

Village of Goshen
Planning Board Meeting
January 25, 2022

Members present via Zoom: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Emi Siljkovic
Michael Torelli

Also present via Zoom: Dave Donovan, Esq., PB Attorney
Theodore Lewis, III, Building Inspector
Kristen O'Donnell, Village Planner, Lanc and Tully
Maria Darby, Clerk
Elaine Tourish Coleman, Clerk

Chair McClung called the Meeting to order at 7:35 pm and adjusted the circulated agenda to add the following to the agenda: Xanthis & Quinn, Lot Line Change, South Church Street, #109-9-6.1 and #109-9-6.2, R-1 Zoning District.

APPLICANTS BEFORE THE BOARD

**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

The GML was received from the County and same was determined as local determination.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board approved the proposed lot line change. Motion carried 5 – 0.

PUBLIC HEARINGS

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

Chairperson McClung advised the Planning Board that the applicant asked to adjourn the public hearing to the February meeting.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Planning Board approved to adjourn the public hearing to the February 22, 2022 meeting. Motion carried 5 – 0.

APPLICANTS BEFORE THE BOARD (continued)

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

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

Ms. K. O'Donnell reported that the applicant has completed all required steps and approval could be given.

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

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board granted the amended site plan approval. 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.

The GML was received from the County and same was determined as local determination.

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

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board granted the amended site plan approval. Motion carried 5 – 0.

Chairperson McClung questioned when the project would begin, along with the other project that had already been approved. Mr. Manouvelos advised that Greek Mountain plans to begin construction of the garages in the spring, where the other project is planned to begin construction in 2022 as well. Chairperson McClung reiterated the importance and priority of landscaping for the project.

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

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
Dan Hubbell, Esq., Whiteman Osterman &
Hanna

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 68,240 square foot commercial building. At the time, the owner did not have an end user, however, they do now. Imperial Foods, which is a gourmet food distributor, would use the building for food manufacturing in a bakery and warehousing, both of which are permitted uses in the IP Zone.

Ms. K. O'Donnell provided a review of the project, referencing her 1/20/22 letter. She told the applicant to revise the site plan with the new end user, include sprinkler installation on the plans, as well as include the location and details of the proposed grease trap.

Ms. K. O'Donnell added that there were significant concerns with the DPW over wastewater. She advised the applicant to have testing done for Biochemical Oxygen Demand (BODs) and Total Suspended Solids (TSS), and to share results directly with the DPW to be sure pretreatment is not required.

The application requires a GML review as they are on the border with the town, which Mr. Donovan will prepare and submit to OCDP.

Ms. K. O'Donnell suggested holding off on the Negative Declaration until the sampling has been completed.

CORRESPONDENCE

1. O.C. Dept. of Planning letter RE: Greek Mountain Dairy
This item was discussed under item 3 of Applicants Before the Board.

APPROVAL OF MINUTES

The Minutes of the December 21, 2021 Planning Board Meeting were accepted as circulated.

OTHER BUSINESS

Mr. Boese brought attention to the December 2022 meeting date being only two days after Christmas and thought this could impact attendance. Chairperson McClung asked this to be added to the February agenda for discussion.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:22 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby and Elaine Tourish Coleman