

**VILLAGE OF GOSHEN
PLANNING BOARD
March 28, 2017**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on March 28, 2017 in Village Hall by Chair Scott Wohl.

Members present: Chair Scott Wohl
Adam Boese
Molly O'Donnell
Michael Torelli

Members Absent: Elaine McClung

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, Engineer

Mr. Wohl opened the meeting with the Pledge of Allegiance

APPROVAL OF MINUTES

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to adopt the revised minutes of the December 20, 2016 meeting. The motion was approved unanimously.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board moved to adopt the minutes of the February 21, 2017 meeting. The motion was approved unanimously.

APPLICANTS BEFORE THE BOARD

GREEK MOUNTAIN DAIRY, 122-1-1.2, I-P ZONE

Proposed building addition

Representing the Applicant: Peter Manouvelos, AIA LEED AP
LAN Associates

Mr. Tully sent out an email with comments on this project. Mr. Manouvelos stated he did receive the comments and would like clarification on a few of them.

On comment #3 Mr. Manouvelos stated the loading bay is within the 50-foot setback. However, a box truck fits within the loading area, but with a tractor trailer, the cab extends beyond the 50-foot setback. He asked what this means. Mr. Tully asked if tractor trailers are coming in. Mr. Manouvelos stated there is the possibility. Mr. Tully stated perhaps there would need to be an interpretation by the ZBA. Mr. Tully stated he believed the intent of the ordinance was not to have loading activities in the front yard. He believes all of the items in comment #3 need to be removed from the front yard. The ZBA should weigh in. Mr. Manouvelos stated the client was going to need those bays for loading.

The other clarification needed was on comment #12, the landscaping for 12 parking spaces. Mr. Manouvelos asked if this referred to the existing parking spaces or the potential parking that may or may not happen. Mr. Tully stated for the spaces that are proposed.

Mr. Boese asked where the loading bays were located. Mr. Manouvelos stated on the Dikeman Road side. Mr. Boese stated that since it is a corner lot, there are two front yards. This was confirmed. Mr. Boese also stated that since there are vacant lots across the street, the cabs extending into the setback could be a problem in the future. Dikeman Road is a village street.

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Mr. Boese also asked how close the proposed addition is to the road. It was stated the corner of the building is at the 50-foot setback. Mr. Manouvelos stated the facility does not operate on a 24/7 basis. Mr. Manouvelos stated that once a week a tractor trailer can be expected to be at the loading bay. It depends upon the availability of the milk.

Mr. Manouvelos stated he will address all of Mr. Tully's comments and submitted drawings to Orange County DPW. They are in receipt of this.

Mr. Donnelly stated he would draft a referral letter to the ZBA and Mr. Manouvelos should speak with the building inspector and file an application with the ZBA.

**GOSHEN PUBLIC LIBRARY & HISTORICAL SOCIETY, #105-1-2.12, R-R ZONE
proposed landscape plan**

Representing the Applicant:

Steven T. Esposito, RLA
Esposito & Associates

Mr. Esposito stated that the site plan received conditional final approval with a condition that the landscape plan is "beefed up". He arranged a meeting with the Friends of the Library who on there is an arborist, a horticulturist and a local landscape contractor and ZBA member Elaine McClung also attended the meeting. They went through every plant and every location on the plan. To the best of Mr. Esposito's knowledge the Friends of the Library and Ms. McClung are happy with the landscape plan. Aesthetics, performance and the ability to survive deer were the main objectives in the landscape plan other than to try to introduce natives. Some natives will be integrated into the plan.

Chair Wohl stated he received an email from Ms. McClung stating she is more than satisfied with the plan and correspondence from Mr. Tully's office also stating they are satisfied as well. He thanked Mr. Esposito for his time and effort with the landscape plan.

BOARD DISCUSSION

2/28/2017 LETTER FROM K.A. HENKEN, NYS DOT RE: Goshen Public Library

Mr. Boese stated that pulling into the property the speed limit is 40 miles per hour. He asked how to reduce the speed limit to 30 miles an hour. Mr. Tully stated the request would have to come from the Village Board. Mr. Tully stated that the DOT historically is reactive to situations rather than anticipating issues. Once the library is built the DOT could come out and make a determination.

The next regularly scheduled Planning Board meeting is April 25, 2017 at 7:30 p.m.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Ms. O'Donnell to adjourn the meeting. The motion was approved unanimously.

ADJOURNMENT - The meeting concluded at 7:48 p.m.

Scott Wohl, Chair

Notes prepared by Tanya McPhee