

Village of Goshen  
Planning Board Meeting  
July 27, 2021

Members present: Chairperson Elaine McClung  
Sal LaBruna  
Molly O'Donnell  
Mike Torelli

Member absent: Adam Boese

Also present: Dave Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Art Tully, PE, Lanc and Tully  
Maria Darby, Clerk  
Steve Esposito, RLA

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

### **APPLICANTS BEFORE THE BOARD**

**Continuation: G.F.I. Partners a.k.a. Goshen Developer JV, LLC,  
Tax Map #117-1-1.22, I-P Zoning District  
Documents revised/supplemented in accordance with Lanc & Tully's  
memorandum of 5/25/21 and comments received at PB meetings of 5/25 and 6/22.**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates

Mr. Esposito provided an update to the Planning Board since the last meeting. The sight impact of the 56' building was discussed and visuals were sent to the Planning Board electronically prior to the meeting. The traffic analysis was provided to the DOT for review. Mr. Esposito shared that the project would go before the ZBA on 8/19/21. He also advised that he would start the conversation to meet with Jim Farr, Engineer and Scott Birney, Superintendent of DPW to discuss water/sewer needs.

Ms. K. O'Donnell reviewed comments from her 7/23/21 review letter of the project. The use and purpose of the visitor center needs to be clearer. Once the information is known, SEQR will follow. Mr. Tully concurred with Ms. K. O'Donnell that more information and clarity was needed overall for the project. Ms. K. O'Donnell advised that there was a change in code relating to the traffic analysis. There has to be a second means of an egress and ingress for emergency vehicles. This is not meant to be an additional entrance for the public, only for emergency vehicles.

Chairperson McClung asked Mr. Donovan about the process for addressing the water needs for the project. Mr. Donovan advised that S. Birney needs to review the needs of the applicant, and shared that while Legoland was being built, the Village engineer reviewed their water needs prior to opening.

Mr. Esposito responded to the comments discussed. He emphasized that volume is so critical of the project when it comes to water needs. Mr. Esposito reported that the visitor center is meant to be a center similar to what is in Marlboro, and will not be a venue for weddings and other events. The visitor center in California does approximately \$1.5 million in retail per year which equates to approximately 100 visitors per day. They estimate one or two buses per day at the visitor center.

**RLA f/Real Deal Management, One Police Drive Warehouse  
Tax Map #122-1-10.2, I-P Zone  
Requesting a one-year extension of Conditional Final Site Approval and an  
amendment to the completion date to correspond with the new approval date.**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates

Mr. Esposito provided an update on this project that has been going on for some time. The applicant and Mr. Esposito regrouped, have a tenant and are asking the Planning Board for a one-year extension. He will be sending the stormwater agreement to Mr. Donovan very soon. Mr. Esposito explained that the O&R sign off is holding up the project and would like to amend Specific Condition No. 2 of the approved resolution. He has been in touch with O&R since January 2020 and O&R is hung up on bank parking at King Zak. Since the parking has been as is at King Zak since 1984, Mr. Tully asked if a letter from the Building Inspector and Lanc & Tully could satisfy O&R and provide the sign off that is required.

On a motion by Ms. O'Donnell, seconded by Mr. Torelli, the Planning Board granted a one year extension each for both project commencement and project completion, and also modified condition number 2 of the approval resolution to require the stormwater management design engineer to provide a letter to the Village confirming that the stormwater management facilities have been constructed in a manner that is consistent with the approved design and is capable of receiving stormwater for the One Police Drive site in accordance with design guidelines. Motion carried 4 – 0.

## **DISCUSSION**

### **4 New Street**

Mr. Esposito referenced Ms. K. O'Donnell's recent letter regarding the 4 New Street project. He will be having a meeting on 7/29/21 to discuss same. He advised that O&R caused such a significant delay for six square feet. The resolution is approved, and he feels that at the next meeting, the plans will be ready for approval.

### **Local Laws to permit 'Bed and Breakfasts' and 'Short-Term Rentals' in the Village**

Mr. Donovan explained the process of the local laws sent to the Planning Board. The feedback given to the Village Board had been taken into account when the laws were finalized. The laws were sent to the Planning Board for informational purposes as they had been sent to the County for approval. The next step would be for the Village Board to schedule a public hearing for public comment. The expected date of the public hearing would be August 23, 2021.

Mr. Lewis went on record to state that the process for additional enforcement of the Bed and Breakfasts and Short-Term Rentals was not going to work with limited staff in his department. However, he did state that his office could provide the one-time permit to become a Bed and Breakfast or Short-Term Rental in the Village of Goshen to ensure the building/house is up to code.

Discussion took place among those present primarily on the Short-Term Rental law. Clarification on the purpose of registering for property owners was to see the number of short-term rentals in the Village as well as letting the police department know where they are. The Planning Board all agreed with increasing the maximum number of rentals, however, there was disagreement with whether or not the rentals should be owner occupied.

Mr. Donovan advised Planning Board members to directly send him an email with their concerns, and in turn he would share the comments with the Village Board.

### **Open Government RE: PB responsibility to post EIS statements**

Mr. Donovan reported that Environmental Impact Statements (EIS) are required to be posted online, which includes the draft, final and scope of the project. Ms. Darby shared that Village Hall has capabilities to post anything on the website. The Board members present agreed that everything should be posted online for both the Planning Board and Zoning Board of Appeals.

## **APPROVAL OF MINUTES**

The Minutes of the June 22, 2021 Planning Board Meeting were accepted as circulated.

## **MEETING ADJOURNMENT**

The Meeting was adjourned at 8:59 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby