

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
JUNE 26, 2012**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:36 p.m. on Tuesday, June 26, 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

Goshen Fire District, Goshen Minisink Fire Station, 99 Church Street, #111-11-16. Modification to the resolution to start construction by 11-2012 and complete project by 4-2014.

Representing the applicant: Al Turi, Chair
Board of Fire Commissioners

Mr. Turi said he was present to request an extension to the PB's approval of the Minisink Fire House application. He said an extension to December, 2014 is needed. Bids have been received and contracts are about to be signed, he said.

Mr. Donnelly said the application was originally approved November, 2010 and the project was to be completed by December, 2012. He said the PB can revise the resolution and grant an additional year to begin construction and extend the completion date to December 31, 2014.

Mr. Turi said there have been no changes to the site plan and that the original plan was to add an elevator in the rear of the building, an outside stairwell, a sprinkler system and handicapped bathrooms.

VOTE BY PROPER MOTION, made by Mr. DeRosa, seconded by Mr. Igneri, the Village of Goshen Planning Board grants an extension to the completion date on the application of Goshen Fire District, Goshen Minisink Fire Station to December 31, 2014. Passed unanimously.

Suresky Expansion, Route 17A and Hatfield Lane 126-1-3.1

Representing the applicant: James Sweeney, Esq., Mike Murphy,
Project Engineer, Scott Lurie, Architect

Mr. Sweeney said the applicant is seeking to expand its existing facility by way of the construction of a second building on the existing Suresky site to allow for a separate and distinct Hyundai dealership. Both dealerships will be under the same ownership. The plans presented to the PB are preliminary, he said. All bulk requirements have been met, Mr. Sweeney said, and the plan does not call in question environmental concerns.

Mr. Murphy said the site is 9.5 acres including 4.5 acres of impervious area (building surrounded by parking lots). The existing building is 24,000 sq. ft. He said the applicant wants to add "a mirror image" of the front building" for a 28,000 sq. ft. for the Hyundai building. There will be two buildings on the site, one Chrysler and one Hyundai. Mr. Murphy said that 100 parking spaces will be lost, but that the dealerships does not need them. There will be no change to the access to the site, there will still be two accesses on Hatfield Lane. There will also be a service lane between the two buildings with a covered alley and service garages in the rear. The applicant will not be extending

the asphalt areas so will not be adding to the impervious area. They will introduce green islands in the center. The site is served by Village water and sewer and the water usage will increase by 123%, or 3200 gallons a day, Mr. Murphy said.

Mr. Lurie said the showroom will be in the front of the building with service/support in the rear building, approximately 100 x 272 sq. ft. He said the new Hyundai building will have aluminum panels on the exterior and scored stucco on the sides. The exterior of the Chrysler building will be dressed up and include the addition of an archway entry. Mr. Lurie said there are 481 parking spaces currently, but when completed there will be 375 parking spaces and that 86 is the number of parking spaces required under the Code.

Mr. Murphy said a flood plain development permit is required. He said the building is 6 to 9 feet above the closest existing flood plain.

Mr. Tully said that there are not a lot of details on the drawings in terms of engineering at this time. He said he will want to see the water and sewer lines as they serve the building, additional information on drainage, erosion sedimentation control, lighting, landscaping, etc. He said he sees no major environmental issues. Mr. Tully suggested the applicant may want to send it to Building Inspector for a review of the fire separation between the two buildings.

Mr. Donnelly said that the application is a site plan only and will be an Unlisted Action under SEQRA. He said it doesn't require a public hearing but that it is up to the PB's discretion whether or not to hold one. Mr. Donnelly said the application will have to go to OC Planning Department but suggested waiting for a more detailed site plan before sending it to them.

Mr. Sweeney asked if the PB was "comfortable" with the building design. A poll of the PB members by Mr. O'Donnell confirmed that PB members are "comfortable" with the building design.

Mr. Sweeney said the applicant will prepare the next level of detail so that the site plan can be referred to the County Planning Department, the Building Inspector and emergency services.

Scotchtown Office Park #104-2-59.2 - Request for six month extension on Scotchtown Office Park to Dec. 13, 2012.

VOTE BY PROPER MOTION, made by Mr. Igneri, seconded by Ms. McClung, the Village of Goshen Planning Board grants a six month extension on the application of Scotchtown Office Park to December 13, 2012. Passed unanimously.

High Point Estates - Tax Map 110-4-11.2

It was noted that the PB received a letter from the applicant requesting the application be re-scheduled from the June 26th meeting to its July 24th meeting.

The PB discussed the issue of clustering. Mr. Donnelly read the statute as it relates to the purpose of clustered development. Mr. Donnelly said he will talk with Mr. Esposito about clustering prior to the application coming before the PB in July.

MINUTES - PB members approved the Minutes of its May 22, 2012 meeting.

ADJOURNMENT - The Village of Goshen Planning Board meeting adjourned at 8:40 p.m.

Jerome O'Donnell, Chair
Notes prepared by Susan Varden