

**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, November 17, 2015.

Present: Elaine McClung
Scott Wohl, Chair
Michael Torelli

Absent: Rebecca Lafargue
Adam Boese

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 20, 2015 meeting were approved.

Red Maple Holdings Subdivision, 10-1-43, 110-4-1, R-R Zone. Work Session Request

Representing the applicant: Steve Esposito

Mr. Esposito stated that his appearance before the PB is to discuss the concept of a subdivision with frontage and access on Fletcher St. and an access to Old Minisink Trail. This is not an application at the current time, he said. The site is zoned Rural Residential which has a minimum lot size of 20,000 sq. feet and 21 single family detached dwellings will be proposed, he said. There will be a through road terminating in a cul-de-sac with extra access to Old Minisink Trail. Mr. Esposito said that the subdivision regulations state that a cul-de-sac should generally be no longer than 400 sq. ft. and have two accesses. He said that if this concept is pursued, the applicant will need a waiver from the PB to allow a 600 ft. cul-de-sac with two accesses on Fletcher St. and Old Minisink Trail. He said that the minimum lot width is 120 feet and that the proposal would have 12 lots on the cul-de-sac. He said that the site is "very linear".

Mr. Tully said that the 400 ft. cul-de-sac maximum is very short in comparison to other municipalities in the area and that to go from 400 ft. to 600 ft. is not a tremendous stretch. He said historically the PB has agreed to waive the 400 ft. cul-de-sac minimum. He pointed out that there will be other issues that will also come into play such as the federal wetlands, steep slopes and drainage. Mr. Tully said that for disclosure purposes, he acknowledges that Mr. Haghi was a client of his firm several years ago, prior to the firm's involvement with the Village

Mr. Esposito asked PB members if they would "consider" extending the waiver on cul-de-sac length. All three members said they will entertain the idea.

Goshen Stagecoach Properties, LLC 268 Main Street, Subdivision #107-2-39.2, R-1 Zone

Representing the applicant: Steve Esposito

Mr. Esposito stated that his presence before the PB is to discuss a conceptual sketch plan for a 3.2 acre site at Main Street and Maplewood Terrace, zoned R-1, which presently houses the Goshen Stagecoach Inn. The new owners of the property are proposing the creation of a five lot residential subdivision, he said. The center lot, at 53,000 sq. ft., will house the bed & breakfast inn, and will share the existing curb-cut on Maplewood Terrace with two other lots having frontage on Main Street. The remaining two lots will have their own driveway access off Maplewood Terrace.

Mr. Esposito said that the owners would like to remove the existing garage to build a carriage house using the same footprint and connecting it to the main house through a breezeway. Because it will increase the structure by 1.5% and because the inn is a pre-existing non-conforming use, the Zoning Board of Appeals will have to review and approve the 100 ft. expansion, he said.

Mr. Esposito said that currently there are nine guestrooms in the inn and one room for the inn keeper. He said the owners plan to re-distribute the nine guest room, re-build the staircase and increase the bathrooms, keeping the same footprint.

Mr. Donnelly said that the Zoning Board of Appeals will determine if it will allow the owner to expand the size of the current building. He noted that subdividing the property may cause the loss of the protection of the pre-existing non-conforming use of the B&B.

Mr. Tully noted that the sketch plan shows a common driveway serving three lots. He said that common driveways don't appear to be allowable within the Village and that the PB will have to decide if they like the layout and determine how to handle the common driveway or private street issue. The Village Attorney and the head of the Village Department of Public Works will have to look at this, he said.

Mr. Esposito submitted a completed Environmental Assessment Form to the PB.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Torelli, the Village Planning Board declares itself to be lead agency on the application of Goshen Stagecoach Properties, LLC. Approved unanimously.

OTHER BUSINESS

PB members discussed a memorandum from the Village Attorney and Engineer regarding Village Place Apartments. PB members asked Mr. Donnelly to prepare a comment letter to the Village Board based on the discussion.

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

Scott Wohl, Chair
Notes prepared by Susan Varden