

Village of Goshen  
Planning Board Meeting  
November 30, 2021

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

Also present: Dave Donovan, Esq., PB Attorney  
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 December 21, 2021 Planning Board Meeting at the request of the applicant.

On a motion by Mr. Boese, seconded by Mr. LaBruna, the Planning Board approved moving the continuation of the Public Hearing to 12/21/21. Motion carried 4 – 1.

### **APPLICANTS BEFORE THE BOARD**

#### **KCK, LLC, Site Plan 262 Greenwich Avenue, #114-4-18, C-S Zoning District**

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

Mr. Esposito provided an overview of the project stating that an amended site plan is being sought since the last approval was in 2007. The new application primarily includes grading to the back of the property, with additional space for parking when and if needed.

Ms. K. O'Donnell reviewed her comments and stated the area has been rezoned to C-S1 since the last application. SWPPP will be required, and Ms. K. O'Donnell advised Mr. Esposito to provide a thorough narrative. In addition, a referral to the OCDOP is necessary. Mr. Donovan will coordinate with Mr. Esposito to submit the application to the County.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board waived the Public Hearing and authorized the referral to the County. Motion carried 5 – 0.

#### **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

Mr. Dillin provided an overview of the simple lot line change that would remain in the same zone. The application states that Quinn will be moving their property line to increase that of Xanthis by 4,500 square feet.

The Village of Goshen currently does not have an existing process for a lot line change, therefore, a subdivision plan will be followed. Mr. Donovan advised that a Negative Declaration can be issued and the Public Hearing can be scheduled.

On a motion by Mr. Boese, seconded by Mr. LaBruna, the Planning Board adopted the Negative Declaration. Motion carried 5 – 0.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Planning Board set the Public Hearing for the 12/21/21 Planning Board meeting. Motion carried 5 – 0.

**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.

Mr. Manouvelos provided an overview of the project to build two auxiliary garages on the property for equipment. Ms. K. O'Donnell reviewed her comments on the application. With the property being near a state road, a referral to the OCDOP is required.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board waived the Public Hearing. Motion carried 5 – 0.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board authorized the referral of the application to the OCDOP. Motion carried 5 – 0.

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

Representing the Applicant: Dan Richmond  
Mark Heinsman, Chazen Company  
Dave Schlosser, Schlosser Architects

Mr. Richmond provided an update on the project that was before the Planning Board previously, and stated he was asking the Planning Board for a Negative Declaration, and to schedule the Public Hearing.

Mr. Lewis shared that he has previously conducted fire inspections and there needs to be clarity on the responsible party when issues arise. Mr. Schlosser confirmed that the buildings will be subdivided, and each occupant will be responsible for their side.

Ms. K. O'Donnell reviewed her comments and stated that the ZBA granted their proposed variances, and specifically discussed utilities, as there is currently only one meter. An agreement needs to be made on having two meters, one for each property owner, so someone is taking responsibility for their portion of the Village utilities used. The applicant will get a letter from the Department of Health stating that the subdivision would not have any adverse impact on either entity involved. Local determination was already received from the OCDOP.

On a motion by Mr. Boese, seconded by Mr. LaBruna, the Planning Board adopted the Negative Declaration. Motion carried 5 – 0.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Planning Board set the Public Hearing for the 12/21/21 Planning Board meeting. Motion carried 5 – 0.

**DISCUSSION**

The Planning Board approved the circulated 2022 Planning Board meeting schedule.

**APPROVAL OF MINUTES**

The Minutes of the October 26, 2021 Planning Board Meeting were accepted as circulated.

**MEETING ADJOURNMENT**

The Meeting was adjourned at 8:25 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby