

Village Board Meeting  
May 11, 2015

Members present: Mayor Roddey, Trustees Char, Nuzzolese, and Smith

Member absent: Trustee Gurda

Also present: Attorney Donovan, Chief Watt, and Village Clerk Strobl

Mayor Roddey called the Meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

Mayor Roddey read the following Legal Notice:

NOTICE IS HEREBY GIVEN, that the Board of Trustees of the Village of Goshen, New York, will hold a Public Hearing at Village Hall, 276 Main Street, Goshen, New York, on May 11, 2015, at 7:00 p.m., or as soon after as may be heard, to consider the adoption of a Local Law to modify the Village Code of the Village of Goshen by amending Appendix A of the Code of the Village of Goshen entitled "Zoning". The proposed amendment would re-zone certain property, located at 268 Main Street (designated on the tax map as Section 107, Block 2, Lot 39.2) and 276 Main Street (designated on the tax map as Section 107-2-40.2) from R-1 to OB. The Local Law is available for inspection at Village Hall, 276 Main Street, Goshen New York 10924 during normal business hours. It is also available on line at the Village web site [www.villageofgoshen-ny.gov](http://www.villageofgoshen-ny.gov).

The Village of Goshen will make every effort to assure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or accommodations should contact the Village Clerk.

On a motion by Trustee Char, seconded by Trustee Smith, the Public Hearing on Local Law #2 of 2015 was opened at 7:02 p.m.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

Mayor Roddey recognized Steven Esposito, of Esposito and Associates, who represents Goshen Stagecoach Properties, LLC, owners of the property at Section 107, Block 2, Lot 39.2, and petitioners of the zone change. Mr. Esposito gave a history of the property and described plans for the future.

Marcia Mattheus asked why Village Hall was included in the plan when the applicant was asking for the zone change from R-1 to OB; why there were changes of uses throughout the OB zone; and why an EAF was done instead of a full environmental impact statement. She also spoke about the Church Park Historic District.

Attorney Donovan reminded those present that the Public Hearing was solely about a zoning change and two added uses in the OB zone.

Mayor Roddey informed that there were no planned changes to the Architectural Design District or the Church Park Historic District.

Elaine McClung, Village of Goshen Planning Board Member, noted that she was confused at this point as the Local Law speaks about two parcels, and asked what was being proposed.

Jon Bourassa asked why the Board was proposing to change the zoning of the Village Hall.

Michelle McKeon expressed concern with the speed of the process, the relationship between Mr. Gurda and Ms. Ferguson, and parking on Orange Avenue.

Joan Labanowski asked if the rezoning was promised before the property was purchased, Ms. Ferguson is related to Mr. Gurda, and which two Trustees are up for re-election.

Jake Kriney noted that there were 30 people in the hallway and that the Public Hearing did not accommodate all those who showed up.

Michael Disimone spoke against having a parking lot right next to his house, having additional driveways on Maplewood Terrace, and complained about not having enough notice about the Public Hearing.

James Dennehy spoke in favor of the zone change and encouraged the Board to allow the process to happen.

Michele Disimone spoke in favor of the property remaining as a Bed and Breakfast and against the change as being completely unfair as it would cause her property value to plummet, and being next door to a parking lot would be detrimental to her childrens' safety.

Sue Varden noted that she read the Esposito & Associates' petition and the Turner Miller Group report, and found no mention of the ten homes on Maplewood Terrace in either study.

Brian Mordimore, Town of Goshen resident, said that he was fully in favor of the zone change, and that it would do wonders for the Village and the tax base.

Michael Mauerstein stated that the Village shouldn't have businesses in residential areas.

Gail Falstein asked 'how would you feel if this was in your backyard'?

Amber Ritchings, Town of Goshen resident, questioned whether there was a land title search. Attorney Donovan explained that a title search also needed to be performed prior to a property sale.

Barbara George, former resident of the Dobbins Stagecoach Inn, described the special place that the property is, and noted how wonderful it is to have a great inn continue to exist.

Walter Welsh, Town of Goshen resident, stated that increased business will benefit all those in Goshen and urged respect for the process.

Tim Toohey asked what tonight's process is. Mayor Roddey explained that the Public Hearing would remain open for five days for receipt of written comment, if the Board so approves. Attorney Donovan gave further explanation of the Planning Board process.

Karen Tompat, employee of Esposito & Associates, provided further explanation of the planning process, including the importance of public input in a civilized manner.

Cosmin Negru raised questions about air pollution, and the fact that he was being promised lower taxes which could be leveraged by the need to hire more police. He stated that his main concern was changing a Residential zone to OB in a residential area.

