

Village of Goshen  
Planning Board Meeting  
February 22, 2022

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

Also present: Theodore Lewis, III, Building Inspector  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Elaine Tourish Coleman, Clerk

Chair McClung called the Meeting to order at 7.30pm

### **CONTINUATION OF PUBLIC HEARING**

#### **GFI Partners a/k/a Goshen Developer JV, LLC Tax Map #117-1-1.22, I-P Zone**

Mr. Esposito provided an update and overview of the project. In summary the project is located on 17M as you're leaving Goshen across from the County DPW. Royal Wines Inc., the expected end user for the GFI property, is looking to expand their company as they continue to grow and would like to occupy the GFI property. Royal Wines Inc. is a 9<sup>th</sup> generation family business. The building will contain 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.

No comments were received from the public.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board closed the Public Hearing at 7:39 pm. Motion carried 5 – 0.

Before moving forward with the agenda, Chairperson McClung introduced and welcomed Elaine Tourish Coleman, the new Planning Board Secretary.

### **APPLICANTS BEFORE THE BOARD**

#### **GFI Partners a/k/a Goshen Developer JV, LLC, Royal Wine Corp. Tax Map #117-1-1.22, I-P Zone**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates  
Leif Ronaldson,  
Vice President of Construction Operations, GFI

Mr. Esposito is hoping to get negative declaration approval this evening, then go to ZBA in March, and ultimately obtain final approval from the Planning Board.

Mr. Esposito provided information on discussions he had with the Village regarding water and sewer. As a result of the grape crushing taking place on site, an onsite pretreatment facility will be needed, which having the WWTP nearby is helpful. The following was agreed upon with the Village water/sewer consultant for a 3-year pilot plan.

Year 1: Monitor and sample the effluent discharge to get the characteristics of the effluent with an onsite tank, which would allow to slowly distribute the effluent on off peak hours or work out with the DPW.

Year 2: Once the characteristic is determined, the applicant would get permitted and design an onsite pretreatment facility.

Year 3: Pretreatment facility will be up and running by the end of the 3<sup>rd</sup> year, and the facility will be close to maximum production of 81,000 gallons per day.

Several meetings were held with the Village, Village Planner, Village water/sewer consultants, and the applicant regarding water and sewer. Water demand and water conservation was discussed as the design of the facility was finalized. The applicant is proposing onsite storage tanks as the demand for water increases. The Village is also in the process of permitting a well number 3 at the well field.

Ms. K. O'Donnell provided a review of the negative declaration referencing her 1/20/22 letter. The project is a Type 1 Action under SEQR. The applicant will implement a range of mitigations, many are standard, including the Indiana Bat tree-clearing mitigation, limiting tree clearing to between November 1 to March 31.

On a motion by Mr. Boese, seconded by Ms. Siljkovic, the Planning Board adopted a negative declaration to complete SEQR. Motion carried 5 – 0.

The applicant will be applying for a blasting permit to the Village of Goshen.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board allow tree clearing limited to areas on the tree clearing plan. Motion carried 5-0.

### **Real Deal Management, Site Plan One Police Drive, #122-1-10.2, I-P Zone**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates  
Isaac Newton, Principal RDM

Mr. Esposito provided an update and overview of the project. On 7/27/21, the Planning Board conditionally approved the Site Plans for the construction of a 68,000+ square foot commercial building. At the time, the owner did not have an end user, however, they do now. Imperial Foods, an existing company in New Jersey and will bring 48 new jobs to Goshen.

The only change to the site plan is the addition of a grease trap. The end user is a gourmet food distributor with a bakery, warehousing, distribution, and office space. The existing facility sampled the effluent coming from the existing bakery in Hillside, New Jersey, and it does not appear the applicant will require pretreatment. A report will be prepared for the water/sewer engineers and DPW. The applicant believes they will meet the thresholds laid out on chapter 58 of the Village Code, which regulates utilities.

Ms. K. O'Donnell reviewed her 2/15/22 letter and explained this application was an amended site plan for a change of use with a different occupancy that was originally anticipated. The utilities have changed as a result of the grease trap. Ms. K. O'Donnell referenced the response from the County. The effluent level and the size of grease trap was brought up to the sewer and water engineer and the DPW, which is an ongoing issue and only impacts the size of the grease trap, not the site plans before the Planning Board. The site plans currently show the location of the grease trap.

A response was received from the County, which Mr. Esposito referred to their first comment:

- 1) Solar
  - a. The applicant should integrate rooftop solar panels into the site plan to offset the need to rely on the existing power grid and to increase the resilience of the proposed 68,240 square foot facility.

Mr. Esposito expressed that RDM has been working to get this building designed, which is a steel building, is ordered and on the way to the project site. Mr. Esposito spoke to the architect and the building would have to be completely redesigned or at least shored up to allow for the installation of the solar panels. Mr. Esposito agrees that solar panels are a wonderful thing to promote but it's very late in the process. Mr. Esposito further stated that this plan has been approved three times, and had this discussion taken

place five years ago, the applicant could have addressed it at the time but this is so late in the process and would have such a significant financial impact to the developer. Mr. Esposito respectfully asked the board under a super majority to undo that requirement.

Mr. Boese said that this should have come earlier in the process and not this late. Chair McClung advised the Planning Board members that if the local board does not agree with County recommendation, the local board can overturn the decision with a majority plus one vote, which is an option of the Village Planning Board.

Although Mr. Boese agreed that solar panels are a good idea, this wasn't the way to go about it from the County. Mr. Torelli agreed and believed that if the municipality wanted to impose a new law or incentivize users utilizing solar panels with lower taxes, that would be a better way to move forward with that. Mr. LaBruna had mentioned that this is something to consider for future projects as Mr. Esposito is in front of the board often.

With County Planning Department referrals, some comments are advisory, and others are mandatory. The Planning Board can over-ride mandatory comments with a majority plus one vote.

On the Motion by Mr. LaBruna, and seconded by Mr. Torelli, the Planning Board will eliminate the solar requirement as recommended by Orange County Planning. Motion carried 5 – 0

On a motion by Mr. Torelli, and seconded by Ms. Siljkovic, the Planning Board approved the amended site plan with modifications. Motion carried 5 – 0.

Ms. K. O'Donnell will advise Mr. Donovan regarding changes to the resolution to reflect the Planning Board's County GML review over-ride before signing this resolution.

### **OTHER BUSINESS**

Board members were in agreement to bring forward the scheduled December 27,2022 Planning Board meeting to December 20, 2022.

### **CORRESPONDENCE**

A letter was received from Collier's Engineering & Design prematurely for the Goshen Logistics Project. Ms. K. O'Donnell believes the applicant may have been looking for some initial information. No action is needed at this time.

### **APPROVAL OF MINUTES**

The Minutes of the January 25,2022 Planning Board Meeting were accepted as circulated.

### **MEETING ADJOURNMENT**

The Meeting was adjourned at 8.35pm.

Elaine McClung, Chair

Notes prepared by Elaine Tourish Coleman