

**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, December 16, 2014.

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

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 October 21, 2014 meeting were approved.

Public Hearing

Kikkerfrosch, LLC NYS Route 17M, I-P Zone, Section #117, Block 1, Lots 1, 2 & 3 for approval of a site plan allowing the construction of a brewery.

Representing the applicant: Steven Esposito

Mr. Esposito introduced the proposed project. He said the applicants own an award winning brewery in Greece. SIC International designed the brewery in Greece and will also design this brewery. While they have designed over 200 in the world, this will be their first in the U.S., he said. It will be a German design.

Mr. Esposito said that the site for the brewery was a joint effort of the Village of Goshen and the Town of Goshen and that a portion of the site was annexed in from the Town. The applicant will own 83.15 acres of the site with the Village of Goshen retaining the remaining 3 acres. The property is zoned I-P and a brewery is a permitted use, he said. There will be one access only and it will be off NYS 17M, Mr. Esposito said. There are wetlands on the site and there is a 100 ft. buffer from the NYS wetlands. He said the applicant is very conscious of the environment and is going to build over 200 feet from the wetlands. Mr. Esposito called the site "access challenged". He said the State Environmental Quality Review was concluded and the Village PB adopted a Negative Declaration, declaring that it will have no adverse impact on the environment. He said that since that time the applicant has obtained the variance needed from the Zoning Board of Appeals for access onto 17M. Access is directly across from the County DPW access, he said. The access will also have to be reviewed by the NYSDOT for a curb cut. The entrance will be a two way entrance in and out. The applicant expects 20 delivery trucks per day at full build-out.

Mr. Esposito said the project will be done in three phases. The building will be under 86,000 sq. ft. initially with a 16,000 sq. ft. addition in the third phase. Portions of the building will be two stories. Mr. Esposito called it a very sophisticated building using glass, metal panels and masonry. It will include a garden area and tours will be given for marketing purposes, he said. There will be 68,000 U.S. barrels of beer produced the first year, Mr. Esposito said.

Mr. Esposito showed drawings and photographs of the proposed design and façade. He said there will be approximately thirty people a shift with up to 90 people employed at build-out. The applicant wants to start construction in April and intends to start producing beer in February of 2016. They expect to reach full build-out in four years.

Mr. Wohl asked for comment from the public.

Lynn Barber of the Orange County Audubon Society asked about the construction schedule. Mr. Esposito said the applicant wants to start construction in April, 2015 and reach full build-out four years later.

Marlena Lang of the Orange County Audubon Society asked about the impact on the conserved area that might result from taking the water in and out. She said that she is also concerned about the effect on wildlife from the lighting of a 24 hour operation.

Mr. Esposito said that the site is over 900 ft. away from the Heritage Trail and that a portion of the land will be a conservation area. He said that the outdoor lighting is mostly LED lighting, Night Sky Friendly with no glow effect. The storm water will be collected, treated, stored and discharged and there will be a Storm Water Pollution Prevention Plan and an Erosion Control Plan to minimize impact during construction. He noted that there is only a small percentage of impervious surface on the site. He showed on the plans where the domestic water line is and said there is more than an adequate amount of water for the applicant. Mr. Esposito said the applicant will pre-treat its sewage, and reduce the levels of containments before it gets discharged into the Village system. In the long run, that will reduce the applicant's cost of operation, he said.

Marcia Mattheus requested that the public hearing be extended because of the religious holiday (Hanukkah) so that everyone will have an opportunity to participate in the discussion. Ms. Mattheus said she is concerned about water usage and questioned the Negative Declaration given the project by the PB. Mr. Esposito said that at full build out, the maximum amount of water used will be 127,000 gallons a day. Mr. Tully said the applicant has entered into an agreement with the Village Board about water usage. He said the applicant has the same rights, responsibilities and restrictions of any other water user in the Village. Mr. Tully said that recently there have been improvements to the Village water supply system. He said that the Village DPW corrected several large water leaks in the Village (about 150,000 gallons a day was leaking through the system). Additionally, new CRV wells have been connected into the Village water system so the reliance on the reservoir will be tempered by the wells as a supplement to the reservoir system. Mr. Tully said he has great confidence in supplying water not only to this project but to others in the future.

