

**VILLAGE OF GOSHEN  
PLANNING BOARD  
Work Session/Regular Meeting  
September 24, 2013**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, September 24, 2013 by Acting Chair Elaine McClung.

**Present:** Augustine DeRosa  
Rebecca Lafargue  
Elaine McClung  
Michael Torelli

**Also Present:** Ted Lewis, Village Building Inspector  
Art Tully, PB Engineer  
Michael A. Donnelly, PB Attorney

**Absent:** Jerome O'Donnell

**Allstate Awning, 1997 Route 17M, #116-2-1.2, OB District  
Elizabeth A. Manning for Lewis Sign Co., LLC**

Representing the applicant: Elizabeth A. Manning

Ms. Manning said that since her last appearance before the PB she has obtained an approval letter from the Orange County Planning Department. The PB had requested her to obtain one since the property is within 500 feet of a state highway. She has obtained that approval. It was noted that the PB had waived the public hearing on this application at last month's meeting.

**VOTE BY PROPER MOTION**, made by Mr. Torelli, seconded by Mr. DeRosa, the Village of Goshen Planning Board grants site plan approval on the application of Allstate Awning with a completion date of September 24, 2014. Passed unanimously.

**Beverage Plus – 151 Greenwich Avenue, #123-1-7, P-P zone.**

Representing the applicant: Steve Esposito

Mr. Esposito said that the application had received approval from the PB and that the remodeling of the rear building (now Beer World) is completed and remodeling of the 2,050 sq. ft. front building is underway. When the site plan was approved the front building was labeled retail. The applicant has received interest in leasing the building for a laundromat. It is still a permitted use and considered "personal service", Mr. Esposito said. Parking requirements are the same, he said. There will be a difference in water usage. It is estimated that daily use for sewer and water will be approximately 3200 gallons. Mr. Esposito said the applicant is still trying to market the building. He said that there are no changes to the approved site plan, that the footprint stays the same as well as the landscape plan.

Following discussion, the PB asked that the applicant add one more handicap parking space and work with the Building Inspector on locating that space.

It was noted by Mr. Tully that this is actually the second amended site plan and should be noted as such on the drawings.

**VOTE BY PROPER MOTION**, made by Ms. Lafargue, seconded by Mr. DeRosa, the Village of Goshen Planning Board approves the second amended site plan of Beverage Plus with a condition of adding one handicapped space and a completion date of June 24, 2014. Passed unanimously.

**Eastgate Corp. Park LLC #123-1-7 I-P Zone. Request for extension.**

Representing the applicant: Steve Esposito

Mr. Esposito said that the subject of the application is an existing building on Coach Drive in Eastgate. The applicant had received site plan approval from the PB about a year ago to put an addition onto the back of the building, and then again to add an addition onto the addition. That approval is going to lapse, he said. The applicant is in the process of starting the addition in a month or so and needs a one-year extension of time to complete the project. It will be used as a dialysis facility.

**VOTE BY PROPER MOTION**, made by Mr. DeRosa, seconded by Mr. Torelli, the Village of Goshen Planning Board grants a one year extension on the site plan approval given Eastgate Corp. Park to September 24, 2014. Passed unanimously.

**AUGUST MINUTES** – Ms. McClung asked Mr. Donnelly to type minutes from the PB's August, 2013 meeting.

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

Elaine McClung, Acting Chair  
Notes prepared by Susan Varden