

Village of Goshen
Planning Board Meeting
May 24, 2022

Members present: Chairperson Elaine McClung
Emi Siljkovic
Mike Torelli

Members absent Adam Boese
Sal LaBruna

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

Fiddlers Green at Good Time Park Tax Map 115-1-5, Zone R-3

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

Mr. Esposito provided an update and overview of the project. The applicant is asking an extension of one (1) year of a previously granted site plan approval, conditional use permit, flood plain development permit and the project completion date.

The applicant has pursued outside agency permits and approvals from OCDOH and NYSDEC. They are waiting for the NYSDOT to issue the work permit. With regards to the Wetland Permit the period for public comment period has expired and they are waiting for the issuance of the permit. Chairperson McClung asked about the DOT access on 207 with respect to wetlands and the applicant is working with the contractors to see what makes the most sense economically for access to the site.

On a motion by Mr. Torelli and seconded by Ms. Siljkovic, the Planning Board approved to extend the prior approvals for an additional one (1) year. Motion carried 3 – 0.

OTHER BUSINESS

The board discussed the TAC meeting that took place on May 19, 2022, which was in regards to 90 Greenwich Avenue and is in the CS Zoning District.

Applicant proposes to remove an existing vehicle repair shop and construct a 3-story mixed use building for commercial use on the first floor and 2 stories of residential development above, where four apartments are currently anticipated. Property is located in the CS Zoning district and within the Architectural Design District. Members discussed the range of commercial uses permitted, and residential above commercial use is permitted subject to a special permit of the Planning Board. Members advised the applicant that section 10.2 of the Village zoning code states Site Plan approval is required for enlargement of buildings and for the new residential use at the site. The applicant will need to proceed to the Planning Board. In addition, the applicant was advised that utility service lines should be evaluated for adequacy. The project is located in the 100-year floodplain, and the existing building is slab-on-grade (no basement) and it is anticipated this same slab will be used for the new building. The

applicant confirmed the existing elevation will be maintained. If required, a permit for development in the floodplain would be obtained from the Building Inspector.

Chairperson McClung discussed Planning Board training and had asked Mr. Donovan to clarify the requirements for municipal board and zoning training. Mr. Donovan provided clarification that state law requires all members to have 4 hours of training per year.

CORRESPONDENCE

Letter from O.C Dept. of Planning Letter dated 5/11/22

RE: Goshen Plaza - #114-5-15.

This will be discussed with applicant when they are before the board.

APPROVAL OF MINUTES

The Minutes of the April 26, 2022 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 7:53pm.

Elaine McClung, Chair

Notes prepared by Elaine Tourish Coleman