

**VILLAGE OF GOSHEN
PLANNING BOARD
July 26, 2016**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, July 26, 2016 in the Village Hall by Chair Scott Wohl.

Members present: Chair Scott Wohl
Molly O'Donnell
Michael Torelli

Members absent: Adam Boese
Elaine McClung

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, PB Engineer
Ted Lewis, Building Inspector

Mr. Wohl opened the meeting with the Pledge of Allegiance

APPROVAL OF MINUTES

Chairman Wohl asked the board if they had an opportunity to review the minutes of the June 28, 2016 meeting. It was decided to table the approval until the next meeting.

APPLICANTS BEFORE THE BOARD

Robert Knebel, Site Plan, Market Street, Goshen Park, LLC, #113-3-2, C-S/ADD. Schedule public hearing.

Representing the applicant: Douglas Jones, Esq.

Mr. Donnelly stated the application is for eight (8) residential units on the second and third floors and commercial on the ground floor. The commercial build will have to have no greater parking requirements than the previous use, which was a tavern, than existed there over time, otherwise the applicant will need a parking variance.

Mr. Donnelly stated the application does require a site plan and does require a conditional use. He prepared a public hearing notice for the August 23, 2016 meeting at 7:30 p.m.

Mr. Lewis stated the applicant is able to get an affidavit from the previous owner to show the parking that was there prior to 1998.

Mr. Tully stated he needed the number of seats or some way to calculate the parking that would have been necessary for the previous facility at that time. It could be square footage or capacity of the building. As long as what the applicant is proposing does not exceed the requirement of present, it will be fine. The use group tables in the code will be used for calculations.

If more parking spaces are needed, a variance will be required from the ZBA.

Mr. Tully stated the applicant will need the survey converted into a site plan. The mapping is fine. The survey notes can be taken out and a reference to the number of apartments and square footage be put in. As much information as available should be put in. The awning should be shown on the site plan. The architectural review has been done.

Mr. Wohl stated the ZBA application is for a first-floor apartment variance to stay the Stop Work Order to continue working. Mr. Knebel stated he will withdraw the ZBA application at the time of site plan approval.

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VOTE BY PROPER MOTION made by Molly O'Donnell, seconded by Michael Torelli to set a public hearing for August 23, 2016 at 7:30 p.m. The motion was approved unanimously.

ADJOURNMENT - The meeting concluded 7:52 p.m.

Scott Wohl, Chair

Notes prepared by Tanya McPhee