

**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, August 25, 2015 in Village Hall.

Present: Adam Boese
Rebecca Lafargue
Elaine McClung
Scott Wohl, Chair
Michael Torelli

Also Present: Michael A. Donnelly, PB Attorney
Art Tully, PB Engineer

Approval of Minutes

The Minutes of the Planning Board's June 23, 2015 meeting were approved.

**Goshen Realty Holdings, LLC – Dunkin Donuts, 262 Greenwich Avenue, #114-5-10 D-S
Zone**

Representing the applicant: Steve Esposito

Mr. Esposito presented revised plans for the site which is currently a Gulf filling station, a convenience store and a Subway. Mr. Esposito said that the interior space will be renovated to include seating and a drive-thru constructed in the rear of the building for a Dunkin Donuts. A retaining wall will be constructed behind the building for cars using the drive-thru. The convenience store will be reduced to 20% of the space it now occupies and the Subway will go. There will be two handicapped accessed bathrooms. Landscaping will be changed in the front of the property and the parking will be re-arranged and include 20 spaces, while the Code requires 13, he said. Lighting will be re-done. Mr. Esposito described the project as a joint venture between two local businesses and added that they are anxious to start.

Mr. Tully said he has not yet received the design of the retaining wall and is concerned because of the limited amount of space upon which it will be constructed and the impact on other property owners. He said that the site plan shows landscaping, a diversion swale and a fence above the proposed retaining wall. Mr. Esposito said that Titan Engineers are in the process of designing the retaining wall and that the applicant believes the wall can be built without the need for a construction easement.

Mr. Tully said that he hasn't heard anything from the NYS Department of Transportation. Mr. Esposito said that he has been in contact with the DOT's Poughkeepsie office who have asked the applicant to do an analysis of the existing traffic movements. He said he is waiting for school to start before he does the analysis. Mr. Esposito said that there is no designated left turn from Greenwich Ave. onto the property and that there will be signs posted stating "no left hand turn" He said that he believes it is going to be "a right-in and right-out only." The PB talked about striping and signage to direct traffic on the site. Mr. Donnelly said that if the DOT approves the plan as is, that discussion will be closed, but that if there is a physical change to the plan in order to obtain DOT approval, then the applicant will have to return to the PB.

Mr. Tully said he is concerned with segregating the construction traffic from the day to day traffic to the site. It was noted that the applicant plans to keep the store open during construction. Mr. Tully said that he is concerned about safety and needs to see a plan showing the phasing and staging of the site during construction.

It was noted that the exterior will be cultured stone and metal.

Mr. Donnelly said that the conditions of approval will include: the receipt of a sign off letter from the Village Engineer stating that the issues he outlined were resolved satisfactorily; the standard DOT condition; the receipt by the Town Engineer of a more detailed construction phasing plan; the submission of an internal floor plan to verify parking calculations; a guarantee that construction will start within one year of the date of the resolution; an anticipated completion date of March 25, 2017 and proof that all fees have been paid.

UPON MOTION MADE, by Ms. McClung and seconded by Ms. Lafargue, the Village of Goshen Planning Board declares a Negative Declaration of Significance in terms of SEQRA, on the application of Goshen Realty Holdings, LLC. Approved unanimously.

UPON MOTION MADE, by Mr. Boese and seconded by Mr. Torelli, the Village of Goshen Planning Board grants conditional approval to the application of Goshen Realty Holdings, LLC, per the terms as outlined by PB Counsel. Approved unanimously.

The CP Center, 2 Fletcher Street, Proposed Storage Shed, #110-3-24.1, R-2 Zone

Representing the applicant: Mr. Martino

Mr. Martino said that the CP Center needs a shed on the property to store adaptive equipment that is now stored in the hallways. The shed being proposed, is a pre-fab, 10 x 14, and will be placed on a block. It is removable and will not be in view. There will be no electric, he said.

Mr. Tully said he wasn't sure that the application is a site plan issue. Discussion followed.

UPON MOTION MADE, by Ms. Lafargue and seconded by Mr. Boese, the Village of Goshen Planning Board determines that site plan approval is not required on the application of the CP Center and states that it has no objection to the shed. Approved unanimously.

The Knolls of Goshen #104-2-Lots 40 & 41

The PB received a letter from Pietrzak & Pfau requesting a 90 day extension of the conditional final approval granted to the seven-lot subdivision.

UPON MOTION MADE, by Ms. Lafargue and seconded by Ms. McClung, the Village of Goshen Planning Board grants a 90 day extension to the conditional approval granted The Knolls of Goshen. Approved unanimously.

The Village of Goshen Planning Board adjourned at 8:25 p.m.

Scott Wohl, Chair
Notes prepared by Susan Varden