



Turner Miller Group
planning consensus community



May 23, 2013

Hon. Kyle Roddey, Mayor, and
Goshen Board of Trustees
Village of Goshen
276 Main Street
Goshen, New York 10924

Re: Proposal to study alternative approaches to upgrading CVS Plaza

Dear Mayor Roddey and Trustees;

Thank you for requesting Turner Miller Group to submit this proposal to examine various approaches to upgrading the property referred to as the CVS Plaza. As we have discussed, this property has deteriorated in recent years and is underutilized. It is the gateway into the Village and represents a substantial portion of the Village's tax base.

The objective of this study will be to identify and analyze various approaches to upgrading this site that will be both beneficial to the Village as well as the property owners and can serve to avoid negative impacts on surrounding properties.

For this assignment, we propose the following tasks:

1. Perform reconnaissance of the physical condition of the site and surrounding uses and list potential blighting conditions. Consult with the Village Building Inspector, Village Attorney and others as appropriate.
2. Review history of site in terms of utilization, length of vacancy, conditions of prior approvals, code violations, etc. Explore recent attempts to enhance the viability of the site.
3. Based on available data and interviews with knowledgeable real estate and business investors, as well as the Chamber of Commerce and Goshen Economic Development Committee, review current economic trends in the Goshen area.
4. Develop list of type of physical improvements that could be made to the site. No actual site plan or design would be prepared as part of this task. This could serve as the basis for further planning of the site depending on the course of action agreed upon.

5. Identify various approaches to facilitate the upgrade of the site including but not limited to zoning incentives, redevelopment and/or eminent domain, local development corporations and funding options including grants and joint public / private partnerships.
6. Examine zoning of the site and suggest appropriate modifications including incentives such as mixed use.
7. Examine pros and cons of various approaches to upgrading CVS plaza including likely cost and potential for success.
8. Review and update findings of earlier Greenwich Avenue report and coordinate with plaza study; discuss the possible coordination of planning these two areas of the Village.
8. Prepare report to the Village Board on Findings of the study.
9. Meet with Village Board to discuss Findings of Report and next steps.

Schedule

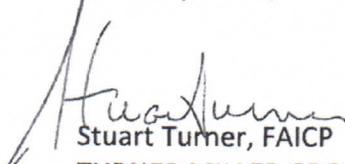
The estimated time to complete the analysis and prepare a report to the Village Board would be four months.

Fee

We propose to bill the Village on a per diem basis with a not-to-exceed budget, as we have done with previous planning and zoning studies. We estimate that this study will cost approximately \$9,500.

I will be pleased to meet with the Village Board to discuss this proposal at your nearest convenience.

Sincerely Yours,


Stuart Turner, FAICP
TURNER MILLER GROUP