

Village of Goshen
Planning Board Meeting
October 26, 2021

Members present: Chairperson Elaine McClung
Sal LaBruna
Mike Torelli

Member absent: Adam Boese

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 went over the schedule for the evening with regards to Public Hearings and other applicants before the board.

PUBLIC HEARINGS

James Bruno & Heather O'Brien and Antonio & Michele Lasaponara 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 26th day of October, 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 James Bruno & Heather O'Brien and Antonio & Michele Lasaponara to permit an adjustment of the lot line between each of their respective parcels. The site in question is within the R-2 (Residential) Zoning District of the Village of Goshen and is designated on the tax map for said Village as Section 111, Block 17, Lots 7 and 12.

Mr. James Dillin provided an overview of the project and advised that a lot line adjustment was being sought between two properties.

Chairperson McClung asked if the public had any comments regarding the application.

Marcia Mattheus asked for clarification on where the property was, which Mr. Dillin provided additional details on.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board closed the Public Hearing at 7:34 pm. Motion carried 3 – 0.

Goshen Stagecoach Properties, LLC 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 26th day of October, 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 Goshen Stagecoach Properties, LLC for a four-lot subdivision of a 2.24 acre lot which will include three new dwelling units. The site in question is within the R-2 (Residential) Zoning District of the Village of Goshen and is designated on the tax map for said Village as Section 107, Block 2, Lot 39.2.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board opened the Public Hearing at 7:39 pm. Motion carried 3 – 0.

Mr. Esposito provided a brief overview of the project for a 4-lot residential subdivision, which received approval for 5 lots, 5 years ago.

Comments from the public were received.

With the proposed project in the ADD and Church Park Historic District, Ms. Marcia Mattheus expressed concern if the approved residential subdivision would then turn commercial. She shared that she would hope that this project would be further reviewed. Mr. Donovan advised that this property is in the R-2 zone and any project requires ADD review by the Planning Board. Ms. Mattheus wanted to be on record to state that additional Stagecoach use would need further review. Ms. Mattheus asked if neighbors were notified of the Public Hearing, to which Mr. Esposito confirmed that they were.

Mr. Gary Kestanski raised concerns of drainage and flooding issues, which he has experienced since the previous approval. He explained that with additional blacktop, there will be more runoff and less absorption, therefore, causing additional flooding.

Mr. Ryan Carroll added that he has drainage issues on Robalene Drive and that he has brought this up to the Village a few times, and was told that this was an improvement he would have to do on his own. Mr. Carroll also inquired about updating the Village of Goshen website to make it optimized for devices, rather than just for computers. Chair McClung advised Mr. Carroll to contact the Village of Goshen to address these issues.

Mr. Ed Connor asked what the houses would look like, as he read that they would be 4 bedrooms, about the distance between the houses, and inquired why the project wasn't required to be reviewed by Mr. Abt since the property is in the ADD and Church Park Historic District. Mr. Esposito stated that the houses would be a maximum of 4 bedrooms and, Ms. K. O'Donnell advised that Mr. Abt does not provide a review of a subdivision plan, but instead the architectural plans once the subdivision plan is approved.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board closed the Public Hearing at 8:00 pm. Motion carried 3 – 0.

CALL TO ORDER OF REGULARLY SCHEDULED MEETING

APPLICANTS BEFORE THE BOARD

**Lot Line Change
Subdivision of Property for Bruno, O'Brien & Lasaponara,
Sayer Street/Prospect Avenue
Tax Map #111-7-7 & 12, R-2 Zone**

Representing the Applicant: James Dillin, PLS

Ms. K. O'Donnell advised that all required steps had been completed for this project and the negative declaration was adopted at the September Planning Board meeting. The Orange County Department of Planning review letter was received in May with local determination.

Mr. Donovan stated that a resolution can be made with the conditions of the outstanding fees being paid and submittal of appropriate plans and mylars for signature.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board approved the lot line change with the conditions of the outstanding fees being paid and submittal of appropriate plans and mylars for signature. Motion carried 3 – 0.

**Continuation of Stagecoach Properties, LLC
See previous comment letter from K. O'Donnell, 8/20/21
Tax Map #107-2-39.2, One Family Residential Zone, R-1 Zone – Four-Lot
Subdivision**

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

Ms. K. O'Donnell reviewed the notes she submitted on this project, which were mostly technical, and advised that any approval is subject to parkland fees. In addition, she advised that comments were received from Scott Birney, Superintendent of Public Works at the Village of Goshen regarding water and sewer. In addition, Ms. K. O'Donnell stated that no further action was required with SEQR as the Negative Declaration was adopted at the September 2021 meeting.

Mr. LaBruna discussed the landscape screenings as recommended by SHPO in their 2/19/16 letter, which will be a part of the conditions of approval and will be presented to the board at the November meeting.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board approved the four-lot subdivision with conditions set forth including compliance with Lanc & Tully review letter dated 10/22/21, parkland fees, and confirming that there will not be any net increase in offsite drainage. Motion carried 3 – 0.

