

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
May 24, 2011**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, May 24, 2011 by Acting Chair Elaine McClung.

Present: Augustine DeRosa
Dominick Igneri
Rebecca Lafargue
Elaine McClung, Acting Chair

Absent: Jerome O'Donnell, Chair

Also Present: Mike Donnelly, PB Attorney
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

The public hearing on this subdivision was continued from the April meeting. Mr. Esposito said this is a subdivision application for 18 single-family lots on 12.8 acres located on the south side of Old Chester Rd. near Church St. He said the property includes approximately 3.6 acres of Army Corps wetlands on the westerly side. The subdivision will be serviced by central water and sewer. It is in the R-1 zone where the minimum lot size is 15,000 sq. ft. and the lots will range from 15,000 to 44,000 sq. ft. There will be one access point and an internal loop with all homes accessed via the loop, Mr. Esposito said. Approximately nine acres will be developed with the remaining 23-24% of the site left undisturbed. There will be a 19% increase in impervious surface. Mr. Esposito explained the drainage collection system and spoke about what is specifically proposed, a berm, swale and catch basin, along the Toohey and Gott property lines that border the site. He said the storm water system is being designed according to D.E.C. requirements and after receiving preliminary approval from the Village PB will go to the Orange County Health Department for review of the municipal water extension. The DEC will review the extension of the sewer system.

Ms. McClung asked for public comment.

Dan Toohey of 160 S. Church St. asked about the plans for clearing. Mr. Esposito said that under the storm water regulations the applicant is limited to disturbing 5 acres of the site at a time. He said the majority of the clearing will be done when the road is built.

Jerry Gavin asked about the size and style of the homes. Mr. Walker said they will be colonial style homes from 22,000 to 26,000 sq. ft.

Bob Quinn of 179 S. Church asked about projections of the number of school-age children in the new development. Mr. Esposito said there should be less than two students per dwelling unit per public school.

Andrea Soreno of Old Chester Rd. said she is concerned with the additional traffic considering there is a large development being planned on the Town side of Old Chester Rd.

Mr. Toohey asked about the project's time frame. Mr. Esposito said they should be starting anytime between 18 months and three years.

There were no questions from PB members.

VOTE BY PROPER MOTION made by Mr. DeRosa, seconded by Mr. Igneri, the Village of Goshen Planning Board closes the public hearing on the application of Olde Yorke Subdivision. Passed unanimously.

Mr. Donnelly advised the PB that it is required to act on the proposal within 62 days or by July 25.

AGENDA ITEMS

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

Mr. Esposito said the application has had several reviews by the Village engineer and that he believes it is ready for preliminary approval.

Mr. Tully said that there were several issues raised at the last public hearing and that no new plans have been submitted, so the issues have not been officially addressed. He said he would prefer that the plans be modified to address the comments such as the buffer areas to be designated a specific distance and the delineation of the wetlands, before consideration for preliminary approval. He said that the applicant may have to shift some lots to increase the buffer behind the existing homes. Mr. Tully said he wants the site distance on the proposed road shown on the plans. Mr. Esposito said that the revisions will be done by the PB's June meeting.

PB members talked about the sidewalk along South Church St. and about a cross walk. It was noted that the sidewalk on South Church St. is on the opposite side of the road from the proposed development and ends before the cemetery. There was a discussion about wanting a safe place for the kids to be picked up by the school bus. Ms. McClung asked Mr. Tully to evaluate "the possibility of extending that apron to where the other sidewalk across the road ends so that people can walk on a sidewalk all the way into the Village." Mr. Tully asked if there are sidewalks leading to the street, whether the PB wants sidewalks along the interior road of the development.

Street lighting was also discussed. Mr. Tully advised that the Village Board is speaking to the issue of what type of street lights they would like to see in certain areas. The applicant's plan currently proposes street lights. Mr. Esposito said they plan to use the specialty lighting that the Village has used for the past twenty years. Mr. Tully said he will find out from the Village Board what direction they are going in with respect to street lighting.

Mr. Tully said that one condition of construction will be clearing limits imposed on the developer during construction to save certain trees. But the issue, he said, is whether the PB wants to restrict the future homeowners from cutting down those trees on their property. Mr. Tully said "we are saying to the neighbors here that some trees will be left as a buffer, so you may want to restrict future homeowners from cutting down those trees. While it could be part of a deed restriction, there could be an enforcement problem, he said. Mr. Donnelly said that the PB has generally imposed permanent buffer restrictions where property abutted commercial properties but not where residential development abutted other single family homes.

Mr. Esposito said that most of the large trees are along the road and the perimeter. Mr. Walker called it a "heavily wooded site" and said there are oaks and maples and that he is going to do what he can to save trees but that there will be large trees lost and some large trees saved. Mr. Tully said he walked the site and didn't see any trees that stood out as being unusual or bigger than the others but that there are large trees on site and he doesn't think there is anything that can be done to save trees in the area where there is proposed

construction. He said, however, that it is important to save the trees in the area of the center of the cul-de-sac where houses back up against one another throughout the construction and into the future. He suggested the PB might try to preserve as many trees as it can now.

Mr. Tully asked who will be responsible for maintaining the retention basin. Mr. Esposito said the property owners of the two lots will maintain it but that there will be a drainage easement given to the Village.

Mr. Esposito and Mr. Walker said they will meet with Mr. Tully before the PB's June meeting.

Beverage Plus #112-12-6, C-S/ADD zoning district

Representing the applicant: Steve Esposito

Mr. Esposito said he has appeared before the PB with this application several times and after receiving input, several alternatives have been presented. This time the site plan shows a new building on the western corner of the property, with one curb cut, one means of egress and ingress and a ring road, he said. The existing metal building in the rear of the property will be renovated. He showed PB members the new site plan and said some parking spaces will be lost with the new layout and the applicant will have to go to the ZBA for a variance from the parking requirement.

The PB said they preferred the new layout with just one curb cut.

Mr. Esposito said the applicant will provide street trees, street lighting and a hedge row.

Mr. Tully said the PB may want to consider the streetscape along Greenwich Avenue so that when the next developer comes in, it will be continued and there will be conformity along the street. Mr. Esposito said he will welcome the opportunity to develop the prototype for the streetscape. He said he will provide a sketch showing what it will look like from the street side

Mr. Esposito said the plan will be submitted to Wheldon Abt for architectural review.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Ms. Lafargue, the Village of Goshen Planning Board declares its Notice of Intent to be lead agency on the application of Beverage Plus. Passed unanimously.

MINUTES

The Minutes of the Planning Board Meeting of April 26, 2011 were approved.

ADJOURNMENT

The Village of Goshen Planning Board meeting adjourned at 8:45 p.m.

Elaine McClung, Acting Chair
Notes prepared by Susan Varden