

Village of Goshen  
Planning Board Meeting  
April 26, 2022

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

Also present: Dave Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Elaine Tourish Coleman, Clerk

Chair McClung called the Meeting to order at 7.30pm

### **APPLICANTS BEFORE THE BOARD**

#### **Goshen Plaza Redevelopment Tax Map #114-5-15, DS Zoning District**

Representing the Applicant: Andrew Fetherston, Colliers Engineering  
Tom Julius, Representing John Fareri, Owner

Mr. Fetherston provided an overview and status of the project particularly in regards to building 5 where the applicant would like to facilitate changes to exactly what their tenants are looking for. Building 5 has been reduced in size, and a drive thru and two outdoor seating areas have been added. Building 6 has been reduced in size, and there are modifications to the parking lot. In regards to landscaping, the applicant would like to take full responsibility for all landscaping needs, which would take it away from the Village, as long as the Village approves. The applicant would like to rearrange the planting to coincide with the existing irrigation to help with what is seen from the back of the buildings. Mr. Julius offered that he would be happy to come back with renderings based on suggestions that would make the back of the building more attractive.

Ms. K. O'Donnell referenced her review letter dated April 21, 2022. She advised when the applicant comes before the Board again, the architectural drawings provided should be made clearer as to which building is being represented, address curbing, landscaping and signage concerns, all of which should all be addressed before the board takes any SEQR action. This Site Plan amendment requires referral to the Orange County Planning Department.

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

Chairperson McClung reiterated to the applicant to have the drive thru design looked at further and the applicant advised they would have their traffic engineer look at the plans.

Mr. Donovan expressed that the DPW Superintendent is not in favor for improvements in the right of way with regards to the irrigation, which will ultimately be decided by the Village Board. The Planning Board can focus on the landscaping plans from the applicant.

In reviewing the resolutions, Mr. Donovan asked about the condition of cross easements with the diner. Mr. Donovan asked the applicant to look into same as it needs to get closed out as it's a condition of approval.

## **OTHER BUSINESS**

Chairperson McClung reviewed a letter dated April 19, 2022 from Mr. Sorensen from the Orange County Department of Planning in regards to the Referral of Certain Municipal Permits and Actions to County Planning as per NYS General Municipal Law 239.

Ms. K. O'Donnell provided a review of the recent TAC meetings held on April 20, 2022 which were for a massage and stretching therapist operating from 198 Greenwich Avenue and a small dealership selling trucks and utility vehicles operating out of 183 Greenwich Avenue.

## **CORRESPONDENCE**

There was not any correspondence referenced.

## **APPROVAL OF MINUTES**

The Minutes of the March 22, 2022 Planning Board Meeting were accepted as circulated.

## **MEETING ADJOURNMENT**

The Meeting was adjourned at 8:15pm.

Elaine McClung, Chair

Notes prepared by Elaine Tourish Coleman