

Village of Goshen  
Planning Board Meeting  
March 22, 2022

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

Member Absent: Mike Torelli

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 7:30pm.

### **APPLICANTS BEFORE THE BOARD**

**Sapphire at Goshen, Nursing & Rehabilitation at Goshen Real Estate, LLC,  
Subdivision 46 Harriman Drive  
Tax Map #128-1-3.1, OBH Zone**

Representing the Applicant: Dan Richmond, Zarin & Steinmetz  
Steve Alex, Chazen Company  
Dave Schlosser, Schlosser Architects

Mr. Richmond provided an overview and status of the project including that the variances sought had been approved by the ZBA.

On a Motion by Mr. Boese, and seconded by Ms. Silijkovic, the Planning Board approved the subdivision with compliance of the following conditions outlined by Mr. Donovan. Motion carried 3 – 1.

1. Compliance with requirements of the ZBA resolution;
2. Compliance with Lanc & Tully's letter dated 3/18/22;
3. Compliance with Village of Goshen Superintendent requirements, including a separate water meter installed;
4. Mr. Donovan review and approval of easements; and
5. General approval including no outstanding fees.

**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  
Steve Goodman, Principal, GFI

Mr. Esposito would like to obtain conditional final approval on the project. Mr. Esposito received approval from the ZBA on all variances and interpretation including:

1. An area variance permitting a building height of 56 feet where the maximum height permitted is 35 feet;
2. Relief from Village Code Section 5.5.1 which prohibits direct access off a State or County Highway;
3. An area variance permitting a reduction in the minimum number of parking spaces required; and

4. An interpretation that the proposed outdoor storage tanks comply with the Bulk Table in terms of the height permitted for accessory appurtenances.

Ms. K. O'Donnell advised that all comments were addressed from the Lanc & Tully review letter. She asked the status of the tree clearing, which is only 1.4 acres, and Mr. Esposito advised that he was waiting on the outcome of the evening's meeting.

On a Motion by Mr. Boese, and seconded by Mr. LaBruna, the Planning Board granted approval of the subdivision with compliance of the following conditions outlined by Mr. Donovan and Ms. K. O'Donnell. Motion carried 4 – 0.

1. ACOE Nation Wide Permit and all conditions;
2. Stormwater maintenance agreement;
3. Water/ sewer connection permit from DPW;
4. In order to mitigate impacts to potential Indiana Bat or Long-Eared Bat habitat, all tree clearing will be conducted between November 1 and March 31 to correspond with the hibernation period of this species;
5. Blasting permit approval prior to any blasting;
6. DOT permit for any work within NYS Route 17M;
7. Improvements for the project's main site entrance on Route 17M include separate turning lanes for both east and west-bound vehicles entering the Project Site and a west-bound deceleration lane. Proposed mitigations also include an upgrade to the traffic signal at NYS Route 17M and 6½ Station Road, additional signage and an emergency access point that will be gated. [timing of the completion of these improvements likely prior to CO / subject to DOT approval];
8. County DOH for watermain extension (obtained in 2020 for Yidel, not sure if this is still valid?);
9. One-year operation and wastewater monitoring program to characterize the quantity/quality of the actual wastewater effluent over the seasonal variations of production. Temporary facilities shall include an equalization tank (EQ tank) and infrastructure to allow flow measurement and sampling. A monitoring manhole with a 24-hour composite sampler will be required. The monitoring system shall provide for automated monitoring, and the Village shall be furnished with all records and provided access to this system for sampling. Following the characterization of the wastewater stream, the final pretreatment system will be designed and permitted during the second year and constructed and operational by the end of the third year. The applicant shall submit designs and obtain approval from the Village and/or other necessary permitting entities for construction of the pretreatment facility;
10. The applicant shall provide on-site storage of water in a capacity equal to approximately 80,000 gallons or the difference between average daily demand and peak demand until an additional well (known as "Well 3") in the Village's existing well field is connected and the Village's water withdrawal permit is increased; and
11. Compliance with requirements of ZBA variances.

## **CORRESPONDENCE**

A letter was received from Pietrzak & Pfau regarding Fiddler's Green at Goodtime Park. Ms. K. O'Donnell advised that Lanc & Tully was preparing a review letter and no action needs to be taken at this time.

## **APPROVAL OF MINUTES**

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

## **MEETING ADJOURNMENT**

The Meeting was adjourned at 8:22 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby