

**VILLAGE OF GOSHEN
PLANNING BOARD
May 20, 2014 Meeting**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on Tuesday, May 20, 2014 by Chair Jerome O'Donnell.

Present: Augustine DeRosa
Rebecca Lafargue
Elaine McClung
Jerome O'Donnell, Chair
Michael Torelli

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

Approval of Minutes -The Minutes of the Planning Board's April 22, 2014 meeting were approved.

Kikkerfrosch, LLC, 45 Walker Ave, Closter, NJ Re: tax map designation #117-1-1.2 & portion of 3, I-P Zone

Representing applicant: Steve Esposito

Mr. Esposito introduced two of the four partners of Kikkerfrosch, LLC Anastasia Burlyuk and Michael Politopoulos.

Mr. Esposito said the property is located off Route 17 and is partially in the RI zone and partially in the IP zone. The combined site is 126 acres with 60 acres of wetland which includes the former treatment plant. He said the project is construction of a brewery that will produce a German lager brew. It will be the company's second brewery. The first, he said, is in Macedonia, Greece. Mr. Esposito said that the company designing the facility has designed over 200 breweries, but this will be its first one in the U.S.

Mr. Esposito said that the total footprint of the building is 63,000 sq. ft. including a packing and warehouse area, a brew house area, an office area and an area for possible future expansion. The company plans to start with the production of approximately 80,000 barrels a year, with full build out of 200,000 barrels a year. The lager will be distributed in the Northeast.

Mr. Tully said that the plans before the PB are basic and contain no engineering at this time. He said that the major question currently is access to the site and that the NYS Department of Transportation will review the access and has sole approval over the entrance.

Mr. Donnelly said that there are three actions that need to be taken before site plan approval is granted. First, because a portion of the land was annexed to the Village by the Town of Goshen and came in as R1, the Village Board will have to re-zone it IP (Industrial) to conform to the rest of the property. Second, there will have to be a subdivision approved and then a site plan reviewed and approved.

Mr. Donnelly said that the PB can issue a Notice of Intent to serve as lead agency, but cannot take any further action beyond that tonight.

Mr. Esposito said there is a restriction in the IP zone for accessing directly from a state highway. According to NYS's preliminary designs of converting Route 17 to Interstate 86 there is contemplation of extending Hatfield Lane up to Route 17 which would come in slightly uphill from the existing access. He said that the applicant is proposing that location access now

and will finalize it with the NYDOT. Mr. Esposito said there will still be the restriction in the IP zone for accessing directly from a state highway and said that the applicant wants to seek relief from the restriction from the Village Zoning Board of Appeals. He added that he believes the site is unique from other sites in the IP zone and that a case can be made for granting the variance.

Mr. Tully said he agrees that it is a unique situation and should be considered for a variance.

VOTE BY PROPER MOTION, made by Mr. DeRosa and seconded by Mr. Torelli, the Village of Goshen Planning Board agrees to issue a Notice of Intent to be Lead Agency on the application of Kikkerfrosch and refers the application to the Village Zoning Board of Appeals for a variance. Approved unanimously.

In answer to questions posed by the PB, Mr. Politopoulos said that he expects to have 35 jobs the first year of operation and about 85 jobs at full capacity with salaries averaging from \$70-75,000. He said that the final capacity will exceed 300,000 barrels a year. Mr. Politopoulos said the total capital expenditure for Phase I, including the land purchase, will be about \$29 million. He also said there will be no retail operation but that there will be a beer garden for company events to market the brewery. Mr. Esposito said he hopes to be ready to break ground by March 15, 2015. Mr. Esposito said that water usage was discussed with the Village Board who said they were confident that with the new wells and upgrades planned, that there will be no problem meeting the water needs.

Knolls of Goshen #104-2-40 & 41

It was noted that a letter was received by the Village PB on May 16, 2014 from Pietrzak & Pfau requesting a 90 day extension of the Conditional Final Approval given for the Knolls of Goshen subdivision.

VOTE BY PROPER MOTION made by Ms. Lafargue and seconded by Mr. Torelli the Village Planning Board granted an extension of the Conditional Approval granted Knolls of Goshen to August 26, 2014. Approved unanimously.

In Appreciation of the Service of Jerome O'Donnell to the Village of Goshen

Jerome O'Donnell and his wife are moving out of the Village of Goshen and so this was Mr. O'Donnell's last PB meeting as a member and chair. He welcomed the newly appointed Chair Scott Wohl. Mr. O'Donnell thanked all current Planning Board members, PB attorney Michael Donnelly, PB engineer Art Tully, Building Inspector Ted Lewis, Building Department Clerk RuthAnne Boss and PB stenographer Sue Varden.

Mayor Kyle Roddey was present in honor of Mr. O'Donnell and spoke of the importance of his leadership, vision and intelligence in making the Village the "special place" that it is. Former Village Mayor Marcia Mattheus and PB member Elaine McClung also spoke about Mr. O'Donnell's leadership.

Mr. O'Donnell served on the Village Planning Board for twenty-nine years from 1985 – 2014 and was its Chair from August, 1992 through May, 2014.

Adjournment - The Village of Goshen Planning Board adjourned at 8:05 p.m.

Jerome O'Donnell, Chair
Notes prepared by Susan Varden