

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
May 22, 2012**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:40 p.m. on Tuesday, May 22, 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

**Nastro, Inc., 18 New Street, #111-15-13, C-S/ADD zone. Proposed barber/beauty salon.**

Representing the applicant: Steve Esposito

Mr. Esposito told the Planning Board that he is representing his neighbors, Mike Nastro and Mike Nastro, Jr. who are proposing to put in a barber/beauty salon at 18 New Street by renovating the existing building. Mrs. Nastro is a beautician and would like to have "appointment only" space in the building and Mike Nastro Jr. is a barber, he added. Improvements include paving six parking spaces in the rear of the property, landscaping and installing a 6 ft. chain link fence along the southerly property line along the Rio Grande. Plans are to keep the existing maple tree, add evergreens to screen the fence, include plantings along the foundation and do some renovations to the front of the building. The façade will be California stucco on three sides. Mr. Esposito said his client is following Wheldon Abt's architectural review report done when a previous applicant planned to use the building for a candy store, which did not materialize. The Nastros will be leasing the building. Ms. McClung said she would like to see Mr. Abt's written review and Mr. Esposito said he will obtain a copy for the PB.

Mr. DeRosa said he is concerned about access for fire trucks. Mr. Esposito said the proposal is to put a wooden guardrail between this lot and the neighboring lot to delineate the property line and the parking area. Mr. DeRosa said that the fire company has a dry hydrant system there and that if the driveway is not wide enough and the applicant adds a fence, that the fire company may not be able to get a fire truck in to get access to the hydrant. He suggested that Mr. Esposito speak to the fire chief.

Mr. Tully said that if the fire chief thinks the guardrail restricts access, then modifications should be made.

Mr. Tully told the PB members that the embankment for the Rio Grande will remain undisturbed, and should be shown as undisturbed on the plans. He said he wants to make sure that nothing extends over the embankment. Mr. Tully said that there is no parking required, so any parking provided will be a gift of above and beyond what is needed per the zoning.

Mr. Donnelly said that the PB needs to decide if site plan approval is required and listed the trigger events calling for site plan approval, per the code. He said if it is determined that site plan approval is required, then the application goes to the County Planning Board and the PB will decide if a public hearing is necessary. Mr. Tully mentioned that the applicant first went to the TAC meeting

The PB members were polled and none thought the application required site plan approval.

Mr. O'Donnell said the PB wants a copy of the architectural design plans for its review and the written comments from the fire chief. Mr. Nastro said he will honor these requests.

Mr. Tully said he will make sure the fire chief is satisfied and that the PB receive a copy of the architectural review.

**VOTE BY PROPER MOTION**, made by Mr. Igneri, seconded by Ms. Lafargue, the Village of Goshen Planning Board determines that site plan approval is not required on the plans of Nastro Inc. Passed unanimously.

**Horizon Land Development, LLC, Hatfield Lane, #122-1-4.22** Letter dated 4/30/12 regarding Horizon Land Development and inspection fees and landscape performance guarantee. Applicant seeks approval of proposed amounts.

The PB had no comments on the letter from Art Tully dated 5-22-12 regarding the change in the amount of the bond in regard to landscaping. The proposed change request will go directly to the Village Board.

**MINUTES** - PB members approved the minutes of its April 24, 2012 meeting.

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

Jerome O'Donnell, Chair  
Notes prepared by Susan Varden