

Village of Goshen  
Planning Board Meeting  
June 25, 2019

Members present: Adam Boese  
Sal LaBruna  
Molly O'Donnell  
Michael Torelli

Member absent: Elaine McClung, Chair

Also present: David Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Art Tully, Engineer, Lanc and Tully  
Theodore Lewis, Building Inspector

Vote by proper motion made by Mr. Boese, seconded by Mr. LaBruna, Ms. O'Donnell was appointed to chair the Meeting in Mrs. McClung's absence. Motion carried 3-0.

Ms. O'Donnell called the Meeting to order at 7:30 p.m. and led those present in the Pledge of Allegiance.

Due to the absence of any applicants, the Board turned to Agenda item #4 – Approval of Minutes.

Vote by proper motion made by Mr. Torelli, seconded by Mr. LaBruna, the Village of Goshen Planning Board moved to adopt the Minutes of the April 23, 2019 Meeting. Motion carried 4-0.

Vote by proper motion made by Mr. Torelli, seconded by Mr. LaBruna, the Village of Goshen Planning Board moved to adopt the Minutes of the May 28, 2019 Meeting. Motion carried 4-0.

#### APPLICANTS BEFORE THE BOARD

King Zak Properties Corp., 122-1-11, I-P Zone  
Representing the applicant: Steve Esposito, RLA

Mr. Esposito noted that the warehouse expansion project had gotten the relief requested from the Zoning Board of Appeals and that the applicant was now ready to finalize the Site Plans.

Planner K. O'Donnell reviewed her comment letter, particularly highlighting the following areas:

The ability of tractor trailers to back into loading areas and circulate around the site, parking, grading and the stormwater pond, which will be shared between King Zak and two other properties. Stormwater maintenance agreements will have to be made both with the Village and among the property owners.

Vote by proper motion made by Mr. Boese, seconded by Mr. LaBruna, the Village of Goshen Planning Board issued a Negative Declaration on the application. Motion carried 4-0.

Vote by proper motion made by Mr. Boese, seconded by Mr. LaBruna, the Village of Goshen Planning Board waived the Public Hearing on the amended site plan. Motion carried 4-0.

Vote by proper motion made by Mr. Boese, seconded by Mr. LaBruna, the Village of Goshen Planning Board authorized the Attorney to prepare a resolution of approval, subject to completion of outstanding items. Motion carried 4-0.

Goshen Development, LLC, Fiddler's Green at Good Time Park, 115-1-5  
Representing the applicant: Jay R. Myrow, Attorney  
Steve Esposito, RLA

Mr. Myrow addressed the Board regarding his letter which requested an appearance at the Meeting. The letter enclosed the following plans: 1. Expanded landscaping plan with proposed off-site mitigation/plantings; and 2. As-of-right site plan that was one alternative evaluated in the Part 3 EAF in April, 2019.

In the applicant's preferred plan the design for buildings 1, 2, 3 and 4 is three and a half stories with the garage level exposed in the rear of the building only. The height per zoning is 34'5" but 45' 5" to the roof peak, which is within the allowable height in the zone. This plan would require a variance for number of stories. The design for buildings 5 and 6 has the garage level visible from the front and rear facades. This design is 4 and a half stories and 45' 4" tall based on zoning. This exceeds allowable height. A second architectural design alternative is presented with a less steep roof peak which the members discuss.

Mr. Esposito provided some history on the project, including efforts to reduce the building heights of buildings #5 and #6. Although some members would prefer garage-under parking, an alternative plan is discussed which includes surface parking adjacent to #5 and #6 to reduce the total height and number of stories for these buildings in response to comments regarding visual impacts to the trail and historic district.

Attorney Donovan asked what variances would still be needed if the applicant moves forward with this alternative.

Mr. Esposito advised the number of stories, maybe height, (depending upon grades), and number of parking spaces from 2 per unit as per code to 1.5 per unit.

Mr. Tully initiated a discussion of parking and urged the applicant to look at all possible alternatives.

Vote by proper motion made by Mr. Boese and seconded by Mr. LaBruna, the Planning Board considers the proposed project discussed at the meeting with surface parking for Buildings 5 and 6 is consistent with the previously adopted SEQRA Findings, and adopts a negative declaration for the additional potential impacts analyzed in the Expanded Part 3 Environmental Assessment Form. Motion carried 4-0

Applicant will provide revised copies of site plans and EAF to the Village Engineer's office.

On a Motion by Mr. LaBruna, seconded by Mr. Torelli, the Meeting was adjourned at 8:35 p.m. Motion carried 4-0.

Molly O'Donnell, Chair pro tem

Notes prepared by Meg Strobl