**GFI Partners a/k/a Goshen Developer JV, LLC – Amended Overall Plan
SEQR Consistency Analysis – Royal Wine Corp.
Tax Map #117-1-1.22, I-P Zone**

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

Ms. K. O'Donnell went over some technical comments from her 10/22/21 letter including grading and stormwater management. The project cannot seek a height variance from the ZBA until SEQR is approved. The applicant and the New York State Department of Transportation continue to have ongoing communication related to the project. An email was just recently received with comments from DOT regarding traffic studies provided.

Ms. K. O'Donnell advised that there was a consistency document for SEQR because the project site went through a full SEQR review when the Kikkerfrosch application was previously proposed. A response from SHPO is expected, however, the applicant's archeologist has signed off on the project. Signage plans will be forthcoming.

A water and sewer workshop was conducted with the DPW and the Village water and sewer engineers for the project where information was shared that was very helpful and plans are forthcoming.

Mr. Donovan advised that SEQR can be closed once an agreement has been reached with the DOT and a meeting has been held with the Village's water and sewer engineer, however, the public hearing could be opened.

Mr. Esposito referenced the recently received memo from the DOT. He states that the DOT is generically looking at the project as a manufacturing facility, where only 36,000 square feet are being used for manufacturing. The end user needs storage, as there's a 3-year period for the product to sit, ferment and age. The applicant is planning improvements including a turn lane into the site and upgrading the light at 6 ½ Station Road and Maple Avenue. Mr. LaBruna concurred with the idea that the DOT is looking at the plan as a generic 635,050 square foot building for manufacturing, rather than the other plans from the applicant.

ADDITIONAL PUBLIC HEARING

GFI Partners, LLC Public Hearing 3

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 26th day of October, 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 GFI Partners, LLC for site plan approval

allowing the construction of a 562,083 +/- square foot building containing crushing and production facilities for grape juice and wine with an associated visitor's center and tasting room, loading docks, outdoor storage tanks and related site improvements. The site in question is within the IP Zoning District of the Village of Goshen and is designated on the tax map for said Village as Section 117, Block 1, Lot 1.222.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board opened the Public Hearing at 8:27 pm. Motion carried 3 – 0.

Ms. Marcia Mattheus had several questions she wanted to go on record with:

- How can this project be having a public hearing?
- Mitigation of impacts – clearing of land, number of trucks, analysis of greenhouse gases, and damage to surrounding areas.
- Why not add additional tanks instead of increasing height?
- The number of busses is considerable – she would like to evaluate the impact on the number of people visiting the center.

Chair McClung told Ms. Mattheus that the project will be before the ZBA for the height variance, however, it cannot be voted on until SEQR is approved by the Planning Board.

Mr. Esposito provided an overview of the project stating that it is a 635,050 square foot building for the production, bottling and warehousing of wine and juice.

Additional discussion and comments took place by community members about how far the project site is from the bird sanctuary, the number of trucks on the property, parking, and the setback from 17M to the building. Regarding the height of the storage tanks, it was asked why there couldn't be additional tanks instead of seeking a height variance. A question about who would be coming to the visitor center by bus was raised, and concern for an increase in transient visitors and crime was mentioned.

Mr. Esposito provided answers to the comments and questions asked.

Mr. LaBruna wanted to remind Mr. Esposito to provide two separate viewshed maps for the ZBA – vegetative and topographic, which Mr. Esposito agreed to providing.

On a motion by Mr. LaBruna, seconded by Chair McClung, the Planning Board moved to close the Public Hearing at 9:00 pm. Motion failed 2 – 1. The Public Hearing will remain open until the November 30, 2021 meeting.

REOPEN REGULAR MEETING

Goshen Logistics Center

Construction of a 718,855 square foot enclosed warehouse and distribution center, including 244 paved parking spaces, 202 loading docks and 101 trailer parking spaces Tax Map #s: 120-1-1.11, 3.1, 3.3 and 123-1-1-3, I-P Zone

Representing the Applicant:

Steve Esposito, RLA, Esposito & Associates
Ryan McDermott, Dynamic Engineering
Reuben Twersky, Treetop Companies

Mr. McDermott and Mr. Twersky provided an overview of Treetop Companies, and explained that the plan presented was very basic. The project proposed would be for a 718,855 square foot enclosed warehouse with cross docking, and they do not have a known end user at this time.

Ms. K. O'Donnell referred to her written comments, which included flagged wetlands, and needs to be confirmed by surveyors. Mr. Torelli suggested a work session to help everyone get on the same page with the project, and Ms. O'Donnell thought this was a good idea.

The applicants thanked the Planning Board for their time, constructive feedback, and look forward to sharing additional details as they move forward.

APPROVAL OF MINUTES

The Minutes of the September 28, 2021 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 9:23 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby