

**VILLAGE OF GOSHEN
PLANNING BOARD
May 22, 2018**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on May 22, 2018 in Village Hall by Chairman Wohl.

Members present: Elaine McClung
Adam Boese
Michael Torelli

Members absent: Chair Scott Wohl
Molly O'Donnell

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

In the absence of Chairman Wohl, Ms. McClung chaired the meeting and opened with the Pledge of Allegiance.

APPLICANTS BEFORE THE BOARD

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

Representing the Applicant: Andre' Keel, RA

Mr. Keel stated the application is for the greenhouse that is on the Arden Hill Campus. The existing greenhouse has two sections and comprises one floor. The foundation is not salvageable and will have to be redone. The proposed renovation will add to two floors to the space for usable office space for the special education department.

The roof line will not be continuous to keep it in character with the existing greenhouse. The submitted package detailed proposed and existing renderings.

Mr. Tully stated in his comment letter this application is a Type II action under SEQRA. The EAF as submitted is appropriate. No further action is needed. The building and site have already received conditional use approval for the site. This is a continuation of that use. There are no other comments. It is approvable as the board sees it tonight.

Mr. Donnelly stated this is an approved conditional use, so the application does not require a public hearing. It is an amended site plan and the public hearing is optional. Adjoiner notices do need to be sent and it needs to be referred to the Orange County Planning Department.

Ms. McClung polled the board for their thoughts on waiving the public hearing.

Mr. Boese stated he didn't believe one was needed.

Mr. Torelli also stated he didn't believe a public hearing was needed.

The board instructed the applicant to send adjoiner notices and referrals will be made to the OC Planning Department.

The applicant will come back next month for action by the board.

**VILLAGE OF GOSHEN
PLANNING BOARD
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THE KNOLLS OF GOSHEN, #104-2-40, 41, RR, Letter of Request from Anthony Trochiano, PE requesting a 90-day extension of the Conditional Final Approval

Representing the Applicant: Anthony Trochiano, PE

Ms. McClung stated the approval for this project is so old, the board made a request that the applicant appear to give a summary of what the project is and give an update.

Mr. Trochiano stated he is appearing tonight with the owner of the property. A few months ago, another engineer from Mr. Trochiano's office requested an extension and informed the board there is a new owner who is in the process of determining how to proceed with this project.

Mr. Trochiano stated the project is a 13-lot single-family subdivision. It is a proposed loop containing Middle Street and Montgomery Street which are dead ends and the loop will connect the two streets.

Art Tully stated regarding storm drainage the regulations are different now than when the project received approval. If construction were to drag out, this issue would have to be addressed to meet the new regulations. At this point Mr. Tully feels an extension is okay, but at some point, the plans should be revisited.

The present owner explained he owns a paving and excavation company. His present plan was to go in and cut the roads in as he had time, but then he was informed he needs almost a million dollars for a performance bond for public improvements. This is a municipal standard practice. Now he is thinking of changing the plans to five or six lots and knock down the existing house and replace it with a new one. Everything is conceptual at this point.

Mr. Donnelly stated a three-month extension is appropriate but soon if a new design is intended that would be a good time for the Planning Board to reevaluate the plans.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Mr. Boese, the Village of Goshen Planning Board granted a 90-day extension of conditional final approval. Motion carried 3-0.

FIDDLERS GREEN AT GOOD TIME PARK, northerly side of 17M, #115-1-5, Site Plan Changes, R-3 & D-S Zone

Representing the Applicant: Steve Esposito, RLA

Mr. Esposito stated there has been an interim submission. The applicant is in the process of addressing all the previous comments received on the site plan and the Part III EAF.

The applicant would like to address the overall layout to mitigate some of the visual impacts, particularly to east and to the Heritage Trail. Two buildings were separated and pushed back on the west side of the Tree of Life and eliminated a section of road and parking. A new grading plan allows for lowering the finished floor of the building to lower overall height. The visual simulation was revised and added two simulations for a total of six to better show the scale and orientation.

In the following week the applicant would like to schedule a balloon test for visual analysis and a reverse analysis using a drone. The board will be informed what day the balloon test will be conducted, and the attorney suggested a newspaper notice be placed so residents are aware of the test. The foundations will be staked out in their new locations.

