

Village of Goshen
Planning Board Meeting
October 27, 2020

Members 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
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. and led those present in the Pledge of Allegiance.

APPLICANTS BEFORE THE BOARD

Kevin Costabile, 6 Loretta Lane for 55 Fletcher Street Project – Lot Line “Adjustment”, #113-2-1.21, 1.22, 1.23, R-2 Zone

Representing the Applicant: Kevin Costabile

Mr. Costabile described his application and shared that the three lot subdivision was approved in August 2005 and he is proposing a lot line amendment. Ms. K. O'Donnell advised that the Planning Board needs to see what has been completed from the original approval and what has yet to be done. Mr. Tully asked if an as-built was prepared, and Mr. Costabile confirmed that one was, and the road still needs to be paved, which is the only thing that hasn't been completed. Mr. Tully asked for a copy of the as-built and 2010 approval. Discussion took place about whether the application should be referred to the ZBA, and questions about there being any bond posting. Mr. Tully and Mr. Donovan need to conduct additional research on the location.

Ms. K. O'Donnell referenced her letter dated 10/20/2020. If this moves forward, Mr. Costabile will need to provide the house location identified on map. Chairperson McClung reported that as a result of the way the code is and the age of the approval, this is more complicated than may have originally been thought. As a result of the proximity to the town, the applicant needs a referral to Orange County Planning.

Mr. Costabile will review the information and decide if he will be pursuing the application.

Limoncello, Orange Inn, 159 Main Street, #109-2-3 O-B A.D.D. – (see copy of letter to W.A. Abt from T. Lewis enclosing copy of S. Esposito's letter and plan)

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
Joseph Irace, AIA LEED AP, Irace Architecture P.C.

The application for renovation of the property was approved by the Planning Board on June 23, 2020. Mr. Esposito requested an amendment to that approval that would replace the roof of the Tap Room Building, and the construction of an additional 1 ½ stories on that structure. This is the original application that was submitted to the Planning Board in March 2020. Mr. Irace added that after removal of interior finishes of the building, their “structural engineer was able to analyze the existing structure and determine what parts of the building need to be replaced, repaired or reinforced”. After a thorough review of the building, Mr. Irace and the structural engineer feel confident that the building can withstand renovations to the 3rd floor and the addition of a 4th floor.

A lengthy discussion ensued about whether or not the amendment of the proposed project was changing the height of the building. Mr. Donovan explained the ZBA was

tasked with deciding if the conversion of the Orange Inn to a boutique hotel would cause the Orange Inn to lose its preexisting non-conforming use, and ADD approval.

The original letter to ZBA stated that the building height wouldn't change, however, clarification is needed as to whether the ZBA was aware that they were approving four floors? The approved resolution from the ZBA states that the building height will not be increased. Mr. Esposito and Mr. Irace reported that they are not making the building taller than the one next door, but rather adding a floor to the tap room to make the structure look as one. Mr. Irace said that another option is to remove the peak from the drawing and keep the height as is being that has been approved.

Mr. LaBruna quoted from Mr. Abt's letter to the Planning Board dated October 27, 2020, and further stated that he agreed with Mr. Abt that the construction of an additional 1 ½ stories on the tap room building could diminish the character of the building and the Architectural Design District.

Chairperson McClung inquired about SHPO and Mr. Esposito advised that he had resubmitted the application and will share it with the Planning Board once received.

The Planning Board agreed that they would like additional clarification on what the ZBA approved in April 2019 as they could not approve the amendment without knowing the maximum building height approved. Mr. Esposito is reporting that the restaurant and tap room are the same building, while members of the Planning Board and Lanc and Tully believe it to be two separate buildings.

Mr. Donovan will prepare a letter to ZBA Chairman, Wayne Stahlmann, asking for clarification on the approved resolution.

APPROVAL OF MINUTES

The Minutes of the September 22, 2020 Planning Board Meeting were accepted.

OTHER BUSINESS

Southside Commerce Center, #121-1-1.32 Village of Goshen, #13-1-5.11, Town of Goshen

Mr. Donovan will attempt to get a signed copy of the Town of Goshen's approved resolution.

Knolls of Goshen, #104-2-40, 41

Chairperson McClung believes that this project will be on the next Planning Board agenda and asked Planning Board members to visit the site and view the plan, so that they can provide a thorough review.

Former Goshen Public Library

Planning Board Members expressed a concern about the lack of application for a change of use. The Planning Board agreed to send a letter to the Village Board.

Meeting Adjournment

On a motion by Ms. M. O'Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 9:28 pm. Motion carried 5-0.

Elaine McClung, Chair

Notes prepared by Maria Darby