

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular Meeting
October 23, 2012**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, October 23, 2012 by Chair Jerome O'Donnell.

Present: Augustine DeRosa
Dominick Igneri
Rebecca Lafargue
Elaine McClung

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

Greek Mountain Dairy, #1 Dikeman Drive #122-1-1.2 I-P Zone

Representing the applicant: Peter Manouvelos and Erik Bowe
Lan Associates

Mr. Manouvelos presented a landscape plan and rendering of the building. He discussed floor plan changes that included the creation of a mezzanine in the rear with some office space, locker room and storage and an enclosed corridor connecting the proposed addition with the existing facility.

Mr. Tully said that the parking available on site is significantly less than what is required, but that the reality is that the applicant doesn't need the required number of parking spaces because of the few employees who will be working there. He also commented on aspects of the plan stating that the slope of the proposed storm drainage pipe should be steeper, that the existing water service to the existing building should be located on the plan and that clarification of the swale and grading is needed.

Mr. Donnelly said the applicant can show the required parking on the plan, but not build some of it, adding that the applicant must be able to provide it, if needed. He said the PB can't waive the requirement. Mr. Bowe said he can show that the number of parking spaces required can fit on the lot. Ms. McClung said it will be especially important if the building changes hands. Mr. Bowe said he will show future conceptual parking.

Ms. McClung and Mr. Tully said the applicant should relocate the proposed trees, shown next to the existing trees and should spread them out so that the total number will remain the same.

There were no objections to the rendering. Mr. Manouvelos said the completion date can be two years from this date.

Mr. Donnelly said the applicant has to submit the plans and the EAF to the County Planning Department who will have thirty days to respond and that the PB cannot act on the application until the County has responded or until the thirty days have elapsed. It was noted that the PB's next meeting is November 20.

Orange-Ulster BOCES (Arden Hill Campus) 4 Harriman Drive, Revision to Approved Site Plan, #128-1-3.22 and #116-3-1.11

It was stated that the applicant had requested to be removed from this month's agenda.

Knolls of Goshen #104-2-40, 41 13-Lot subdivision. James Sweeney, Esq. Request for Extension of Conditional Final Approval.

Representing the applicant: James Sweeney, Esq.

Mr. Sweeney said the applicant seeks an extension of its conditional final approval from the PB because of an outstanding issue having to do with one of the lots and its parking, which must be resolved with a neighboring lot owner, he said, and will involve easements which may take some time to obtain.

A letter from Steve Reineke, Esq., the attorney representing the PB on this application, stated he has no objections to the extension.

VOTE BY PROPER MOTION, made by Mr. Ignneri, seconded by Ms. McClung, the Village of Goshen Planning Board grants a six month extension, to the PB's April, 2013 meeting, on the Conditional Final Approval of Knolls of Goshen. Passed unanimously.

Highpoint Estates, North Church Street, #110-4-11.2 18-lot subdivision, R-R Zone.

Representing the applicant: Steve Esposito

Mr. Esposito said he was present to discuss Concept Plan #5 which shows a conventional development of twenty lots, with nineteen of them accessing a 1200 linear ft. cul-de-sac. He said the applicant will seek a waiver from the PB for the length of the cul-de-sac as the maximum cul-de-sac length permitted is only 400 feet. He said that Lots #12 and #13 will front on North Church St. but will be actually accessed from the back of the cul-de-sac. The width of the road will be the minimum it can be, 30 ft., he said.

Mr. Tully said the applicant has made a serious attempt at getting the lots to comply with Village requirements in terms of the number of lots allowed on a cul-de-sac.

Mr. Tully said that the configuration of Lots #11, 12 & 13, at the end of the cul-de-sac, is a concern, stating he would like the applicant to consider other options so that there is a uniform configuration of the homes around the end of the cul-de-sac. Currently, the plan shows Lot #12 set further back and behind Lots #11 and #13.

The other issue is Lot #20 which will be an additional driveway onto Phillipsburg Rd., Mr. Tully said, adding that while there is no prohibition against driveways going out onto the road, the PB has been discouraging it in earlier discussions of the application.

Mr. Tully said there is a conflict between the number of lots the Village allows on a cul-de-sac versus the allowable length of a cul-de-sac. While the maximum number of lots on a cul-de-sac is nineteen, there is no way you could put nineteen lots on a cul-de-sac that is only 400 ft. long, he said. Requesting a waiver of cul-de-sac length goes with the spirit of the zoning, if you are going to allow nineteen lots, then you should have a longer cul-de-sac and it would not be out of the ordinary in terms of what other communities allow, he said.

Additionally, Mr. Tully said that if the PB makes the cul-de-sac longer than 1200 ft. then the applicant can line up the three lots at the end of the cul-de-sac creating a cluster.

PB members discussed the new conceptual plan. Ms. Lafargue suggested the applicant eliminate Lot #12. Ms. McClung said she thinks it is a great improvement but suggested eliminating Lot #20 because the driveway on Phillipsburg Rd. is one more driveway on Phillipsburg which is too much.

Mr. Esposito said the applicants have worked diligently with the PB to assess different alternatives and is now confident this plan works and that Lot #20 will work either on North Church St. or on the cul-de-sac. He said the applicants are confident the site can yield twenty or more lots and said that they need to know that the PB supports the idea of granting a waiver for the length. Mr. Tully said the PB would have to grant two waivers, for the length of the cul-de-sac and for the number of lots allowed on the cul-de-sac.

Mr. O'Donnell said he thinks it is the best concept the applicant has come up with. Mr. DeRosa agreed but said he doesn't want to see another driveway on Phillipsburg Rd. for

safety reasons. He said he'd rather see the driveway on the cul-de-sac, and wouldn't have a problem granting a waiver on that. He said he is concerned that there is not enough radius to handle trucks and fire equipment on the cul-de-sac and is not in favor of the distance Lot #12 is set back and wants a different configuration for that lot. Ms. LaFargue and Mr. Igneri said they like the latest concept. Ms. McClung said she will probably not vote yes on the waiver if Lot #20 goes onto Phillipsburg Rd. as now shown. Mr. O'Donnell said there is a lot of engineering yet to do and suggested that when the applicant gets into the engineering, things may change. He said he does not want the driveway onto N. Church St.

Mr. Donnelly said the village zoning code includes a requirement of "uniformity of setback rule" and said it may apply on this application.

VOTE BY PROPER MOTION, made by Ms. McClung, seconded by Mr. Igneri, the Village of Goshen Planning Board approves the applicant's latest Concept #5 with the exception of the driveway onto Phillipsburg Rd. for Lot #20. Passed unanimously.

Mr. Tully told the applicant that the PB will consider waiving the length of the cul-de-sac and increasing the number of the lots to twenty, if appropriate.

MINUTES – The PB approved the minutes of its September 25, 2012 meeting.

ADJOURNMENT - The Village of Goshen Planning Board meeting adjourned at 8:25 p.m.

Jerome O'Donnell, Chair
Notes prepared by Susan Varden