

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
December 20, 2011**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, December 20, 2011 by Acting Chair Elaine McClung.

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

Absent: Jerome O'Donnell

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

It was noted that Horizon Land Development, LLC and Olde Yorke Subdivision were taken off the PB agenda at the last moment at the request of their representative Steve Esposito who was unable to appear.

Elant Place Lifestyle Concepts, LLC

There was no one present to represent the project.

The PB talked about a letter received from Todd A. Whitney.

Mr. Tully said that last month the applicant said it was suspending the project and now a new letter states they are looking for two one-year extensions. The PB agreed that a representative of the project should appear before it regarding their request for the extension. The applicant will be so notified.

Heritage Estates

Mr. Tully reminded the PB that Peter Botti, Esq. of Heritage Estates had appeared before the PB seeking a change of the curbing from granite to concrete. Mr. Tully said that the Village DPW supports the concrete curbs, preferring them to granite.

VOTE BY PROPER MOTION made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board grants a field change to the Heritage Estates approval allowing concrete curbs in place of granite curbs. Passed unanimously.

Knolls of Goshen

Mr. Tully said he reviewed the site plan and sent a letter to the applicant's engineer Travis Ewald on December 2, 2011 with his comments. He said there are two major issues. The first house in the project is proposed to be on the edge of a regulated wetland. Mr. Tully said there is no more than 5 feet from the back door to the wetlands which renders the house with no useable rear yard. He said he doesn't view it as a functional lot and is recommending the applicant consider removing the lot from the application. It was noted that the site plan received preliminary approval about four years ago.

Mr. Tully said that the road design is also a problem, stating that in order to accomplish the existence of this particular lot the road was designed in a way counter to the requirements of the village code. The applicant did it in order to create enough land to put a house there, he said. The subdivision road is a horseshoe road connecting two streets. The two existing streets are 20 feet wide and the Village calls for new roads to be 30 feet wide. There will then be a narrow road, leading to a wider road, and then going into a

narrow road again. He said he doesn't know if it makes sense to do that and noted that the PB can waive the width requirement.

Mr. Tully suggested that the PB look at the plan regarding these three issues so the issues can be discussed when the applicant appears before the PB again. The PB's attorney for this application is Steve Reineke, Esq.

MINUTES - The PB members approved the minutes of its November 15, 2011 meeting.

ADJOURNMENT - The Village of Goshen Planning Board meeting adjourned at 8:00 p.m.

Elaine McClung, Acting Chair
Notes prepared by Susan Varden