

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
November 18, 2008**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, November 18, 2008 by Chairman Jerome O'Donnell.

Present: Ed Connor
Elaine McClung
Roger Pikul
Jerome O'Donnell
Arthur Walsh

Art Tully, PB Engineer
Mike Donnelly, PB Attorney

Mr. O'Donnell said that the Planning Board held a Special Meeting on November 5, 2008 to discuss the employment of an engineer/planner for the Board.

VOTE BY PROPER MOTION, made by Mr. Pikul, seconded by Mr. Connor, the Village of Goshen Planning Board agrees to hire the firm of Lanc and Tully as the Planning Board engineering consultants. Passed unanimously.

CONTINUATION OF PUBLIC HEARING

Duso Properties, Inc., S. Stoltz, 144 South Street, #120-1-2, OB District.

Present for the applicant: John Szarowski, PE

Mr. Szarowski re-introduced the project of the construction of a 10,750 sq. ft. office building. He said that the entrance does not align as much with Harriman Drive as the applicant would like but that there is nothing further that can be done. He said that the applicant is having a traffic study conducted and has contacted a geotechnical engineer to do borings down to 100 ft. to assess the stability of the fill.

Mr. O'Donnell asked for public comment.

Rennie Andrews of 145 South St. noted that the latest revision of the site plan, dated 10-7-08, had only recently been turned in and that the applicant had also only recently submitted its response to the 4-page landscaping report done by Village Consultant Karen Arent. The applicant's response was "limited" Mr. Andrews said. He stressed the importance of adequate screening of the project, referring to Section 6.1.1.10 of the Village Code. He suggested that the applicant hasn't adequately addressed the landscaping. Mr. Tully said he received the applicant's response only yesterday and has not thoroughly reviewed it. Mr. O'Donnell said that the PB will review it and submit their comments to the applicant. Mr. Andrews suggested the PB consider having the applicant post a landscaping bond.

There was no one else present from the public to comment. Mr. O'Donnell asked for comments from the PB members.

Mr. Pikul said he wanted to be sure of the Village Board's standing on the need for a through road as recommended by the County Planning Dept. He said he wants to know if the Village has any interest in maintaining such a road. Mr. Donnelly said the Village has been non-committal. Mr. Pikul said he wants something in writing from the Village.

In response to Ms. McClung's questions about the landscaping, Mr. Szarowski said that everything Karen Arent suggested, he did, "if he could, to the extent possible". He said

he is planning a double staggered row of evergreen shrubs between red maples along the Route 17 border.

Mr. Walsh said he is concerned about creating a traffic hazard, stating it's a "potential nightmare" adding that there is not much distance for left turns coming out of the driveway.

Mr. Tully referred to his letter dated 11-18-08 stating that his comments are preliminary because he only received the plans yesterday. He said that the intersection now is problematic and suggested that the Village PB also hire a traffic consultant to review the issue. Mr. O'Donnell suggested that Mr. Tully review the applicant's previous plans as well.

On the issue of whether the public hearing should be continued, Ms. McClung said that no new issues have been brought up by the public.

Mr. Donnelly said the PB needs to take action within 62 days of closing a public hearing. Mr. Szarowski said the applicant is willing to waive that requirement.

VOTE BY PROPER MOTION, made by Ms. McClung, seconded by Mr. Connor, the Village of Goshen Planning Board closes the public hearing on the application of Duso Properties, LLC. Passed unanimously.

Knolls of Goshen – Subdivision Tax Map Designation #104-2-40, 41

Present for the applicant: James Sweeney, Esq.

Mr. Sweeney said he was present to request a six-month extension of the preliminary approval. Mr. Sweeney said that the applicant has applied to the Orange County Health Department for extension of the water and sewer lines but that both applications need to be signed by the Village Mayor who so far will not sign them. Mr. Sweeney said he would like a six-month extension so that he can try to resolve this situation.

VOTE BY PROPER MOTION, made by Mr. Connor, seconded by Ms. McClung, the Village of Goshen Planning Board grants an extension to May 26, 2009 on the preliminary approved given the application of Knolls of Goshen. Passed unanimously.

Westgate Office Park, LLC – Tax Map Designation 122-1-4, I-P Zone, Proposed parking lot expansion.

Present for the applicant: Steve Esposito

Mr. Esposito said the application was for the renovation of Building #1 in West Gate Office Park to accommodate a new tenant, an urgent care office. He said that an additional nine more parking spaces will be provided in the front of the building and the parking lot will be extended to Hatfield Lane. With the additional 1300 sq. ft. of additional asphalt, there will be 59.6% of the development coverage, well below what is permitted, he said.

Mr. Tully said he saw no engineering issue and Mr. Donnelly said that a public hearing is not required. He said the application does not need site plan approval.

VOTE BY PROPER MOTION, made by Mr. Connor, seconded by Mr. Walsh, the Village of Goshen Planning Board determines that on the application of Westgate Office Park that no site plan approval is necessary because none of the thresholds of the Village zoning ordinance were exceeded to require a site plan. Passed unanimously.

The applicant can go directly to the Building Inspector for a permit.

C. LeBaron, 183 W. Main & High Streets, #111-16-12 C-S/ADD. Site Plan, proposed parking lot.

Present for the applicant: Jim Dillin, Sr.

Mr. Dillin said that the Village ZBA granted a variance from the screening requirement and that he is now looking for site plan approval.

Mr. Dillin said that the plan shows a gravel surface. Mr. Connor suggested paving the lot. Mr. Tully said he didn't see much difference in run-off between asphalt and gravel.

Mr. Pikul suggested a sign stating who the parking lot is intended for.

Mr. Dillin agreed with PB suggestions, stating the applicant is willing to blacktop the lot, line it and provide signage as well as put additional plantings on the south side.

Mr. Tully has not yet reviewed the site plan and no action was taken by the PB.

MINUTES

The minutes of the Village Planning Board meeting of October 21, 2008 were approved.

ADJOURNMENT

VOTE BY PROPER MOTION, made by Mr. Connor, seconded by Ms. McClung. Connor, the Village of Goshen Planning Board meeting adjourned at 8:45 pm.

Jerome O'Donnell, Chair
Notes prepared by Susan Varden