

**VILLAGE OF GOSHEN
PLANNING BOARD
November 28, 2017**

The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:36 p.m. on November 28, 2017 in Village Hall by Elaine McClung.

Members present: Chair Scott Wohl (arrived at 7:41 p.m.)
Elaine McClung
Molly O'Donnell
Michael Torelli

Members Absent: Adam Boese

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, Engineer
Ted Lewis, Building Inspector

Ms. McClung opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

It was noted there was typo on the last page that should be corrected to "Lanc & Tully" not "Land & Tully."

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board moved to adopt the minutes of the October 24, 2017 meeting with noted correction. Motion carried 3-0 by all those present.

APPLICANTS BEFORE THE BOARD

MOBILITIE, Wireless facility, corner of S. Church and Bruen (across from Berkshire Bank), Agreement with Orange and Rockland (filed)

Representing the Applicant: Paul Costa, NRE Permitting Manager

Mr. Costa explained that Mobilitie is a wireless infrastructure company who builds out infrastructure for wireless carriers to access and improve the speed and capacity of their networks. This proposed project is a small cell network for Sprint to densify the network to meet the data demand of cellular customers. The company chooses a densely populated user area and offloads the capacity to an existing macro site. The small cell sites relay the data back to an existing tower that has capacity to increase the speed of transmission for users.

This project proposes constructing a site on an existing Orange and Rockland utility pole on the corner of S. Church Street and Bruen Place in the Village. Mr. Costa showed the board a photo simulation of the existing pole. It is a communications pole that will have Mobilitie equipment attached to it. It will have one cabinet that is 2 feet 11 inches and 9 inches deep attached to the pole approximately 17 feet up with a three-foot antenna on top of the pole. Below is a meter and AC cutoff. It extends the existing structure height three feet. The current pole is at 33 feet and with the antenna it will be 36 feet 4 inches.

Chairman Wohl arrived at 7:41 p.m.

Mr. Tully stated he had no technical comments but there is a problem with the Village zoning allowing this type of use. This project needs to go before the Village Board. Currently the only zone allowing this type of facility is the IP zone. It will need Village Board approval. Mr. Tully stated the Village Board may want to look at the zoning in general and come up with a revision to the zoning.

**VILLAGE OF GOSHEN
PLANNING BOARD
November 28, 2017**

Mr. Donnelly stated his opinion is that the Village's wireless transmission facilities code is out-of-date. There have been a lot of changes to the Federal regulatory scheme for wireless transmission facilities and he believes the Village's code needs to be updated.

Mr. Donnelly also stated this project needs a Village Board approval to move forward. He will send a letter of referral to the Village Board.

SOUTHSIDE COMMERCE CENTER, Police Hwy, two commercial flex buildings, I-P Zone

Representing the Applicant: Michael Miele, P.E.

This project is a proposal to build two large industrial/warehouse buildings on Police Drive in the IP zoning district of the Village.

Mr. Miele stated he was before the Planning Board two months ago. Since that time he has developed an outline for the extended Part III of the EAF and submitted to Lanc & Tully with some back-and-forth correspondence. Mr. Miele stated he is okay with all the comments from the engineers.

Mr. Tully stated he believed the board members received a red-line version and asked whether there were any comments or changes. There were none offered. This project will not go through the environmental impact process. Instead an Expanded Part III will be conducted. The technical information is the same, but the process is a little different. Instead of a prolonged public hearing process, it will be heard in-house. It is a permitted use in the zone. The public will still have an opportunity to comment. The applicant will put together the required studies and come back once they are complete.

Mr. Donnelly stated in September the board issued a notice of intent to serve as lead agency. There have been several responses, but no one has objected to it. The 30 days has run so the board is in fact the lead agency for the review of the project. The project does require a referral to the Orange County DPW. It also requires a referral to the Orange County Department of Planning. Lastly, adjoining notices to property owners must be sent out. Town of Goshen should be notified.

After the Expanded Part III is completed, a public hearing can be set.

HARNESS ESTATES, PHASE II, #127-5-10 & #127-2-82, 84, R-R Zone

Representing the Applicant: Thomas Olley, P.E.

Mr. Olley stated he was before the board tonight to request a letter to be sent to the DOT to secure a permit for the entrance onto Route 207. The recent DOT culvert replacement work has forced the project into a slight change in the location of the roadway entrance. He is also requesting an affirmation that SEQRA is complete on the project.

Mr. Olley gave a brief overview of the history of the project. Phase IIB is now before the board which is 32 lots which call for the construction of two cul-de-sacs. A slight change is needed as the project moves through the regulatory process to move the entrance of Murray Avenue North approximately 40 feet towards Campbell Hall. Sheet 6 of the plans demonstrates the change. The Department of Transportation is requesting the shift of the roadway due to completed work of a replaced box culvert that is located where the road was proposed to be. Lot lines will be adjusted slightly and shifted. There is no creation of any new lots. The approved water line will not be moved.

**VILLAGE OF GOSHEN
PLANNING BOARD
November 28, 2017**

Mr. Donnelly stated there was an addition in the resolution that required if there was any change to the DOT connection the applicant would have to come back before the Planning Board and seek approval. He stated all that is needed is an informal affirmation. The final approval will be resolved with the final plans.

Chairman Wohl polled the board for any comments regarding the 40-foot shift of the roadway entrance. There were no issues noted by the members.

Mr. Tully will draft a letter to the DOT for the applicant.

SCOTCHTOWN OFFICE PARK, #104-2-59.2

Letter of request from Jim Dillin for extension of previous approvals.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board made a motion to grant a six-month extension to June 26, 2017. Motion carried 4-0 by all those present.

UNICO DESIGN GROUP, #111-16-16

Letter of Request from Steven Esposito for approval extension.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Ms. O'Donnell, the Village of Goshen Planning Board made a motion to grant a one-year extension. Motion carried 4-0 by all those present.

VOTE BY PROPER MOTION made by Ms. O'Donnell, seconded by Mr. Torelli, the Village of Goshen Planning Board adjourned the meeting at 8:17 p.m. Motion carried 4-0 by all those present.

ADJOURNMENT - The meeting concluded at 8:17 p.m.

Scott Wohl, Chair

Notes prepared by Tanya McPhee