

Village of Goshen  
Planning Board Meeting  
August 27, 2019

Members present: Elaine McClung, Chair  
Molly O'Donnell  
Michael Torelli

Members absent: Adam Boese  
Sal LaBruna

Also present: David Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Art Tully, Engineer, Lanc and Tully  
Theodore Lewis, Building Inspector

Chair McClung called the Meeting to order at 7:30 p.m. and led those present in the Pledge of Allegiance.

#### APPLICANTS BEFORE THE BOARD

4 New Street, LLC, 111-15-9, 10, 11, C-S Zone, ADD

Representing the applicant: Steve Esposito, RLA  
Barry Terach, RA

Mr. Esposito provided background on the project and explained that he was asking the Planning Board to issue a Negative Declaration on the application and to schedule a Public Hearing. He also requested referral to the Zoning Board of Appeals for several variances, as the C-S district contains all non-conforming lots.

Mr. Esposito explained that the basic plan hasn't changed but has been refined after working with Village Consultants.

Attorney Donovan referenced the letter received from Architectural Design District consultant Wheldon Abt, which recommended approval of the project for the ADD, subject to complete plans and details including materials and color submissions.

Planner K. O'Donnell noted that most of the technical comments have been addressed.

Vote by proper motion made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board issued a Negative Declaration on the application. Motion carried 3-0.

Vote by proper motion made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board scheduled a Public Hearing on the application for September 24, 2019. Motion carried 3-0.

Vote by proper motion made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board hereby refers 4 New Street, LLC to the Zoning Board of Appeals. Motion carried 3-0.

Vote by proper motion made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board refers the applicant to the Orange County Department of Planning. Motion carried 3-0.

Goshen Plaza, 114-5-15, D-S Zone  
Amended Site Plan Approval Request

Representing the applicant:

Neil Deluca	Co-leader
Jim Carnicelli	Co-leader
Ron Hoina	Design Developer
John Cappello	Attorney

Mr. DeLuca reviewed the requested amendments to the Site Plan, none of which should impact the development schedule, but are necessary to meet future tenant needs.

The significant changes to the plan include the following:

Total building SF: approved 107,017 SF; as amended 117,298 SF

Parking spaces: approved 536; as amended 545

Site coverage: approved 64.7% (385,335 SF); as amended 64.9% (386,422 SF)

Specific building revisions:

Pharmacy – no change

Supermarket from 38,939 to 37,000 SF – reduced

17,200 SF 2-story medical office added at end of “retail strip” building including ambulette drop-off lane (total retail strip buildings revised from 40,230 SF to 50,200 SF)

Retail 6 from 3,000 SF to 2,000 SF – reduced

Retail 5 3,250 SF to 6,600 SF and eliminated drive-through

Retail 4 (retail 4A & 4B) from 4,500 SF to 6,800 addition of a drive-through  
“mechanical space” added in rear corner of retail strip

Drainage & Utilities: minor adjustments per new buildings and parking adjustments

Sidewalks & landscaping: minor adjustments per new buildings and island locations

Lighting: minor adjustments per new building changes

Construction phasing: no change

Wetland disturbance: additional 0.01 acres of disturbance (the applicant shall be resubmitting to the Army Corps of Engineers for the change to the proposed disturbance).

Mr. DeLuca noted that the development group will make revisions as provided by Kristen O’Donnell of Lanc & Tully.

Mr. Hoina reviewed graphics with the Board, and discussion was held regarding the proposed design of the Medical Building, which was architecturally different from the original plan.

It was decided that Mr. Hoina will put together a “look book” of various types of buildings to assist in determining what the Board finds acceptable. Tuesday, September 10, 2019 was chosen for a Special Planning Board Meeting for discussion of design standards for the Goshen Shopping Plaza.

Mr. Donovan explained that as the use is allowed and there is no issue with the parking, the Board could adopt a Negative Declaration tonight.

Vote by proper motion made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board adopts a Negative Declaration in the amendment of the site plan for Goshen Plaza. Motion carried 3-0.  
Southside Commerce Center, 121-1-1.32, I-P Zone

Representing the applicant: Rachel Barese, PE

Ms. Barese introduced herself as Larry Torro's partner at Civiltec Engineering.

Ms. Barese explained that Ms. K. O'Donnell has reviewed the applicant's Expanded EAF Part 3. Ms. K. O'Donnell commented that she has worked with the Town of Goshen and that there will still be some technical comments.

Vote by proper motion made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board scheduled a Public Hearing for September 24, 2019. Motion carried 3-0.

Vote by proper motion made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board issued a Negative Declaration on the application. Motion carried 3-0.

Ms. Barese was advised that traffic will likely be an issue brought up at the Public Hearing.

The Knolls of Goshen, 104-2-40, 41, RR Zone  
Letter of request for a 90 day extension of Final Approval

Present for the application: Michael Caputo, property owner

Mr. Caputo posed questions about bonding, which were answered by Mr. Donovan.

Mr. Tully explained that bonding or construction are the last step of the process, and that the conditions of approval need to be satisfied first. There remain a number of technical items which need to be addressed.

Chair McClung recommended that a 30 day extension be given, at which time the Board would need to know what the applicant's plan is.

Vote by proper motion made by Mr. Torelli, seconded by Ms. O'Donnell, the Board granted the applicant a 30 day extension. Motion carried 3-0.

On a motion by Ms. O'Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 8:55 p.m. Motion carried 3-0.

Elaine McClung, Chair

Notes prepared by Meg Strobl