

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
April 21, 2009**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, April 21, 2009 by Chairman Jerome O'Donnell.

**Present:** Dominick Igneri  
Elaine McClung  
Jerome O'Donnell  
Roger Pikul

**Absent:** Arthur Walsh

**Also Present:** Art Tully of Lanc & Tully, PB Engineers  
Mike Donnelly, PB Attorney  
Ted Lewis, Building Inspector

Mr. O'Donnell introduced new Planning Board member Dominick Igneri.

**Goshen Fire District – Cataract Engine & Hose Co. 40 Green Street, #112-11-5-2, R-2 Zoning District, Proposed placement of antique bell on site. Ray Quattrini**

Present for the applicant: Ray Quattrini

Mr. Quattrini said he was representing the applicant who proposes to restore and locate the antique bell once housed in the old Cataract firehouse on Main Street to the Cataract firehouse on Green St. Mr. Quattrini presented a preliminary site plan showing the bell located at the entrance on the side of the building. Mr. Quattrini said the applicant originally wanted to place the bell in the front of the building, but because of a right-of-way issue there, decided to place the bell at the side of the building. The bell will sit on a concrete pad and will be covered by an overhang, similar to the existing overhang at the front of the building.

There were no adverse comments from PB members nor Mr. Tully.

Mr. Donnelly said that the application is an amended site plan and the PB could waive a public hearing. He said it would be classified as a Type 2 action. It was noted that it is not in the ADD District.

**VOTE BY PROPER MOTION**, made by Mr. Pikul, seconded by Mr. Igneri, the Village of Goshen Planning Board approves the amended site plan of the Cataract Engine & Hose Co. to install the antique, historic bell on the premises. Passed unanimously.

Mr. Quattrini set an anticipated completion date of April 21, 2010.

**Duso Properties, LLC, #120-1-2, Site Plan, O-B Zoning District. S. Stoltz**

Present for the applicant: J. Szarowski, PE of MHE

Mr. Szarowski provided a quick review of the proposal. He said that at last month's PB meeting the Board recommended that the applicant's traffic engineer and the PB's traffic engineer walk the site to determine what will be the best location for the entrance since it cannot be aligned with Harriman Drive. Mr. Szarowski said that the traffic engineers agreed it would be best to re-locate the existing proposed entrance further south for better sight distance. He said that this will give him more grade and a longer entrance to work with, although it is a little higher on the road. Mr. Szarowski said the new entrance

location will allow him to keep all of the parking he has proposed. He said that this was essentially the original entrance layout until the County's comments pushed the entrance to the north. Mr. Szarowski called the new entrance "a safer approach". Mr. Szarowski said he is looking for PB input.

Mr. Tully said he too was at the meeting and agrees that if the two driveways can't be right opposite each other, then the distances between Harriman Drive and the proposed driveway should be maximized. As a result, the entrance was pushed to the south. He said the exact geometry hasn't been worked out yet. Everything else on the site plan is the same, Mr. Tully said.

Mr. Donnelly said that the new location does impact again the requirement of the buffer from the residential zone. The PB can only waive the buffer requirement by a certain amount and this will require a much greater buffer waiver and have to go to the ZBA for a variance, he said. Originally the applicant was looking at a 75 ft. buffer waiver, when they re-aligned it, the buffer waiver was down to 15 ft. Mr. Tully said that the buffer now goes from 30 feet at South Street to 85 feet.

Mr. Szarowski said he is willing to add more landscaping in the buffer now and can include some "strong" trees.

Mr. Donnelly suggested that the PB write the County Planning Department, report that there cannot be an alignment with Harriman Drive, show them the new entrance location and ask the County if they wish to reconsider their recommendation.

Mr. Donnelly said that because it has been determined impossible to align the entrance with Harriman Drive, a through road cannot be built and is no longer an issue. The county's proposal said re-locate the building so that a through roadway can be built, but there is no reason to re-locate the building for a roadway that cannot be built because the DOT improvements prohibit its construction, he said.

Mr. Szarowski asked for a referral to the ZBA.

**VOTE BY PROPER MOTION**, made by Ms. McClung, seconded by Mr. Pikul, the Village of Goshen Planning Board agrees to refer the application of Duso Properties to the Village Zoning Board of Appeals. Passed unanimously.

**Minisink Fire Station, North Church Street, #111-11-16, C-S zone, Preliminary Site Development Plan, Renovations/Addition Habig & Cirillo, Architects**

Present for the applicant: Peter Cirillo, Architect  
Fire Commissioner, Richard Mendres

Mr. Cirillo said he received a copy of letter to the PB dated April 2 from Art Tully regarding the three conditions of the approval of the site plan. He said he brought a new revised site plan reflecting Mr. Tully's letter outlining the traffic consultants' recommendations. The revised site plan, dated 4/15/09 shows Mr. Tully's conditions and an additional sign at the corner of Canal and Church Streets for a total of three "Firehouse Ahead" signs. Additionally there are five signs stating "No Parking, Fire Personnel Only" on the new parking spots on Canal Street. Mr. Tully said the revised plan corresponds with what was discussed by the two traffic consultants. Mr. Tully said that the PB's traffic consultant did not think that painting the curb a different color was necessary.

Ms. McClung mentioned that the pedestrian stripping on the cross walks at Canal and Grand Streets are not shown on the plan. Mr. Tully said that it would not be part of the site plan because it is not the responsibility of the applicant. It was stated that Mayor



**MINUTES**

There were no changes made to the minutes of the Village Planning Board meeting of March 24, 2009, although they could not be approved as all three members who attended the March 24<sup>th</sup> meeting were not present to vote.

**ADJOURNMENT**

**VOTE BY PROPER MOTION**, made by Ms. McClung, seconded by Mr. Igneri, the Village of Goshen Planning Board meeting adjourned at 8:22 pm.

Jerome O'Donnell, Chair  
Notes prepared by Susan Varden