

Village of Goshen
Planning Board Meeting
June 23, 2020

Member present at Village Hall: Elaine McClung, Chairperson
Molly O'Donnell
Michael Torelli

Members present via Zoom: Adam Boese
Sal LaBruna

Also present at Village Hall: Dave Donovan, Esq., PB Attorney
Ted Lewis, Building Inspector
Kristen O'Donnell, Village Planner, Lanc and Tully
Art Tully, P.E., Lanc and Tully

Chairperson McClung called the Meeting to order at 7:30 p.m.

There are a few amendments to the agenda:

- Removing Westcorp Site Plan
- Sapphire Nursing Home and Rehabilitation moved to the first applicant on the agenda

Chairperson McClung led those present in the Pledge of Allegiance.

APPLICANTS BEFORE THE BOARD

Sketch Plat Review of Proposed Subdivision, Sapphire Nursing and Rehabilitation, #128-1-3.1, O.B.H.

Representing the Applicant: Daniel M. Richmond, Zarin & Steinmetz
David A. Schlosser, A.I.A., Schopfer Architects, LLP
Jay Pepper, Sapphire Nursing and Rehabilitation

The Sapphire Care Group, owning the existing building at 46 Harriman Drive, is seeking subdivision approval to formally reflect the existence of two separate operations. According to a letter dated 6/1/2020 from Daniel Richmond, "The Sapphire Care Group has owned the Property since 2015, at which time the ACF had already been independently operated by the W Group for several years, paying rent to the Property's previous owners." Each operation is independent of the other and has the required license for same.

Mr. Richmond referenced a copy of the plan to Board members and advised that there would not be any changes externally to the buildings, but instead this was to have a legal form of ownership so that the Sapphire Care Group could sell the senior living center to the W Group. Mr. Richmond explained that the purpose of having the applicant go before the board is to see if there is receptivity from the Planning Board before incurring additional costs.

Ms. K. O'Donnell explained that there are zoning issues and many variances will be required. Mr. Tully advised to start at the beginning with the existing site plan and see what the original subdivision was, and to also include the property owner of BOCES in the review and planning process. Mr. Donovan suggested a thorough look at the history of the property.

Mr. Schlosser commented that there is a fire wall dividing the adult and nursing facilities from each other. Mr. Schlosser gave his opinion that the separation was a positive move. Mr. Pepper confirmed that the licenses and inspections are separate for the two operations run at 46 Harriman Drive.

Mr. Donovan stated for the record that owners of the building are clients of his. The Planning Board did not object to Mr. Donovan's involvement with the applicant.

Mr. Boese moved, and Mr. Torelli seconded the motion for an Unlisted Action, Negative Declaration and to waive the Public Hearing. Motion carried 5-0.

CORRESPONDENCE

Correspondence has been received from the Orange County Department of Planning within 30 days for Il Limoncello and Horizon Land Development.

Approval of Minutes

The Minutes of the May 26, 2020 Planning Board Meeting were accepted.

Meeting Adjournment

On a motion by Ms. M. O'Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 8:43 pm. Motion carried 5-0.

Elaine McClung, Chair

Notes prepared by Maria Darby