

Village of Goshen
Planning Board Meeting
March 23, 2021

Members present via Zoom: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Molly O'Donnell
Mike Torelli

Also present via Zoom: Ted Lewis, Building Inspector
Dave Donovan, Esq., PB Attorney
Kristen O'Donnell, Village Planner, Lanc and Tully
Art Tully, P.E., Lanc and Tully
Meg Strobl, Village Clerk
Maria Darby, Part-time Clerk

Applicants and others via Zoom: James Dillin
Steve Esposito
Chris McCracken

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

PUBLIC HEARING

Scotchtown Adult Community, #104-2-59.2

Representing the Applicant: James A. Dillin, PLS

APPLICANTS BEFORE THE BOARD

Scotchtown Adult Community, #104-2-59.2

Representing the Applicant: James A. Dillin, PLS

Chairperson McClung opened the Public Hearing for Scotchtown Adult Community at 7:32pm. With no one on the Zoom call from the public, Chairperson McClung asked for a motion to close the Public Hearing with the understanding that if anyone had technical problems joining, their questions and/or comments would be addressed.

Mr. Boese moved, and Mr. LaBruna seconded, that the Planning Board of the Village of Goshen close the Public Hearing at 7:35pm. Motion carried 5-0.

Mr. Dillin provided an overview of the 1,600 square foot two bedroom units and the change to the front porch, which will now have two columns. Mr. Dillin advised that the setback has been adjusted 15' away from Harness Road and the wall on Harness Road will be 2' high. Mr. Boese questioned the impervious surfaces and the garage currently standing. Mr. Dillin advised that there will be fill along the wetlands, and stated that all units are two feet above the flood plane, which according to FEMA will never flood. Mr. Tully added that at the high point of the road, half drains towards Harness Road and the other half drains towards the back, which will be diverted from the neighbors into the Villages storm system. In addition, Mr. Dillin reported that the garage will be removed within three months.

On a motion by Ms. M. O'Donnell, seconded by Mr. Torelli, the Planning Board adopted the negative declaration that completes SEQR prepared by Ms. K. O'Donnell. Motion carried 5 – 0.

Mr. Dillin will provide a floor plan for the April 27, 2021 meeting. Mr. Lewis asked about HOA regulations, and Mr. Donovan will review prior to approvals to make sure they are consistent with Village laws. Mr. Tully advised that the applicant is not able to start the

project until Harness Road is complete, and advised Mr. Dillin to obtain permission from the developer to begin sooner.

Suresky Hyundai Exclusive Facility, #126-1-3.1, I-P Zone – Purposes of advancing SEQRA process

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

Mr. Esposito asked for a Negative Declaration so that SEQR can be concluded. Mr. LaBruna asked for clarification on signage, and Mr. Esposito reported that he went straight to the ZBA for variances of the signs. Ms. M. O'Donnell requested the record state that according to minutes from the last two meetings, the applicant had agreed to meet with the Building Inspector and Village Planner to discuss the signs, but the applicant did not contact either to arrange a meeting. Chairperson McClung reiterated that the meeting must take place and Mr. Esposito concurred.

Mr. Esposito stated that the landscaping plans would be forthcoming.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board adopted the negative declaration for unlisted action. Motion carried 5 – 0.

GFI Partners – Amended Overall Plan - #117-1-1.22, I-P Zone 2/22/21 letter of request – S. Esposito, RLA

Mr. Esposito requested to have a workshop with the Village of Goshen consultants to discuss the difference in GFI approved plans and potential amendments the applicant will be looking for if the potential end user, Royal Wines, moves forward. Ms. K. O'Donnell's notes reflect what would be expected from the applicant if they chose to move forward. No action is needed.

CORRESPONDENCE

2/22/21 Letter from O.C. Dept. of Planning RE: Wainco Goshen, 1031 LLC copy faxed to L&T, S. Esposito

3/4/21 Referral letter addressed to ZBA by Mr. Donovan RE: Suresky Hyundai

APPROVAL OF MINUTES

The Minutes of the February 23, 2021 Planning Board Meeting were accepted.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:27 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby