

**VILLAGE OF GOSHEN
PLANNING BOARD
June 26, 2018**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on June 26, 2018 in Village Hall by Chairman Wohl.

Members present: Chair Scott Wohl
Elaine McClung
Adam Boese
Michael Torelli
Molly O'Donnell

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

APPLICANTS BEFORE THE BOARD

COLUMBIA DOCTORS, 1995 State Route 17M, #116-2-1.3, OB Zone, Site Plan

Representing the Applicant: Ron Hoina, AIA

Mr. Hoina stated the medical office wishes to do an interior renovation with two additions. One is an expansion of the lobby outward. The second is a proposed stairwell in the rear of the building, outside of the structure. He stated there would be no changes to the curbs, curb cuts, or parking. New LED lighting with a sharp cutoff is proposed. Other proposed changes are an extension of windows and a new skin on the outside of the building.

Mr. Tully stated a referral should be made to the County.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Ms. O'Donnell, the Village of Goshen Planning Board referred this application to the Orange County Department of Planning. Motion carried unanimously.

Adjoiner notices should be sent to neighboring properties, but the use is permitted so therefore if the Board so desires the public hearing may be waived.

VOTE BY PROPER MOTION made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to waive the public hearing on this application. Motion carried unanimously.

YIDEL REALTY WAREHOUSE, Route 17M, Site Plan, I-P Zone

Representing the Applicant: Steve Esposito, RLA

Mr. Tully explained that Yidel is a client of his office in the Town of Wallkill. Mr. Esposito brought it to Mr. Tully's attention. Mr. Tully stated he did the review but will have to recuse himself and his firm from this application. If acceptable to the board, Mr. Tully recommended Jim Farr, civil engineer, as a consulting engineer to handle this application. Mr. Farr currently is working with the Village of Goshen and is willing to work on this application for the Planning Board.

Mr. Esposito stated this application is a speculative warehouse on the Kikkenfrosch site on 17M. The applicant is currently the contract purchaser of the land. The applicant proposes constructing a 491,000 square foot warehouse with 30,000 square feet of office space. Their business is big box distribution of goods and services. The applicant loves the site and believes it has great access to 17 and 84.

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Mr. Esposito stated he assumed a traffic study will have to be done and the counts were done before school ended. He has reached out through Lanc and Tully and has prepared a scope of what they believe they should analyze.

Mr. Esposito asked the Planning Board if they would declare lead agency and refer the application to the Zoning Board of Appeals for relief from parking requirements.

Chairman Wohl asked if the intention was single occupancy. Mr. Esposito stated two tenants or maybe even three.

Mr. Esposito stated the next submission will provide the scope of the traffic study. He stated there will be more truck traffic and less employee traffic. He stated in general there will be more traffic than the previously proposed Kikkerfrosch project.

Mr. Tully stated this project will use less water and sewer than the Kikkerfrosch project. He also stated in regard to the ZBA his advice is to wait until the project moves along further and suggests letting the project develop more as the ZBA can't act until SEQRA is complete anyway.

Mr. Tully stated the application at this time is a conceptual plan in nature. More plans regarding grading and rock removal need to be submitted as well as referral to the NYS DOT after the traffic analysis and parking requirements. Mr. Esposito stated in the future he will provide a Perm 33 so the board will be getting the input regarding the intersection and the DOT's findings.

Chairman Wohl stated he didn't want to go too deep into Lanc and Tully's analysis. He would rather wait for Mr. Farr's comments.

Mr. Torelli stated he believes this an important project. Other municipalities have companies competing for this type of site for warehouses.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning Board appointed Jim Farr to be consulting engineer for this project. Motion carried unanimously.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning Board referred this application to the Orange County Planning Department. Motion carried unanimously.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Torelli, the Village of Goshen Planning Board issued a notice of intent to be lead agency under SEQRA sending to the Village Board, the NYS DOT and the Village Zoning Board of Appeals notice on this project. Motion carried unanimously.

ORANGE-ULSTER BOCES, 4 Harriman Drive, #128-1-3.22, Renovations to Greenhouse, OBH Zone

Representing the Applicant: Andre' Keel, RA

Mr. Keel appeared before the board stating that the adjoiner notices had been mailed out as requested at the last Planning Board meeting; however a letter to the Orange County Department of Planning was overlooked in error.

Mr. Donnelly stated the application will have to be adjourned until the next Planning Board meeting so that the Planning Department could comment and issue a report since they have jurisdictional authority.

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COMMUNICATIONS

SCOTCHTOWN OFFICE PARK, #104-2-59.2, Letter of Request for approval extension from J.A. Dillon, PLS

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Boese, the Village of Goshen Planning Board granted a six-month on this application. Motion carried unanimously.

HAND-DELIVERED COPY OF LETTER, addressed to Mayor Roddey, PB Chairman S. Wohl and Art Tully from Ed Connor.

Originally on the agenda for tonight was a discussion on the J. Matta subdivision. The application was withdrawn and the applicant did not appear. Mr. Donnelly stated the applicant cannot do any further work in this area and needs to clean up the site and stabilize the land.

Mr. Lewis stated the applicant had a temporary work permit from the County to do logging and clearing. By the time Mr. Lewis had received complaints on the project more work than was permitted was done on the land. The excavation was excessive so the building inspector put a cease and desist order on the project. Mr. Donnelly stated the applicant clearly needed a permit for the type of work that was done. There is no building permit for the house which he would need for a driveway. The application is in violation. The unauthorized work was issued a stop-work order.

There is no action for the Planning Board at this time. It falls under the jurisdiction of the Village Board and the Building Inspector.

Mr. Connor appeared as well as an adjoining neighbor to complain about the work on the project and the heavy equipment left on the site.

GREEK MOUNTAIN DAIRY, expansion, request one-year extension of approval. #122-1-1.2, Dikeman Drive, I-P Zone

Mr. Tully stated he received a letter from the Village DPW and the application's waste discharge permit has expired and they have not applied for a new one yet. The permit has been expired for quite a while. He also stated Greek Mountain has not responded to previously requested information regarding their operation in order to review the permit. The DPW respectfully requested the applicant only be provided with a three-month extension.

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Ms. O'Donnell, the Village of Goshen Planning Board granted a three-month on this application. Motion carried unanimously.

O.C. DEPARTMENT OF PLANNING REVIEW OF BERC HOMES, 122-1-10.2

Correspondence reviewed by Planning Board. No action taken.

GOSHEN PUBLIC LIBRARY

The roof color originally approved for the building is no longer available. Since the project is in the ADD district, the color must be approved. A new muted shade will be selected and reviewed.

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FIDDLERS GREEN

The board discussed the recent balloon test on this application. The board was dissatisfied with the results of the test. Mr. Tully and/or Mr. Donnelly's office will notify Mr. Esposito of the Board's dissatisfaction and move forward at a later date to rectify the situation.

APPROVAL OF MINUTES

Adjourned until next month for approval.

ADJOURNMENT

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Mr. Wohl, the Village of Goshen Planning Board moved adjourned the meeting at 8:29 p.m.
Motion carried unanimously.

Next scheduled meeting of the Planning Board is July 24, 2018.

Scott Wohl, Chair

Notes prepared by Tanya McPhee