Mike Martin expressed his concerns about the safety of the many kids in the area.

Gerry Hluchan, President of the Goshen Chamber of Commerce, spoke as an advocate for the changes to the OB zone. He noted that a community gathers around economic development, and that changes to the OB zone would be nothing but a positive for the Village of Goshen.

Deborah McBride Heppes spoke about everyone being present because they shared a love for Goshen. She spoke about her relationship with Mrs. Ferguson and affirmed that the plans for the Stagecoach Inn are exciting and will work for everyone.

Ed Garling gave further information about the planning process and asked questions about the proposed Local Law, which were answered by Mayor Roddey and Attorney Donovan.

Tom Garnet spoke in opposition to a plan which includes 50 parking spots, which would cause flooding for Orange Avenue residents.

Tanya Grace Muhlrad spoke about her knowledge of the applicant, and offered her assurance that Mrs. Ferguson has a great concern for the community.

Gary Kerstanski stated that the Village should not change zoning just to accommodate one parcel as that is "spot-zoning".

Additional comments were received from Marcia Mattheus, Elaine McClung, and Cosmin Negru.

On a motion by Trustee Char, seconded by Trustee Smith, the current session of the Public Hearing concluded at 8:32 p.m., with the provision that the Public Hearing remains open for five (5) days to receive written comment.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

On a motion by Trustee Smith, seconded by Trustee Char, the Agenda was accepted as submitted.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

On a motion by Trustee Nuzzolese, seconded by Trustee Smith, the Minutes of the April 27, 2015 Village Board Meeting were accepted as submitted.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

### Communications

Mayor Roddey read a letter from Assemblyman James Skoufis to DPW Superintendent Scott Birney, expressing gratitude to the DPW for maintaining safe streets during the recent difficult winter season. The letter also announced a small increase in Consolidated Highway Improvement Program funding.

Mayor Roddey read a letter from the Rotary Club of Goshen announcing the annual Family Fun Day, to be held on August 22, 2014 from 12:00 – 4:00 p.m. at the Land of Goshen Park. The letter requested permission to post signage in the Village to announce the event.

On a motion by Trustee Char, seconded by Trustee Smith, permission for the requested signs was granted.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

Mayor Roddey reviewed a letter from the Veterans of Foreign Wars Post 1708, inviting Board Members and the Village staff to participate in the Goshen Memorial Day Parade and services that will be held on Monday, May 25, 2015.

Mayor Roddey reviewed a letter from Anne and Doug DeClerck regarding concerns about the speed of cars traveling through the Still Acres development. Chief Watt recommended making the intersection of Robalene Drive and South Brae Road a 3-way stop.

On a motion by Trustee Char, seconded by Trustee Smith, Village Attorney Donovan was authorized to draft a Local Law to create the recommended Stop Intersections.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

#### Items of Business

On a motion by Trustee Nuzzolese, seconded by Trustee Smith, the Village Board hereby resolves to hold a Public Hearing on May 18, 2015, at 7:00 p.m., or as soon after as may be heard, to consider projects for funding under the FY-2016 Orange County Community Development Program.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

On a motion by Trustee Nuzzolese, seconded by Trustee Smith, Joseph W. Puzio is hereby appointed to the Full Time duties of Water and Sewer Treatment Plant Operator Trainee, with the Civil Service title of Laborer for the Village of Goshen Department of Public Works. In accordance with the current contract between the Village of Goshen and the CSEA, Joseph W. Puzio will be placed on the 2014/2015 Step One of the pay scale for his title, with an annual salary of \$35,496.

This appointment is effective upon successful completion of a pre-employment physical exam, and pre-employment paperwork; and shall include a probationary period of six months.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

On the nomination of Mayor Roddey, the following are appointed to join Chairman Jason Wilson on the Environmental Review Board:

Debra Marone	Term to expire 2017
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Greg Brown	Term to expire 2018
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Kevin Frey	Term to expire 2019
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Sally Wood	Term to expire 2020
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Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

On a motion by Trustee Char, seconded by Trustee Smith, bills as examined by members of the Board were approved in accordance with Abstract 2014/2015 number 15, check numbers 8606 through 8759, in the amount of \$870,218.94.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye

#### Citizens' Comments

Comments were received from Kevin Frey, who spoke about concerns with two-way traffic on High Street.

On a motion by Trustee Char, seconded by Trustee Nuzzolese, the Meeting was adjourned at 8:45 p.m.

Char	aye
Gurda	absent
Nuzzolese	aye
Smith	aye