**VILLAGE OF GOSHEN
PLANNING BOARD
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Mr. Tully stated the plan has been revised. For the site walk three of the buildings should be delineated, the two on each end and the one in the middle. Mr. Tully had concerns that full foliage of the trees is in effect and felt the board needed to decide if it would like to do another test in the fall to get the full visual impact. He stated the ZBA also wanted to view the balloon test. Mr. Tully stated the fire department is also concerned with the proposed height of the buildings in terms of their ability to fight fires.

Mr. Tully stated this is a conditional use permit. The buildings need to be in compatibility with the neighborhood both in size and mass as well as architecture. There are at least two variances necessary currently. He said there is a lot to consider at this point.

Mr. Tully stated with the new plan the Tree of Life is now in a hole because of a large retention basin. He suggests hiring an arborist for their opinion on the impacts to the tree. The board was in favor of hiring an arborist at the applicant's expense.

Mr. Tully also stated he would communicate with the ZBA regarding the height variance they will be asked to consider due to its magnitude.

The balloon test date will be announced shortly.

REAL DEAL MANAGEMENT, One Police Drive Warehouse, Project Narrative, #122-1-10.2, I-P, revised plans

Representing the Applicant:

Steve Esposito, RLA

Mr. Esposito stated it is a 4.4-acre site proposing a 60,000 square foot warehouse with loading docks in the IP Zone. Sewer and water is provided by the Village. The access is onto Police Drive into the Town of Goshen so a highway work permit will be needed.

The applicant plans to use 42,000 square feet for their business and to lease out the remaining 26,000 square feet to a similar compatible use. The applicant is proposing 66 paved parking spaces and banking 49 spaces in the back.

Mr. Tully stated the plan is fine but there are complications with an overlap of parcels with water and sewer drainage that needs to be worked out in design and details.

Mr. Esposito stated there is a drainage issue. There are four lots. There is an existing force main for sewer that the applicant has title to and access to use. They will build their own pump station and tie into the force main pumped to Hatfield Lane. Mr. Tully stated he did not disagree but needed verification. Mr. Esposito stated the applicant attorney would provide documentation to such. The water line is a Village water line in the street which the applicant is also allowed to access. Mr. Esposito stated the issue is the right to drain. The applicant has an easement over the King Zak property. Interstate Battery has an easement over this site to drain toward the existing detention pond that was implemented back to the original GE building.

Mr. Donnelly stated the Village wants to see the storm water facility maintenance agreement that is among the parcels but is enforceable by the Village. Mr. Esposito stated there is an inter-lot agreement with the parcels in terms of having access for maintenance purposes. To comply with current storm water regulations there are map notes to denote the Village's ability to enter to maintain the storm water and sewer facilities.

Mr. Donnelly stated the area is a mess right now and overgrown and needs to be redone. Mr. Tully stated all his comments have to do with coordinating that with the parcels and getting the legal information for engineering.

**VILLAGE OF GOSHEN
PLANNING BOARD
May 22, 2018**

Mr. Donnelly stated the public hearing can be waived on this application.

VOTE BY PROPER MOTION made by Mr. Boese seconded by Mr. Torelli, the Village of Goshen Planning Board waived the public hearing for this application. Motion carried 3-0.

Mr. Donnelly stated a Negative Declaration can be issued at this time if the board is satisfied.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Mr. Boese, the Village of Goshen Planning Board issued a Negative Declaration on this application. Motion carried 3-0.

COMMUNICATIONS

KING ZAK – GAM PROPERTIES, referral to Planning Board was granted

VILLAGE PLACE, ZBA wants a public hearing next month

APPROVAL OF MINUTES

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Mr. Boese, the Village of Goshen Planning Board moved to adopt the minutes of the April 2018 meeting. Motion carried 3-0.

ADJOURNMENT

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Mr. Boese, the Village of Goshen Planning Board moved adjourned the meeting at 8:30 p.m.
Motion carried 3-0.

Next scheduled meeting of the Planning Board is June 26, 2018.

Scott Wohl, Chair

Notes prepared by Tanya McPhee