

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
AUGUST 21, 2012**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, August 21, 2012 by Chair Jerome O'Donnell.

Present: Augustine DeRosa
Dominick Igneri
Rebecca Lafargue
Elaine McClung
Jerome O'Donnell

Also Present: Art Tully, P.B. Engineer
Mike Donnelly, Esq. PB Attorney

Greek Mountain Dairy, Dikeman Drive, Tax Map Designation 122-1-1.2, I-P zone.

Representing the applicant: Peter Manouvelos, Lan Engineering

Mr. Manouvelos said that the applicant, Greek Mountain Dairy, has received the comments of the PB engineer dated August 21 which will be addressed.

Mr. Tully pointed out that there is a parking lot in the northeast corner of the property which appears to service the adjacent commercial property. He asked if there is an easement and was told by Mr. Manouvelos that there are no easements on the property but that the applicant intends to remove a portion of the pavement to create a net zero increase to impervious surface area and to prevent access to that part of the applicant's property.

Mr. Tully said there has been no landscape plan submitted, but that the PB can require one if necessary.

Mr. Manouvelos said the building will be plain masonry using two colors. He said they will try to make it more architectural, but that it is simply a warehouse. Mr. Manouvelos said that the first 7.5 feet of the building will be one brick color and above that a second brick color and then columns on the outside to break up the horizontal look of the 36 ft. tall building. A color rendering will be provided. Hours of operation will be 8 a.m. to 5 p.m. Loading and unloading will be on the far side of the building. From seven to eight trucks are expected a day. Nighttime deliveries are possible but would be out of the ordinary, he said. The building will be lit. A landscape plan will be provided.

Mr. Tully said the building is visible from 17A which is a gateway to the Village from that direction. He suggested screening.

Mr. Donnelly said that a public hearing is optional and the application will have to be referred to the Orange County Planning Department for review.

VOTE BY PROPER MOTION, made by Ms. McClung, seconded by Mr. DeRosa, the Village of Goshen Planning Board declares a Negative Declaration for SEQRA purposes on the application of Greek Mountain Dairy. Passed unanimously.

VOTE BY PROPER MOTION, made by Mr. Igneri, seconded by Ms. Lafargue, the Village of Goshen Planning Board waives a public hearing on the application of Greek Mountain Dairy. Passed unanimously.

KCK, LLC 262 Greenwich Avenue #114-4-18, C-S/ADD zone, request for reinstatement of the Amended Site Plan Approval, latest revision date March 27, 2007.

Representing the applicant: Steve Esposito

Mr. Esposito said that in 2007 the applicant received a site plan amendment from the PB. We had requested to clear and grade behind our building on Greenwich Ave., he said, adding that they want to expand the parking area. He said they want to clear and grade about 60 to 70 feet, and demolish the retaining wall. He said they will keep the area “turf” but may come back to the PB in the future for approval of an addition.

Mr. Tully said this is an area of approximately one acre to be graded with a relatively steep slope in the rear. He said he is concerned with drainage during construction and afterwards, where it will go when it leaves the sediment trap. He said the applicant needs to provide more detail as to how it plans to stabilize the slope.

Mr. Esposito said he will return to the PB with more detailed information.

Westgate Commercial Center, #1 Police Drive #122-1-10.2 I-P zone, reinstatement of the Conditional Final Site Plan Approval.

Representing the applicant: Steve Esposito

Mr. Esposito said the applicant seeks reinstatement of the Conditional Final Site Plan Approval given by the PB in 2004.

The property is located off Police Drive, behind Interstate Batteries. It is a 4.4 acre parcel in an IP zone. The plan is to develop a flexible commercial site, Mr. Esposito said. It will include four buildings ranging from 9,500 to 11,500 sq. ft., constructed in phases. It was noted that the applicant had until 2007 to complete the project but nothing has been done. Mr. O’Donnell said the Village engineer must review it.

Mr. Tully said there needs to be a new application, a new EAF and that the application will have to go through the process again. Mr. O’Donnell directed Mr. Esposito to provide a new application.

Old Yorke – Request for two 90-day extensions of Conditional Final Approval.

Representing the applicant: Steve Esposito

Mr. Esposito said the project is currently under construction, that all of the underground work is being completed, the model house is being finished and the applicant expects to have it paved by mid-September.

VOTE BY PROPER MOTION, made by Mr. Igneri, seconded by Mr. DeRosa, the Village of Goshen Planning Board grants two 90-day extensions to Old Yorke. Passed unanimously.

MINUTES - PB members approved the Minutes of its July, 24, 2012 meeting.

ADJOURNMENT - The Village of Goshen Planning Board meeting adjourned at 8:34 p.m.

Jerome O’Donnell, Chair
Notes prepared by Susan Varden