

**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, February 24, 2015.

Present: Elaine McClung
Scott Wohl, Chair
Michael Torelli

Absent: Rebecca Lafargue
Adam Boese

Also Present: Michael A. Donnelly, PB Attorney
John O'Rourke, PB Engineer
Ted Lewis, Village Building Inspector

Approval of Minutes

The Minutes of the Planning Board's December 16, 2014 meeting were approved.

Mr. Wohl announced that Adam Boese has recently been appointed to the Planning Board by the Village Board to fill the unexpired term of Augustine DeRosa.

AK Equities, LLC – Goshen Car Wash, 289 West Main Street, #119-1-1, C-S/ADD

Representing the applicant: Steve Esposito

Mr. Esposito said that the owner wants to expand his business by constructing a 2400 sq. ft. building on the easterly side of the site to allow for four service bays for car services such as oil changes, inspections and alignments. The parcel is part of the assemblage of parcels which had been submitted to the PB for review and approval as a Site Plan application for the Goshen Car Wash and the additional use as a propane filling station. Mr. Esposito brought the site plan for review. The site is just under an acre, he said, and the expansion will include increasing the pavement by about 1100 sq. ft. The overall development coverage is under 74% of the site, he said. Mr. Esposito showed the drainage, utility and landscape plans and a rendering of the building. He said there will be two small rain gardens connected to the existing storm sewer on West Main St. Mr. Esposito submitted a short form EAF.

Mr. Donnelly said that this will be considered as an Amended Site Plan of the car wash.

Mr. O'Rourke said that most of the engineer's written comments are technical issues and that Mr. Tully has met with the applicant about them. Mr. Esposito said that Wheldon Abt has reviewed the project for the Architectural Design District and recommended a sidewalk and street trees along Williams St. Sidewalks were discussed and Mr. Esposito said the applicant isn't proposing a sidewalk there and referred to it as "a sidewalk to nowhere." He said the applicant is proposing landscaping.

Following discussion, the PB decided a public hearing is not necessary.

Mr. Donnelly said that no action needs to be taken this month. He said he will fill out Part II of the EAF and adjoiner notices will be sent as required by Village Code. He said that a letter from the Village DPW will be needed and that the PB will be in a position to take action next month.

Kikkerfrosch, LLC, NYS Route 17M #117-1-1 & 2, I-PZ

Representing the applicant: Steve Esposito

Mr. Esposito explained the modifications made to the plan since the applicant's last appearance. He said that the building location has been shifted, the first and second floors have been

extended 14-1/2 sq. ft. and the storage area in the rear has been extended. In the original application the building was a total of 96,000 sq. ft. and the plan now is for a total of approximately 99,400 sq. ft. or an approximate 3,400 sq. ft. expansion, he said. Mr. Esposito said that although there will be three construction phases, the applicant asks that all phases be approved at this time. All of the site work will be done first, he said.

PB members discussed parking surfaces, proposed land-banked parking, traffic, turning onto and off of 17M, lighting, the onsite pre-treatment facility and other issues.

Mr. O'Rourke said that a lot of technical issues remain. The main ones are the fire department's concern about the turning radius to allow for emergency vehicle access, the Department of Transportation (DOT) and its review of egress and ingress, coordination with the Village Board and any response from the Village Police Chief. Mr. Esposito said he will meet with the police chief and that the agencies will receive written answers from the applicant and the PB will receive copies.

Mr. Esposito said that the DOT has reviewed the plan and has asked for additional information. PB members said they are interested in the DOT's response as they want to ensure that the egress and ingress issues are addressed.

Mr. Donnelly listed the proposed conditions that would accompany this approval. Included as conditions are: Orange County Health Department approval, the DOT issuing a highway work permit allowing for a left-hand turn out of the site onto 17M, sign off language from Engineers Lanc & Tully referencing their written comments, Village approval of a lot line change, the filing of a Notice of Intent of Storm Water Discharge, any conditions included in the approval of the Zoning Board of Appeals, a lighting plan, the standard shadow parking condition, Village approval of pre-treatment of sewage, an anticipated completion date, the performance standards affidavit and a sign-off letter from the fire and police departments.

Mr. Donnelly noted that approval will be for all construction phases. Mr. Esposito said that the "anticipated closing date" will be February 2, 2020. Mr. Donnelly said that if the DOT does not allow for a left turn onto 17M from the site, then the applicant will have to return to the PB. He noted that the plans have been sent to the Town of Goshen.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. McClung, the Village Planning Board grants conditional site plan approval upon the conditions outlined by PB legal counsel. Approved unanimously.

Knolls of Goshen – Tax Map Designation 104-2-Lots 40- & 41

A letter was received from Anthony Trochiano of Pietrzak & Pfau requesting a ninety day extension of the conditional final approval of the application of The Knolls of Goshen.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Torelli, the Village of Goshen Planning Board grants a ninety day extension of the conditional site plan approval of Knolls of Goshen. Approved unanimously.

Duso Properties, South Street #120-1-2 O-B Zone.

It was noted that Duso Properties is requesting a two year extension of its site plan approval.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. McClung, the Village Planning Board grants a two year extension of its approval of the application of Duso Properties to February 22, 2017. Approved unanimously.

ADJOURNMENT - The Village of Goshen Planning Board adjourned at 9:07 p.m.