearance before the PB 4-22-14.

Mr. Marrone said he appeared before the ZBA as instructed and has obtained approval for the two variances he needed; allowing a 10 ft. driveway width where 12 ft. is required and for allowing three off-street parking spaces where eight are required.

Mr. Tully referred to his review letter of April 21, 2014. He said that most of his comments were addressed by the applicant but that he never received the new site plan from the applicant's surveyor so there are a few items still open. Mr. Tully said he had discussed the items on the phone with the surveyor who said he would make the changes and add the details Mr. Tully wanted to be shown on the plan and provide copies for the PB to review tonight. That wasn't done, Mr. Tully said. Mr. Marrone said he wasn't aware.

Mr. Tully said that the items were not of a policy nature nor of great significance, but there were 8-10 items having to do with details of construction, storm water drainage, off-street parking, and specifications for construction of the pervious concrete.

Mr. Tully suggested that the PB could grant conditional site plan approval, subject to his receipt and review of the site plan. He said he could then let the chairman know that everything has been addressed so that Mr. Wohl can sign the site plan.

Ms. LaFargue suggested removing the bushes along the driveway saying that if the bushes are not maintained they will encroach on the driveway and a 10 ft. wide driveway is narrow. Leaving the bushes out could add another foot. Mr. DeRosa agreed and Mr. Marrone said he will pull out the side shrubs and will asphalt right up to the building so he will gain some space.

Mr. Marrone said he will keep the landscaping in the front of the building.

Mr. Donnelly said this is a Type II Action and that the PB has already opened and closed the public hearing. He said that if the PB wants to grant approval to the application that it would be conditioned upon: a sign off letter from Mr. Tully stating that the issues in his April 22, 2014 memo have been addressed and also referencing the ZBA approval; a statement that the project will start within one year; an anticipated completion date (determined by Mr. Marrone to be September, 2016) and the filing of a performance standard affidavit.

Mr. Marrone said he plans to start the work in approximately three weeks.

UPON MOTION MADE by Mr. DeRosa and seconded by Mr. Torelli the Village Planning Board grants Conditional Approval to the T. Marrone Site Plan as outlined. Approved unanimously.

Scotchtown Office Park LLC #104-2-59.2 Harness Rd.

Mr. Wohl read a letter dated June 11, 2014 from Peter Botti requesting a six month extension on the approval given Scotchtown Office Park. Discussion followed.

UPON MOTION MADE by Mr. DeRosa and seconded by Ms. Lafargue, the Village Planning Board grants a sixth month extension, to December 16, 2014, on the application of Scotchtown Office Park. Approved unanimously.

The Village of Goshen Planning Board adjourned at 8:05 p.m.

Scott Wohl, Chair
Notes prepared by Susan Varden