

Village of Goshen  
Planning Board Meeting  
June 28, 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  
Theodore Lewis, III, Building Inspector  
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 a drawing to what the building (Building 5 in particular) will look like when completed. Mr. Julius stated lease paperwork has been completed and that the signage would be the responsibility of the tenant, which is subject to the signage ordinance of the Village. With the permission of the Village, the applicant would like to relocate some trees along Matthews Street to look more like a grouping of trees. Chairperson McClung had a question in regards to the traffic pattern and had a discussion about parking lot circulation.

Ms. K. O'Donnell referenced her review letter dated June 22, 2022. In regards to the safety concerns around the drive thru area, the applicant has improved this issue with bollards and one can no longer go through either side. Landscaping was previously approved but modification in the right of way is being requested, which will require a license agreement from the Village Board, as long as the Planning Board is satisfied with the landscaping plan. Once the Planning Board is satisfied, then the applicant will prepare a letter to the Village Board requesting the landscaping modification. The applicant will have to go to the Building Department to get permits for the signage.

There are several outstanding highway permits that are needed to be closed before a certificate of occupancy is issued. This site underwent a full SEQR review, the renovations are consistent with the negative declaration that was adopted with this Board in 2019. Regarding SEQR, the only thing the Planning Board would need to do is reaffirm that they agree to the modification that is presented and are consistent with the earlier SEQR determination. This project was reviewed by Orange County Planning Department with no binding comments. The Planning Board had previously waived the public hearing requirement for this application.

Mr. Fetherston has had one complete set of plans drawn up to make it easier for the Planning Board, engineers, lawyers and the Building Department to review.

On a motion by Mr. Boese and seconded by Mr. LaBruna, the Planning Board reaffirmed the previous SEQR determination. Motion carried 5 – 0.

On a motion by Mr. LaBruna and seconded by Ms. Siljkovic, the amended site plan was approved with the understanding that the conditions in the June 22, 2022 letter from Lanc & Tully would be adhered to, along with the 18 sheets of plans dated June 14, 2022. Motion carried 5 – 0.

### **OTHER BUSINESS**

Ms. K. O'Donnell provided a review of the recent TAC meetings held on June 15, 2022 which were for an existing office building out of 1997 Route 17M. The applicant would need 2 separate spaces, one for a private child education center, and the other for a tutoring and literacy center for adults.

Chairperson. McClung talked about the blasting taking place on Route 17M (Royal Wines). Ms. K O'Donnell has stated they have a valid blasting permit and have submitted a blasting protocol. They are required to have monitoring stations, which they do.

The Planning Board talked about recommendations from Orange County Planning Board in regards to roof top solar panels. Mr. Boese stated that the County does not have a law stating that all municipalities have to enforce a rooftop implementation of solar. For any individual organization it is an added expense to input solar panels. Larger companies such as Walmart or Home Depot have corporate requirements to have solar panels The State codes require commercial entities to fill out a sheet on their As-Built drawings to include COMcheck (a U.S. DOE software package) and an engineer has to sign off showing that they have complied with the State Energy Conservation Construction Code (Energy Code). Residential buildings use REScheck.”. more information can be found on this on the state requirements on the below link.

<https://dos.ny.gov/2021-12-energy-code-compliance-software>

### **CORRESPONDENCE**

One Police Drive letter dated June 23, 2022 was reviewed

### **APPROVAL OF MINUTES**

The Minutes of the May 24, 2022 Planning Board Meeting were accepted as circulated.

### **MEETING ADJOURNMENT**

The Meeting was adjourned at 8:35pm.

Elaine McClung, Chairperson

Notes prepared by Elaine Tourish Coleman