

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
December 18, 2012**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, December 18, 2012 by Chair Jerome O'Donnell.

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

**Also Present:** Art Tully, PE, Planning Board Engineer  
Michael H. Donnelly, Esq. Planning Board Attorney

**Unico Design Group, 107 West Main Street #111-15-16 C-S/ADD**

Representing the applicant: Steve Esposito

Mr. Esposito said this project received site plan approval from the PB in 2007, and then the approval was extended in 2009. He said that earlier this month the Village Zoning Board of Appeals reinstated the variances it originally granted and granted an additional variance for lot coverage. He also said that the Orange County Department of Planning has noted that the project is a "local determination".

Mr. Esposito said the owners are interested in actively marketing the property and are requesting the PB to reinstate site plan approval. He said there have been no changes made to the plans. He noted that at the ZBA's public hearing earlier this month, one person appeared to speak about the project and that person had positive comments. Mr. Esposito explained the variances that were granted.

Mr. Tully said he had no comments, that the application is basically the same plan as was previously approved. Discussion followed.

**VOTE BY PROPER MOTION**, made Mr. DeRosa and seconded by Ms. Lafargue, the Village of Goshen Planning Board reinstates its site plan approval of Unico Design Group with the same conditions that were part of the original resolution, with an anticipated start date within one year and an anticipated completion date of June 18, 2015. Passed unanimously.

**Greek Mountain Dairy, Amended Site Plan, Dikeman Drive #122-1-1.2 I-P Zone**

Representing the applicant: Peter Manouvelos, Lan Associates

Mr. Manouvelos presented two revised drawings to the PB in response to latest comments of the PB engineer. Mr. Tully said he hasn't had a chance to review the revised drawings, but that if the PB intends to move the application forward, it could do so conditioned upon his reviewing the plans to make sure they address all of his comments.

Mr. Manouvelos said that the revised plans show the additional parking (banked parking) to meet the Code requirements. It was noted that parking was discussed at the November meeting and now the applicant has shown it on the plans. The revised drawings also show the relocation of the pine trees, they have been spread out.

**VOTE BY PROPER MOTION**, made Ms. McClung and seconded by Mr. DeRosa, the Village of Goshen Planning Board grants approval to the application of Greek Mountain Dairy subject to verification of the PB Engineer that all of his comments have been satisfied. Passed unanimously.

Mr. Donnelly said that the resolution of approval will include the following conditions: receipt of a signoff letter from Mr. Tully, the standard condition regarding a flood plain development permit, the standard condition relative to shadowed parking, a start date within one year, an anticipated completion date of November 20, 2014 and a performance standard affidavit.

### **2013 SCHEDULE OF MEETINGS**

**VOTE BY PROPER MOTION**, made by Mr. Igneri, seconded by Ms. Lafargue, the PB adopted the following meeting schedule for 2013: Jan. 22, Feb. 26, Mar.19, Apr. 23, May 21, Jun 25, Jul 23, Aug. 20, Sep. 24, Oct. 22, Nov. 19, Dec. 17.

### **OTHER BUSINESS**

Mr. Tully said that Medical Missions for Children (Tax Map 123-1-1.11, 2 & 3) was originally to be on the agenda for tonight's meeting and so he looked at the plans in preparation. He said the project will have to go through the environmental review process, that he thinks the largest impact will be on the traffic flow, that the PB should hire a traffic consultant to review the project and that he believes there should be an emergency access, noting that currently Coates Drive is the only way in and out of the site.

### **APPROVAL OF MINUTES**

The minutes of the November 18, 2012 meeting were approved.

**ADJOURNMENT** - The Village of Goshen Planning Board meeting adjourned at 8:14 p.m.

Jerome O'Donnell, Chair  
Notes prepared by Susan Varden