

**VILLAGE OF GOSHEN
PLANNING BOARD
Work Session/Regular 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 26, 2015.

Present: Adam Boese
Rebecca Lafargue
Elaine McClung
Michael Torelli
Scott Wohl, Chair

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 21, 2015 meeting were approved.

PUBLIC HEARING

Goshen Realty Holdings, LLC Site Plan, proposed Dunkin Donuts Restaurant and Drive-Thru, 400 Greenwich Avenue, #114-5-10, C-S Zone

Representing the applicant: Duncan Cameron, Dunkin Donuts

Mr. Cameron asked the PB for a referral to the Zoning Board of Appeals.

Mr. Wohl asked if there was anyone from the public who would like to address the PB during the public hearing. There was no one.

UPON MOTION MADE by Ms. McClung and seconded by Mr. Boese, The Village of Goshen Planning Board closed the public hearing on the application of Goshen Realty Holdings, LLC. Approved unanimously.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, The Village of Goshen Planning Board referred the application of Goshen Realty Holdings, LLC to the Village Zoning Board of Appeals for the applicant's request of a variance on lot coverage. Approved unanimously.

Mr. Lewis said that the applicant should apply to the ZBA tomorrow in order to be heard at its next meeting.

Suresky at Hatfield Lane, LLC, Site plan amendment, 18 x 20 ft. long tool storage shed and additional signage, located on 2 Hatfield Lane, 126-1-3.1 I-P Zone.

Representing the applicant: Samantha Sweeton, Jeff Mishameck

It was noted that the application is for a site plan amendment allowing the applicant to construct a 360 sq. ft. tool storage shed on the parcel. Mr. Mishameck provided background and an update of the status of the site plan. He said that they were before the PB in October of 2013 with an application to put a new dealership building on the site. Ms. Sweeton said that part of the existing building will be demolished and a new, stand-alone building will be constructed so that the site will house two separate buildings. The purpose of the storage shed is to give the applicant additional storage on site until the buildings are constructed.

Mr. Tully told the PB that this is a relatively small temporary tool shed located in the back of the building.

The applicant is also looking for additional signage on the face of the building in the direction of 17A. Mr. Lewis said he thinks the applicant may be exceeding the allowable sign coverage with the additional signage. Mr. Tully suggested that the applicant and Building Inspector discuss all of the signage for all of the site, with the applicant providing a calculated analysis of what signage is there now.

Mr. Donnelly said that the application has to be sent for comment to the County Planning Department and that adjainer notices will have to be sent.

PB members discussed waiving the public hearing.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Torelli, The Village of Goshen Planning Board determines that a public hearing on the application of Suresky at Hatfield Lane LLC is not necessary. Approved unanimously.

Orange-Ulster BOCES Discussion

Deborah McBride Heppes, Mark Coleman and Keri Stroka appeared on behalf of Orange-Ulster BOCES.

It was stated that the application had come before the Technical Assistance Committee (TAC) earlier in the week. The TAC is asking for PB input.

Ms. McBride-Heppes said that Orange-Ulster BOCES wants to rent a West Main St. building on the right side of Not Just Bagels, in the space previously occupied by Rositas. She said that BOCES would like to run a special education program in the building for high school students who will be receiving job-training. The program will run five days a week during school hours. Buses will drop the students off in front of the building. It will be a pilot program.

Mr. Donnelly said that the issue for the TAC was whether the use is allowed and whether it requires a site plan.

Ms. McBride-Heppes said that the outside of the building will not change and that inside will be counter space, work stations and tables. It will look like a job training center, she said.

Mr. Tully explained that the TAC didn't have a problem with it but wanted to check with the PB because the use is not clearly defined by the code, although he said there are permitted uses that would seem to apply to the type of activity. The TAC wanted to know if the PB would be comfortable with it, he said.

Mr. Wohl said that as a job training center, the use is consistent with other uses in the district.

It was agreed that the application does not need to go through a site plan review by the Planning Board. Mr. Wohl said that no official action needs to be taken and that the application will go back to the TAC for their review.

The Knolls of Goshen #104-2-40, 41, 7-lots

A letter dated May 1 was received requesting a 90-day extension of the application's conditional final approval.

UPON MOTION MADE by Ms. Lafargue and seconded by Mr. Boese, The Village of Goshen Planning Board extends the conditional final approval on the application of Knolls of Goshen by ninety days. Approved unanimously.

The Village of Goshen Planning Board adjourned at 8:16 p.m.

Scott Wohl, Chair

Notes prepared by Susan Varden