

**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 15, 2015.

**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 November 17, 2015 meeting were approved.

**RLA Site Plan f/Goshen Plaza Diner**, corner of Greenwich Avenue (Route 207) and Clowes Avenue (G&D Restaurant Corp.) New entrance driveway and parking expansion. #114-5-14, D-S Zone

Representing the applicant: Steve Esposito

Mr. Esposito said he is appearing before the Planning Board for the purpose of modifying an existing site plan for the Goshen Plaza Diner in regard to its entrance and exit. The diner owner has been notified by the new owner of the Goshen Plaza that diner employees and guests cannot cross the adjoining Plaza property to enter the diner property, in other words they cannot use the existing entrance, Mr. Esposito said. A proposed easement allowing this entry in 2009 was not finalized and the note was removed from the initial site plan by judicial action.

In order to resolve the situation, the applicant proposes to have the initial site plan amended with a new two-way access directly onto Clowes Ave., Mr. Esposito said. Traffic will circulate in the same way on the property, he explained. There will also be additional pavement to increase the parking by 15 spaces. Mr. Esposito said the modification meets all the standard setback requirements. "We are just building a driveway for access," he said. He submitted a short form EAF.

Mr. Tully said that additional technical information is needed. Mr. Esposito emphasized the need for a speedy resolution stating that the applicant doesn't want to wake up in the morning to find a fence along the property.

Mr. Tully said that his firm had prepared the subdivision plan originally and added that the status of utility easements need to be clarified and that the traffic impacts need to be assessed. Mr. Tully and Mr. Wohl agreed that the Village Traffic Consultant must review the proposed amendment for traffic impact.

Mr. Donnelly stated that holding a public hearing is optional and PB members agreed that a public hearing is not necessary. Mr. Wohl stated that the PB would like to move the plan forward. Mr. Donnelly said the application will be forwarded to the County Planning Department for a 239 Referral and that adjoining notices will be mailed.

Mr. Wohl asked the applicant to return next month.

**Paul Chino Site Plan, Rosita's Fruits & Vegetables**, continuation. #111-13-3, C-S Zone

Representing the applicant: James A. Dillin, PLS

Mr. Dillin said he has returned to the PB with the information requested at his last appearance in October. He reiterated that the application is to turn the second floor of the building into a two-bedroom apartment. The building, on Greenwich between Market Street and Railroad Ave., currently houses Rosita's Fruits & Vegetables on the first floor.

The issue, Mr. Donnelly said, is that the building appears to be a protected non-complying building within the meaning of Section 8.3.1 of the Village Zoning Code but to be certain the applicant must demonstrate that the building existed in its present state on March 9, 1998. Mr. Dillin said that he has researched its use and determined the building was used as a travel agency in 1998. He said that the new use will not increase the non-conformity to any of the bulk requirements. The revised site plan showed the bulk requirements as they appeared on March 9, 1998 and as they will appear with the proposed plan.

Mr. Donnelly said that because this is a conditional use, site plan review and a public hearing is required. He said the application will be forwarded to the County Planning Department for a 239 Referral.

**UPON MOTION MADE** by Ms. McClung and seconded by Mr. Boese, the Village of Goshen Planning Board schedules a public hearing on the application of Paul Chino (Rosita's Fruits & Vegetables) for January 26, 2016. Approved unanimously.

**Unico Design Group, #111-15-16** A letter of request for extension of Site Plan approval for one year.

Following discussion the following action was taken:

**UPON MOTION MADE** by Ms. Lafargue and seconded by Mr. Torelli, the Village of Goshen Planning Board grants a one year extension, to December 1, 2016, of the site plan approval for Unico Design Group. Approved unanimously.

**Knolls of Goshen #104-2-40, 41** Subdivision. A letter of request for a 90-day extension of the conditional final approval.

Following discussion the following action was taken:

**UPON MOTION MADE** by Mr. Boese and seconded by Mr. Torelli, the Village of Goshen Planning Board grants a 90-day extension, to March 22, 2016, of the conditional final approval previously granted the Knolls of Goshen. Approved unanimously.

**Scotchtown Office Park LLC #104-2-59.2** A letter of request for an extension of the approval.

Following discussion the following action was taken:

**UPON MOTION MADE** by Ms. McClung and seconded by Ms. Lafargue, the Village of Goshen Planning Board grants a 90-day extension, to March 22, 2016, of the approval previously granted Scotchtown Office Park LLC. Approved unanimously.

## **CORRESPONDENCE**

Mr. Wohl noted that a letter was received from the NYSDOT SEQRA Unit regarding the application of the **Goshen Stagecoach Properties, LLC**. on tax map parcel #107-22-39.2. The letter stated that a highway work permit will be required. The Village's Lead Agency status was noted. Ms. McClung asked for a clarification from Mr. Esposito regarding the proposed driveways for the two proposed lots that will face Main Street. "Currently we do not plan to put driveways onto Main Street," Mr. Esposito answered.

Mr. Wohl also noted that a letter was received from the NYSDOT with technical comments on the **Dunkin Donuts** application on tax map parcel #114-5-10.

**2016 MEETING SCHEDULE**

**UPON MOTION MADE** by Ms. Lafargue and seconded by Mr. Torelli, the Village of Goshen Planning Board adopted its 2016 Meeting Schedule as follows:

**January 26  
February 23  
March 22  
April 26  
May 24  
June 28  
July 26  
August 23  
September 27  
October 25  
November 15  
December 20.**

The meetings will begin at 7:30 p.m. Motion approved unanimously.

The Village of Goshen Planning Board adjourned at 8:15 p.m.

Scott Wohl, Chair  
Notes prepared by Susan Varden