

**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, April 21, 2015.

Present: Adam Boese
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 February 24, 2015 and March 24, 2015 meetings were approved.

Ray Quattrini - Extension Request for Former Cataract Fire House, 97 Main Street (a.k.a. 90 Main Street) #109-3-7, C-S/ADD.

Mr. Quattrini requested an extension of site plan approval for the former Cataract Fire House. The approval was granted three years ago and he is requesting a three year extension.

UPON MOTION MADE by Mr. Torelli and seconded by Ms. Lafargue, the Village Planning Board granted a three year extension on the site plan for the former Cataract Fire House, 97 Main Street, to April, 2018 with a completion date of May, 2018. Approved unanimously.

Jim Dillin/S. Liebman, R.A. f/Goshen Realty Holdings, LLC Site Plan – Proposed Dunkin Donuts at 400 Greenwich Avenue, #114-5-10, D-S

Representing the applicant:

Jim Dillin, Engineer
Samuel Liebman, Architect
Duncan Cameron, Dunkin Donuts

Mr. Dillin talked about the proposal to put a Dunkin Donuts drive-in window in the Gulf Station & Subway building located on Greenwich Ave. The building would also have seating for the Dunkin Donuts which would move from the Goshen Plaza. Mr. Dillin introduced a new layout for the drive-in access. He said that since the development coverage cannot be over 65% of the site, the applicant is proposing porous pavement in the rear with a green area. If the porous pavement is considered as grass, then the new site plan will show a coverage area of 64.8%, meeting the threshold, he said. Mr. Donnelly reiterated that if the applicant can't meet the lot coverage, they will have to go to the ZBA to request a variance.

Project Architect Samuel Liebman said he expects to have an engineering report on the porous pavement soon. There was a lengthy discussion. Mr. Liebman said the application has been submitted to the DOT for approval. He said the applicant has a traffic engineer involved in the project. He said that a retaining wall is being designed and that it has been discovered that an easement from the adjacent property owner will not be needed. He said the applicant wants to go forward with the May 27th public hearing.

Mr. Tully said that what is being shown is a conceptual plan showing compliance with the lot coverage issue. He said he thinks porous pavement is a way to try to deal with the development coverage issue but that there has to be an engineering analysis to review before a determination can be made. The PB needs to know that the sub-soil is porous enough that it will take the drainage and pass it through the subsoil and into the ground, and if it is not, then an underdrainage system has to be designed to take the water that comes through the pavement to an offsite location. One of those two alternatives has to work, he said.

Mr. Tully said there is also the issue of the maintenance of porous pavement, which requires a specific method that has to be kept up. It will be up to the Village Building Inspector to enforce the maintenance of the porous surface, he said.

Mr. Tully referred to a letter in which the DOT said they are looking for a traffic study from the applicant. Mr. Tully said the traffic study needs to be a part of the submission and suggested that the PB defer to the DOT and wait to hear what they say about the design and plan. He said he doesn't think it's necessary for the PB to hire its own traffic consultant. He said the applicant will have to present its traffic study to the public at the public hearing.

There was a question of whether to obtain and review this information prior to a public hearing, thus scheduling it for a later date. Mr. Cameron said that timing is very important to the project and he wants to go forward with the scheduled public hearing on May 26. It was noted that the public hearing can be continued if necessary. PB members agreed to hold the public hearing on May 26 as scheduled.

Mr. Torelli asked that the interior design plan be shown at the public hearing.

During a discussion of the design of the drive-up access, Mr. Cameron said he is confident that there is enough property in the rear for car and emergency vehicle access, stating there is 35 feet from the building to the property line. The applicant was asked to send its plans to the fire and police chiefs for review.

The applicant affirmed that they will take a full set of plans and the EAF to the County Planning Department.

Review request to PB from the Village Board - Proposed Local Law #2 of 2015 re: tax map designations 107-2-40.2 (276 Main Street) 107-2-39.2 (268 Main Street) which would amend zoning map and text of Zoning Ordinance – re-zone two parcels R-1 to O-B amending Appendix “A” of Zoning Code.

Kristin O'Donnell appeared before the PB, representing the Turner Miller Group, who reviewed, on behalf of the Village, a petition of the Anthony Dobbins Stagecoach Inn to rezone the property at 268 Main St. from R-1 to O-B. As part of the petition, the applicant wants the Village to also amend the zoning uses permitted in the O-B District to allow for a bed and breakfast inn and full service restaurant. The Turner Miller Group reviewed the petition and made suggestions, including definitions for “bed and breakfast” and “full service restaurant”.

It was noted that the Village Board is asking the Planning Board to offer opinions on proposed Local Law #2 of 2015 which also includes re-zoning the Village Hall property at 276 Main Street to O-B. The Village Board has scheduled a public hearing on the proposed law on May 11.

PB members discussed the map amendment criteria and criteria for the text changes as read by Mr. Donnelly who will report their comments to the Village Board. There was no opposition expressed. Through consensus, the Planning Board asked Mr. Donnelly to convey that the Village Board also consider looking at rezoning the corner lot on Main St. and Orange Ave., currently zoned R-1.

Adjournment

The Village of Goshen Planning Board adjourned at 9 p.m.

Scott Wohl, Chair
Notes prepared by Susan Varden