

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
November 15, 2011**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, November 15, 2011 by Chair Jerome O'Donnell.

**Present:** Dominick Igneri  
Elaine McClung  
Jerome O'Donnell, Chair

**Absent:** Rebecca Lafargue  
Augustine DeRosa

**Also Present:** Mike Donnelly, PB Attorney  
Art Tully, PB Engineer

**Scotchtown Avenue Office Park LLC, 38 Scotchtown Avenue, #104-2-59.2, O-B zone.**

Representing the applicant: Steve Esposito

Mr. Esposito presented the certified mailings for the public hearing notices. He said he was before the PB for a subdivision application and site plan approval of a three lot subdivision on 3.4 acres zoned office business. The parcel contains 1.3 acres of federal regulated wetlands, Mr. Esposito said. There will be three commercial lots, with a 5,000 sq. ft. building on each lot. This is Phase II of the overall project, he said. Phase I was approved and filed.

Mr. Esposito said there will be cross easements over the three lots and that there will be maintenance agreements with regard to the ability of each owner to access the parking lot for maintenance purposes.

Mr. O'Donnell asked if there were any questions or comments from the public. There were none.

**VOTE BY PROPER MOTION** made by Mr. Igneri, seconded by Ms. McClung, the Village of Goshen Planning Board closes the public hearing on the application of Scotchtown Avenue Office Park. Passed unanimously.

Mr. O'Donnell opened the regular monthly meeting at 7:35 p.m.

PB Engineer Art Tully said he has a review letter having to do with construction design details and said there are no big issues and that his comments can be addressed in the future with the applicant.

Mr. Esposito said he submitted a flood plain development permit for Phase II. Mr. Esposito told the PB that the public improvements, parking area, detention basins, storm water, lighting and landscaping will be constructed at one time. He pointed out that there will be sidewalks.

Mr. Donnelly pointed out that the roadbed has been offered by Harness Estates to the Village for dedication but that because the Village hasn't yet accepted it, the repairs, maintenance and snow removal will be carried out by Harness Estates, so the applicant will have to obtain authorization from them to use the roadway for ingress and egress.

Mr. Donnelly said that conditions of an approval would include: receipt of a sign-off letter from Mr. Tully relating to his comment letter dated 11-14-11, the cross easements and maintenance agreement being reviewed by Mr. Donnelly, the statement that no

building permit will be issued and no construction may begin, until the dedication of the roadway providing access to the site has been accepted by the Village Board and the applicant has delivered to the Village written authorization from the entity currently responsible for maintenance for the applicant to carryout construction activity to utilize the roadway for egress and ingress, the standard flood plain development condition complying with Chapter 26 of the Village Code, the standard lighting condition reducing the lighting to night sky friendly, the filing of a performance standard affidavit and that the applicant has one year to start the project and until November 15, 2015 to complete the project.

Mr. Esposito said he has developed design guidelines for the three buildings, forming the perimeters that the developer will have to stay within. The PB decided they would like to see the plans for each building from the developer. Mr. Donnelly suggested that a condition be included that no building permit will be issued until the construction plans are reviewed by the PB to make sure they are consistent with the design standards provided by the applicant.

Mr. Donnelly said that a Negative Declaration was issued and reaffirmed in September, 2010 when Phase I was first submitted. He said it was sent to the County Planning Department and that more than 30 days have passed for the county to respond and they haven't, adding that there is no further SEQRA compliance required.

**VOTE BY PROPER MOTION** made by Mr. Igneri, seconded by Ms. McClung, the Village of Goshen Planning Board approves the application of Scotchtown Avenue Office Park LLC (Phase II) with the stated conditions. Passed unanimously.

**Elant Place, Expiration of Site Plan approval.**

A letter dated 10-26-11 from Todd Whitney, President and CEO of Lifestyle Concepts, LLC was referenced. In the letter Mr. Whitney stated that it is temporarily suspending the Elant Place Project due to the current economic climate of the housing market and that they are aware that the final extension of their site plan approval expires at the end of 2011 and that they will be required to submit a new site plan application when the appropriate time arises.

**Knolls of Goshen #104-2-40, 41**

Representing the applicant:

Travis Ewald, Pietrzak & Pfau

Mr. Ewald said this 13-lot residential subdivision linking Montgomery and Middle Streets received preliminary approval in 2007. In August, 2011 it received approval from the DEC for the sewer line extension and also approval from the Orange County Health Department for a reality subdivision water main extension. The applicant would now like to move forward with the final review by the PB.

Mr. Ewald said that the PB's engineers who previously reviewed it are no longer representing the PB and that in order to give time for the current PB consultants to review the project, the applicant is asking for a six month extension.

Mr. Tully said that should be more than enough time and that he wants to get up to speed on several issues. He said he will review the SEQRA document and noted that the wetlands on site may have to be delineated again. He said the storm water designs need to be looked at, as well as the road design, curbing, sidewalks and lighting. There may be some fresh thoughts on how to do things, Mr. Tully said.

**VOTE BY PROPER MOTION** made by Mr. Igneri, seconded by Ms. McClung, the Village of Goshen Planning Board extends its preliminary approval on the application of The Knolls of Goshen for six months. Passed unanimously.

**OTHER BUSINESS**

**VOTE BY PROPER MOTION** made by Ms. McClung, seconded by Mr. Igneri, the Village of Goshen Planning Board adopts its 2012 meeting schedule as follows:

January 17, 2012	July 24, 2012
February 21, 2012	August 21, 2012
March 20, 2012	September 25, 2012
April 24, 2012	October 23, 2012
May 22, 2012	November 20, 2012
June 26, 2012	December 18, 2012

Passed unanimously.

**MINUTES** - The PB members approved the minutes of October 25, 2011.

**ADJOURNMENT** - The Village of Goshen Planning Board meeting adjourned at 8:20 p.m.

Jerome O'Donnell, Chair  
Notes prepared by Susan Varden