

**Village of Goshen Planning Board**  
**Work Session/Regular Meeting Minutes**

June 20, 2017

**Present:** Adam Boese  
Elaine McClung  
Molly O'Donnell  
Michael Torelli

**Absent:** Scott Wohl, Chairman

**Also Present:** Arthur Tully, Planning Board Engineer  
Michael H. Donnelly, Planning Board Attorney

**1. Village Place Site Plan, 260 West Main #111-10-17.2, 114-4-1, 3.21 & 3.22, C-S w/PAC Designation**

The applicant's representatives, Stephen Esposito and Jay Myrow, presented an amended site plan proposal to add 16 new rental units on a tax parcel on the side of West Main Street opposite the existing project. The history of the project was discussed at length. A letter from Lanc & Tully outlined the need for an amendment to the use variance that allows the existing rental units. The relative benefits of coordinated versus uncoordinated SEQRA review were discussed with the board electing to authorize uncoordinated SEQRA review.

By unanimous resolution of the board the planning board attorney was directed to send a letter to the zoning board of appeals suggesting that it conduct uncoordinated SEQRA review of the application to be filed with it, the board noting that a denial letter from the building inspector will be required for that amended use variance application to be filed. A GML 239-m referral was also authorized. Adjoiner notices are to be mailed before the applicant returns to the planning board.

**2. Dana Distributors Site Plan, 52 Hatfield Lane, #126-1-5.22, IP**

Stephen Esposito presented an amended site plan proposal to expand the applicant's existing facility by approximately 65,000 square-feet. The expansion includes enlargement of an existing building and construction of a new one. Minor engineering deficiencies were noted with the applicant pledging to resolve those before the next meeting.

The board resolved to:

- Issue a notice of intent to serve as SEQRA lead agency.

- Refer the noncomplying sign proposal to the zoning board of appeals for consideration of granting an area variance.
- Direct the applicant to promptly mail the required adjoining notices.
- Refer the matter to the Orange County Planning Department for a report under GML 239-m.
- Set a public hearing for July 25, 2017 at 7:30 pm.

3. **Approval of Minutes**

The revised minutes of the May 23, 2017 meeting were approved as presented.

4. **Adjournment**

The meeting was adjourned at 8:35 pm.

Scott Wohl, Chairman

Notes prepared by Michael H. Donnelly