

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
December 16, 2008**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, December 16, 2008 by Chairman Jerome O'Donnell.

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

**Absent:** Roger Pikul

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

**Matthews Street Properties, LLC – aka Real Estate Solutions, 10 Matthews Street,  
#114-7-11, D-S zone Up-dated Site Plan, Proposed parking lot expansion.**

Present for the applicant: Steve Esposito  
R.J. Smith, owner

Mr. Esposito said the project is nearing completion and that he is present to ask for permission to construct 13 additional parking spaces. The original approval was for 50 spaces. The request is for a total of 63 parking spaces. Mr. Smith said the building will house his real estate office, a law firm, public relations and marketing firm and an insurance firm. There is 4,000 sq. ft on the top floor, 4,000 on the middle floor and 2,000 on the lower floor, with 2,000 of unfinished space. "We want to build out the balance of the lower level" to provide the room to accommodate the professionals, "and add 13 parking spaces," Mr. Smith said. Mr. Esposito said that the original approval was for 10,000 sq. feet of usable space. An additional 2,600 square feet is being asked for. Mr. Smith said they will not be changing the footprint of the building, that everything stays the same but are seeking permission to put in the additional parking spaces.

PB Engineer Art Tully asked the applicant to provide a revised storm water management plan indicating that the storm drainage as originally designed is adequate to handle the increase in runoff as the result of the increase in the number of parking spaces. He said there are no details of construction for items such as catch basins, piping, and retaining walls shown on the amended drawing so he is also asking for a note added to the plan referencing the original site plan. A note on the lighting and landscaping as previously approved should be added on the amended plan also. Mr. Tully said that grading the addition of the spaces will create a low spot to the west of the proposed parking area, proposed to be drained by a single catch basin. If the catch basin becomes blocked with debris, then the storm water would flood the parking lot. He said he wants to see that problem addressed.

Mr. Smith said the additional parking spaces don't affect any area of the landscaping. Mr. Esposito said the lighting will not change. Mr. Tully said that it will affect the development coverage and asked the applicant to amend the proposed table to show what the lot coverage will be with 13 additional spaces. Mr. Esposito mentioned that the applicant was granted a 75% lot coverage variance and that the lot coverage is below that.

Mr. Donnelly said the PB will have to decide if the amended site plan needs a public hearing and/or if adjoiner notices should be sent. The PB decided a public hearing is not needed. Mr. Donnelly said that the PB sent the original site plan to the Orange County Department of Planning who never answered and that it is beyond the 30 day response time. He said the PB is free to go ahead or could send the plan to County Planning

again. Mr. Esposito said that time is of the essence, that the applicant is nearing completion and would like to go ahead and renovate the additional 2600 sq. ft. because the tenants want to move in.

Mr. Tully said he believes his comments can be addressed simply. He said he has spoken to Mr. Esposito about the catch basin and that he has agreed to put in a swale around the parking area so that flooding doesn't occur.

The PB decided it was comfortable with approving the amended site plan, subject to Mr. Tully reviewing the changes noted at the meeting and submitting a sign-off letter.

Mr. O'Donnell asked whether any runoff is affecting the residence in the rear of the property now that the project is 98% complete. Mr. Esposito said there are no problems now. Mr. O'Donnell told Mr. Esposito and Mr. Smith that he didn't want any runoff in the future and told them, "if there is, we will have a problem."

**VOTE BY PROPER MOTION**, made by Mr. Connor, seconded by Mr. Walsh, the Village of Goshen Planning Board approves the amended site plan of Matthews Street Properties, LLC, aka Real Estate Solutions, subject to review of the PB engineer. Passed unanimously.

### **Miscellaneous**

**GOVAC** - While not on the agenda, the PB heard from residents George Lyons, Ryan Degman and Bill Moore, all associated with GOVAC and interested in the progress on their attempt to purchase property at Harness Estates to construct a building for the ambulance corp. They stated that they have a verbal commitment from Harness Estates that they will convey property to them. They asked the PB if it knew what was causing the delay.

Mr. Donnelly said the parcel can't be conveyed until the filing of the Harness Estates subdivision map for its final phase and that can't happen until the County Health Department gives approval. Mr. Donnelly said that an attorney for Harness Estates asked him this week for additional copies of the Negative Declaration and Resolution of Preliminary Approval granted by the PB, in order to submit them to the County Health Department. The PB Chairman signed those copies tonight, Mr. Donnelly said. He said he doesn't think there is anything further the PB can do and believes there is no further action required by the PB.

Mr. Donnelly did say that GOVAC can come before the PB for site plan approval before the site is conveyed to them, but added that GOVAC would be doing so at its own risk.

**Grand Street Crossing** - Steve Esposito came before the PB with a letter asking for an extension of the completion date of December 31, 2008 to December 31, 2009 for the Grand Street Crossing project.

**VOTE BY PROPER MOTION**, made by Mr. Connor, seconded by Ms. McClung, the Village of Goshen Planning Board extends the completion date on Grand Street Crossing to December 31, 2009. Passed unanimously.

**2009 Meeting Calendar** - PB members reviewed proposed meeting dates for 2009. They decided to have Mr. Donnelly post an informational notice for the January 27<sup>th</sup> meeting, verify the Jewish holidays in 2009 and decide at the January meeting on the full 2009 schedule.

**MINUTES**

The minutes of the Village Planning Board meeting of November 18, 2008 were accepted with changes.

**ADJOURNMENT**

**VOTE BY PROPER MOTION**, made by Ms. McClung, seconded by Mr. Walsh, the Village of Goshen Planning Board meeting adjourned at 8:27 pm.

Jerome O'Donnell, Chair  
Notes prepared by Susan Varden