

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
April 26, 2011**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, April 26, 2011 by Chair Jerome O'Donnell.

Present: Augustine DeRosa
Dominick Igneri
Rebecca Lafargue
Elaine McClung
Jerome O'Donnell, Chair

Also Present: Mike Donnelly, PB Attorney
Ted Lewis, Building Inspector
Art Tully, PE Engineer

PUBLIC HEARING

Olde Yorke 18-Lot Subdivision Plan, South Church Street, #112-5-1.2 & 3, R-1 Zone

Representing the applicant: Applicant Michael Walker
Steve Esposito

Mr. Esposito said this is a subdivision application for 18 lots on 12.9 acres located on the south side of Old Chester Rd, near Church St. The lot sizes will range from 15,000 sq. ft. to 44,000 square. ft. There will be one access point and an internal loop with all homes accessed via the loop. Nine acres of the site will be developed with the remaining 25% of the site left undisturbed. There will be street lighting and the homes will be served by central sewer and water. Mr. Esposito said a storm water system is being designed according to D.E.C. requirements. He said the quantity of discharge will be reduced by 22% with the drainage measures proposed to be taken. The application will also be reviewed by the Orange County Dept. of Health and the NYS Department of Environmental Conservation. The Health Department will review the extension of the municipal water line and the D.E.C. will review the extension of the existing sewer system, Mr. Esposito said.

The public hearing will be held over another month because while neighbors were notified by individual mailings, it was not noticed in the newspaper.

Mr. O'Donnell asked for public comment.

A resident of 40 Old Chester Rd. asked about the distances of the houses from the property lines. Mr. Esposito said the edge of pavement to the first house is 100 ft.

Bob Quinn, 179 S. Church, asked where the road will come out. Mr. Esposito showed it on the site map.

Dan Toohey, 160 Church St., said he is speaking for himself and his neighbor Dorothy Gott. He said there are three or four underground springs that come onto his property line, there is a 50-60 ft. ravine in the rear of his property and a constant stream of water coming down. His yard behind the ravine is wet until the end of June, he said.

Mr. Toohey said he is concerned about what will happen regarding the water already on his property once the site is cleared and the earth is moved. Mr. Esposito showed Mr. Toohey how he is proposing to reduce the discharge off site by 22%. He said the plan calls for two catch basins that slope away from the road, at the entrance, to prevent any water from going onto the road. The water will be taken from the two catch basins by a pipeline that will run parallel to Mr. Toohey's property line, ending in a storm basin. Along the edge will be a berm and swale so all the water will hit the swale and be conveyed to a yard inlet.

Mr. Esposito said the water will be directed around Mr. Toohey's and Dorothy Gott's property. He said he believes it will improve the surface water situation for them both.

Hildagard Quinn, 179 Church St., asked about clear cutting for the houses. Mr. Esposito showed the limits of the clearing on the site plan. He said that over 25% of the site will remain undisturbed. He said the applicant will provide street tree plantings with 2.5 to 3 inch caliber trees a maximum of 40 ft. apart. Two areas will be saved on the inside of the perimeter, Mr. Esposito said, one along S. Church St. 50 ft. in depth and an area inside the loop. Mr. Esposito said the wooded property contains some large trees and said the applicant understands the aesthetic value of trees and will do his best to keep what he can.

Mr. Walker said the houses will range from 2200 to 2500 sq. ft. and will be two story colonials with two car garages.

Andrea Soreno of Old Chester Rd. asked if all of the houses are built at one time. Mr. Walker said he anticipates building a model on site, with future construction based on future sales of the homes. It will probably be built out in phases, he said. He said he is about 1 to 1-1/2 years from starting and hopes to have it built-out in two years. He said there will be five or six different models for homeowners to choose. Mr. Tully said the Village Code gives the PB the ability to review the architecture.

Mr. Tully said that a construction phasing plan hasn't yet been developed as to what needs to be done first but that he expects the storm drainage will be one of the first things that will have to be accommodated. Mr. Walker said that a majority of the clearing will have to be done upfront before a house can be built. It was noted that the utilities will be underground.

Ms. Soreno said that it is a dangerous situation at the crest of the hill. She said there is a blind spot where the entrance is going to be put in. There are no sidewalks and people walk along the road. Mr. Toohey said that the location of the present bus stop is dangerous now.

Ms. McClung asked about the D.E.C. requirements. Mr. Esposito said that in order to get a D.E.C. permit the applicant will have to comply with the storm water regulations and the newer methods of storm water management. The D.E.C. will review the sewer plans and in late May, the Army Corp of Engineers will inspect the wetland delineation. Mr. Tully said that the D.E.C. and Army Corp wants the developer to avoid the wetlands, so there is no disturbance proposed in the wetlands and the storm water management regulations require mitigation to the storm water runoff for flow and for quality issues. His office will also review it to make sure the applicant is in compliance with the new D.E.C. code.

Ms. McClung asked Mr. Esposito to inform the school district about the pending subdivision so it can be include in its transportation plans.

Mr. O'Donnell said the public hearing will be extended to 7:30 p.m. May 24.

Inspire, the C.P. Center #2 Fletcher St.

Representing the applicant:

Ed Foddrill, Vice President

Mr. Foddrill said he wants to put a light-blue awning (attached to the building) covering the front entrance and the sidewalk. He marked where he wants to put the awning on the site plan. He also wants to put a 10x10x10 portable shed on the property to hold a snow blower and pointed to where it will be located. Mr. Lewis said Mr. Foddrill will have to get a permit for the shed and if it is over 15 ft. high, it will have to have ZBA approval.

Mr. Donnelly said the PB can waive a public hearing. It should be a Type II action under SEQRA, he said.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board waives the public hearing on the application of Inspire and declares it a Type II action under SEQRA. Passed unanimously.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board approves the application of Inspire with an anticipated completion date of April 26, 2012. Passed unanimously.

Roccoroma – Site Plan, Change of Use #111-10-9.1 C-S/ADD zone.

Representing the applicant: Thomas Mastrantoni

Mr. Mastrantoni said he wants to put in a stove and all required ancillary systems for a commercial stove.

Mr. Lewis said that having a stove and commercial kitchen installed will be a change of use. The applicant originally appeared before the PB to lease the premises as a wholesale grocer, he said. There will now be cooked food as well. He said that if the applicant provides seating inside or outside, he will have to come back to the PB for approval. This application is for take-out and catering, Mr. Lewis said.

Mr. Donnelly said it is an allowable use in the zoning district.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board waives the public hearing on the application of Roccoroma and declares it a Type II action under SEQRA. Passed unanimously.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Ms. LaFargue, the Village of Goshen Planning Board grants the use of a commercial kitchen in a retail location for the applicant Roccoroma with an anticipated completion date of April 26, 2012. Passed unanimously.

Knolls of Goshen

The PB received a letter from the applicant's attorney asking for a six-month extension on Knolls of Goshen. The applicant is still waiting for approvals from other agencies.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board grants a six-month extension on the application of Knolls of Goshen. Passed unanimously.

MINUTES

The Minutes of the Planning Board Meeting of March 22, 2011 were approved.

ADJOURNMENT

The Village of Goshen Planning Board meeting adjourned at 8:55 p.m.

Jerome O'Donnell, Chair
Notes prepared by Susan Varden