Ms. Mattheus asked the Village PB not to forget what the Village went through during severe droughts and said this is why she questions the Negative Declaration given the project. She said she simply wants the Village to be realistic about dealing with the adversity that has been dealt with for the last 15 years. Ms. Mattheus said there needs to be filtration treatment for the CRV wells and asked if the applicant has been asked to contribute to the cost. Mr. Tully said he does not think this is over burdening the water supply and has confidence in the ability of the Village to provide water now and in the future. He said that the Department of Health has approved the connection with the CRV wells and that there is a treatment facility being provided for them. Mr. Tully said that the Village Board has commissioned a study of the long range needs of the Village in terms of filtration and that sources of funds will be identified in the study.

Mr. Donnelly read the statements made about water resources in the Negative Declaration approved by the PB. He said the document states that the project will initially use approximately 74,000 gallons of water per day during the first phase with a maximum not-to-exceed 200,000 gallons per day. Mr. Esposito referred to reports of water analysis and studies done by Engineering Properties.

Mr. Tully said that the project will be the single largest user of water at this time and that the CRV wells on their own are almost enough to supply water for the entire Village. He said the Village will be using those wells in the times when the reservoirs are low and then the reservoirs will have a chance to rebound without being depleted as they have in the past.

Lynn Barber asked if the applicant will be using bird friendly glass so that birds don't run into it. Marlena Lang said that there is a glass that can be used to keep birds from flying into the panes. Mr. Tully and Mr. Esposito asked that she provide that information so it can be incorporated into the architectural review.

Orange County Executive Steven Neuhaus said that the Kikkerfrosch project is one of the receivers of the Regional Economic Development Awards given out recently in Albany. He said that New York State has a fundamental belief in the project and that it is something Orange County and Goshen needs, stating that the County is down 11,000 jobs since 2008. Mr. Neuhaus said he is 100% behind the project.

Bill Fioravanti of the Orange County Partnership called it a tremendous project. He said the jobs (85) are “quality jobs” and that the applicant will make a significant capital investment of \$30 million for Phase 1. “It is the right kind of project for Orange County,” he said.

Maureen Halahan of the Orange County Partnership said that NYS has targeted the food and beverage industry as a growth industry here. She said that there are other areas in the state clamoring for this kind of business. She called it an opportunity in Orange County when there is so much competition out there for these businesses.

Village of Goshen Mayor Kyle Roddey said that in discussions he and the Village Board were diligent in making sure all of Goshen’s needs for infrastructure, water and sewer, were met. He said he is confident that Kikkerfrosch will be a productive member of the community.

There were no further comments. The PB members discussed whether or not to close the public hearing or to hold it over for a month. It was noted that the PB can still receive written comments from the public after the public hearing has been closed.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, the Village Planning Board closed the public hearing on the application of Kikkerfrosch Brewery and will receive written comments from the public for the next 14 days. Motion carried in a 4 to 1 vote with Ms. McClung voting against the motion.

Unico Design Group, #111-15-16, Site Plan approval extended for one year and the project completion date extended for one year. Also variances granted by ZBA extended.

Representing the applicant: Steven Esposito

Mr. Esposito said the applicant is requesting an extension of the site plan approval and completion date on the project.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. Lafargue the Village Planning Board grants an extension on the site plan approval to December 31, 2015 and the completion date to June 31, 2017 on the application of Unico Design Group. Approved unanimously.

The Knolls of Goshen #104-2-40, 41 7-Lot Subdivision R-R Zone

It was noted that a letter requesting a 90 day extension on the conditional final approval of the Knolls of Goshen was received.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. Lafargue the Village Planning Board grants a 90 day extension on the Conditional Approval given the application of Knolls of Goshen to March 31, 2015. Approved unanimously.

2015 Meeting Schedule

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, the Village Planning Board approved the following 2015 meeting dates: Jan. 20, Feb. 24, Mar. 24, Apr. 21, May 26, Jun. 23, Jul. 21, Aug. 25, Sep. 22, Oct. 20, Nov. 17, Dec. 15. Approved unanimously.

The Village of Goshen Planning Board adjourned at 8:47 p.m.

Scott Wohl, Chair
Notes prepared by Susan Varden

