

Village of Goshen
Planning Board Meeting
December 21, 2021

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Mike Torelli

Member absent: Emi Siljkovic

Also present: Theodore Lewis, III, Building Inspector
Kristen O'Donnell, Village Planner, Lanc and Tully
Maria Darby, Clerk

Chair McClung called the Meeting to order at 7:30 pm and shared that the continuation of the Public Hearing for GFI Partners aka Goshen Development JV, LLC would be moved to the January 25, 2022 Planning Board Meeting at the request of the applicant. In addition, the presented agenda was amended to remove KCK, LLC at the request of the applicant and would be added to the January 25, 2022 meeting as well.

APPROVAL OF MINUTES

The Minutes of the November 30, 2021 Planning Board Meeting were accepted as circulated.

PUBLIC HEARINGS

John P. & Elizabeth Xanthis and Hildegard Quinn Lot Line Change Public Hearing

Pursuant to the applicable provisions of the Zoning Law of the Village of Goshen and of the Village Law of the State of New York, the Planning Board will hold a Public Hearing on the 21st day of December, 2021 at 7:30 p.m. or as soon thereafter as is convenient at the Village Hall, 276 Main Street, Goshen, New York, upon the application of John P. & Elizabeth Xanthis and Hildegard Quinn to permit the relocation of the lot line between their respective parcels. The sites in question are located within the R-1 (Residential) Zoning District of the Village of Goshen and are designated on the tax map for said Village as Section 109, Block 9, Lots 6.1 and 6.2.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board opened the Public Hearing at 7:32 pm. Motion carried 4 – 0.

Mr. James Dillin provided an overview of the project and advised that a lot line adjustment was being sought between two properties, and there was not any construction involved.

Chairperson McClung asked if the public had any comments regarding the application. There were not any comments from the public.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board closed the Public Hearing at 7:34 pm. Motion carried 4 – 0.

**Sapphire Nursing and Rehabilitation at Goshen Subdivision
Public Hearing**

Pursuant to the applicable provisions of the Zoning Law of the Village of Goshen and of the Village Law of the State of New York, the Planning Board will hold a Public Hearing on the 21st day of December, 2021 at 7:30 p.m. or as soon thereafter as is convenient at the Village Hall, 276 Main Street, Goshen, New York, upon the application of Sapphire Nursing and Rehabilitation at Goshen to permit a 2-lot subdivision. The site in question is located within the OBH [Office Building Hospital) Zoning District of the Village of Goshen and is designated on the tax map for said Village as Section 128, Block 1, Lot 3.1.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Planning Board opened the Public Hearing at 7:35 pm. Motion carried 4 – 0.

Mr. David Schlosser provided an overview of the project and discussed that the applicant is looking to subdivide one building so that it will become two separate entities with two separate owners.

Chairperson McClung asked if the public had any comments regarding the application. A question was asked to verify the property line, which Mr. Schlosser showed on the plans.

On a motion by Mr. Labruna, seconded by Mr. Boese, the Planning Board closed the Public Hearing at 7:43 pm. Motion carried 4 – 0.

APPLICANTS BEFORE THE BOARD

**Xanthis & Quinn, Lot Line Change
South Church Street, #109-9-6.1 and #109-9-6.2, R-1 Zoning District**

Representing the Applicant: James Dillin, PLS

Ms. K. O'Donnell advised that the GML review had not been received from the OCDOP, therefore, no further action could be made.

**Sapphire at Goshen, Nursing & Rehabilitation at Goshen Real Estate LLC
44 Harriman Drive, #128-1-3.1, OBH**

Representing the Applicant: Dominique Albano, Zarin & Steinmetz
Mark Heinsman, Chazen Company
Dave Schlosser, Schlosser Architects

Ms. K. O'Donnell provided an update on the applicant's progress since the last meeting including the applicant's response to the notes from DPW Superintendent Scott Birney.

After much discussion the Planning Board asked the applicant to provide a letter from the NYDOH to the Village Planning Board stating that the proposed changes would not interfere with either Sapphire or the W Group in regards to their licensure.

Mr. Lewis brought attention to an inspection he recently conducted and current occupants would not take responsibility for any deficiencies. Mr. Lewis wants to be sure that moving forward this would not be the case. Mr. Schlosser confirmed that this would not happen and any deficiency found would be the responsibility of the owner where the deficiency was found.

In addition, Mr. Lewis would like a letter from the applicants stating that Sapphire would not shut off the water valve to Glen Arden, if it currently exists. Additional discussion ensued where the water easements were which will be looked into further.

The applicant and Planning Board agreed that Mr. Richmond, Mr. Donovan, and Ms. K. O'Donnell will speak on the outstanding issues of water easements, approval of the subdivision from the NYDOH, and responsibility for deficiencies found on each property.

**Greek Mountain Dairy, Proposed Two Auxiliary Garages
1 -3 Dikeman Drive, #122-1-1.2, R-1 Zoning District**

Representing the Applicant: Peter Manouvelos, AIA, LEED, LAN Assoc.

Ms. K. O'Donnell reviewed her comments on the updated submissions, and advised the Planning Board members that Mr. Manouvelos adjusted everything that was asked of him.

Ms. K. O'Donnell advised that the GML review had not been received from the OCDOP, therefore, no further action could be made.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:25 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby