

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
OCTOBER 21, 2014**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, October 21, 2014.

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

Absent: Scott Wohl, Chair

Also Present: Michael A. Donnelly, PB Attorney
Art Tully, PB Engineer
Ted Lewis, Village Building Inspector

Greek Mountain Dairy #122-1-1.2, 1-3 Dikeman Drive

Representing the applicant: Peter Manouvelos

Peter Manouvelos said the applicant is requesting a two year extension of its site plan approval. The application was last before the PB on December 18, 2012. He said his client needs the time to pursue the finances needed to build the addition.

UPON MOTION MADE by Mr. DeRosa and seconded by Ms. Lafargue, the Village Planning Board granted an extension on the Site Plan Approval granted Greek Mountain Dairy to October 25, 2016, with an anticipated completion date of December 18, 2017. Passed unanimously.

Kikkerfrosch, LLC #117-1-1.2 and portion of 3. NYS Route 17M

Representing the applicant: Steve Esposito

Mr. Tully said that he has been discussing several items in the EAF with PB attorney Mike Donnelly and Mr. Esposito. Mr. Esposito has since submitted an updated EAF. Mr. Esposito said it has been revised several times.

Mr. Tully said that as lead agency the PB has to make a determination in regard to SEQRA before the ZBA can act on access onto 17M and before the Village Board can act on a zone change. He also said that the PB can't hold a public hearing on the site plan until a SEQRA determination has been made.

Mr. Tully said that the New York State Department of Transportation will have to weigh in on the entrance to the facility since it will be off State Route 17M.

Mr. Tully said that he believes the EAF is complete now and Mr. Donnelly said that based on their discussions he prepared a negative declaration.

Mr. Tully said the Village has agreed to supply the water to the project. He said that the Village had located about 250,000 gallons a day which had been lost in leaks, approximately the amount Kikkerfrosch will need. Mr. Esposito elaborated that the first phase of the project will need about 74,000 gallons a day and when the project is completed 150,000-160,000 gallons a day will be needed. The project is being phased in over three years, he said. It was noted that the maximum amount of water Kikkerfrosch will be permitted to use per day will be 200,000 gallons.

Mr. Tully said that the cut and fill on the site will be substantial and will have to be balanced. Mr. Esposito said that the protocols for blasting are included in the EAF.

Regarding impacts on the bird sanctuary, Mr. Esposito said the applicant has retained a vegetative buffer from the nearest point of the building to the Heritage Trail (900 ft.) and another 50 ft. to 100 ft. to the bird sanctuary. He said he thinks that is a good buffer.

Waste treatment was discussed. Mr. Tully said that the project will provide a pre-treatment facility for its liquid waste and will generate reusable solid waste. The pre-treatment facility will be mostly underground, Mr. Esposito said, and referred to details in the EAF.

Mr. Esposito said that the applicant proposes to construct a 67,800 sq. ft. building. The first two phases will produce keg and bottled beer and the third phase will produce canned beer, he said. There will be a large garden area in the front of the building for guests who will also be able to view the brewing process. Parking for both employees and visitors was discussed. It was noted that lighting and landscaping will be part of the site plan review.

Mr. Esposito said the applicant wants to break ground this spring.

Mr. Tully said he has been authorized to transmit the plans this week to the NYSDOT so they can review the proposed access.

Mr. Tully said he thinks they have touched all bases and believes the PB could make a determination at this time.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, the Village Planning Board issues a negative declaration relative to SEQRA on the application of Kikkerfrosch. Passed unanimously.

UPON MOTION MADE by Mr. DeRosa and seconded by Mr. Torelli, the Village Planning Board sets a public hearing on the application of Kikkerfrosch for 7:30 p.m. on November 18, 2014. Passed unanimously.

Approval of Minutes

The Minutes of the Planning Board's September 23, 2014 meeting were approved.

Adjournment

The Village of Goshen Planning Board adjourned at 8:30 p.m.

Elaine McClung, Acting Chair
Notes prepared by Susan Varden