

**VILLAGE OF GOSHEN
PLANNING BOARD
April 25, 2017**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on April 25, 2017 in Village Hall by Chair Scott Wohl.

Members present: Chair Scott Wohl
Adam Boese
Elaine McClung
Molly O'Donnell
Michael Torelli

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, Engineer

Mr. Wohl opened the meeting with the Pledge of Allegiance

APPROVAL OF MINUTES

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Mr. Torelli, the Village of Goshen Planning Board moved to adopt the minutes of the March 28, 2017 meeting. The motion was approved with 4 ayes and 1 abstention by Ms. McClung.

APPLICANTS BEFORE THE BOARD

**DANZINC, LLC, 129 West Main St., #111-15-14.2, C-S/ADD ZONE
Proposed apartment**

Representing the Applicant: Daniel Saretto, Jr., Owner

Mr. Saretto stated he is looking to convert the designated commercial space on the second floor of his building which already has a CO to be used as office space into an apartment. He stated to his understanding it is pre-existing non-conforming. If converted to residential, it would then be conforming to the code.

Mr. Donnelly stated it is conforming but it is what the code calls a conditional use which requires Planning Board approval and a public hearing. He also stated there is the issue of parking. Mr. Donnelly stated the applicant needs to prepare a site plan which computes the parking requirements.

Mr. Saretto stated he is working with Welsh Custom Homes. Mr. Welsh is a NYS building inspector as well as contractor. He stated the space already has a bathroom to which he is adding a tub and adding a kitchen.

Mr. Donnelly stated he sent paperwork to Steve Esposito because he believed he was representing this application. He gave the paperwork to Mr. Saretto to give to Mr. Welsh. Mr. Donnelly stated it was possible the Planning Board could waive the element of a surveyor or engineer's submission, but would need a plan that shows the square footage of the building and what the parking requirements are, all of which are outlined in the letter. Ultimately a public hearing will need to be held.

Mr. Saretto stated he does have a private parking lot and would be able to provide the apartment with one parking space in the lot. Mr. Donnelly stated that procedurally a parking calculation would have to be provided.

Mr. Boese asked if the applicant would need a ZBA variance. Mr. Donnelly stated he may or may not since he has off-street parking. The calculation will determine if he must go to the ZBA. Mr. Saretto stated his lot has eight parking spaces. Mr. Donnelly stated it sounds like enough, but the calculation must be provided as per the code.

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Mr. Donnelly stated he would send the applicant an adjoining notice that will have to be sent to the surrounding property owners within a certain distance. The list will be provided by the assessor's office. Mr. Donnelly will also provide the applicant with a public hearing notice that will be published in the newspaper.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Ms. O'Donnell to set a public hearing for this application on May 23, 2017 at 7:30 p.m. at Village Hall. The motion was approved unanimously.

BOARD DISCUSSION

E. ROGGE, P.E. comment letter RE: Goshen Public Library inspection fees

All members received the letter and there were no comments.

ZBA MINUTES OF MARCH 16, 2017 RE: Fiddler's Green

The board discussed that nothing happened because the ZBA cannot make a decision until SEQR is finished with the Planning Board, but polled comments from the ZBA looked favorable for the proposed variances.

The Planning Board stated they would be looking to read the April 20, 2017 meeting minutes.

The next regularly scheduled Planning Board meeting is May 23, 2017 at 7:30 p.m.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Ms. McClung to adjourn the meeting. The motion was approved unanimously.

ADJOURNMENT - The meeting concluded at 7:53 p.m.

Scott Wohl, Chair

Notes prepared by Tanya McPhee