

Village of Goshen
Planning Board Meeting
August 25, 2020

Members present at Village Hall: Elaine McClung, Chairperson
Molly O'Donnell
Michael Torelli

Members present via Zoom: Adam Boese

Member absent: Sal LaBruna

Also present at Village Hall: Dave Donovan, Esq., PB Attorney
Ted Lewis, Building Inspector
Kristen O'Donnell, Village Planner, Lanc and Tully

Chairperson McClung called the Meeting to order at 7:30 p.m.

Chairperson McClung led those present in the Pledge of Allegiance.

GUEST SPEAKER

Wheldon A. Abt, Architect, P.C. RE: Architectural Design District

Mr. Abt provided a thorough history on the Village of Goshen and the Architectural Design District (ADD), and referred to the 1984 Weintraub & di Domenico Revitalization Study that implemented the ADD. Mr. Abt described his role as an advocate for the buildings in the Village of Goshen. Those present in person and by Zoom were given the opportunity to ask questions.

APPLICANTS BEFORE THE BOARD

Southside Commerce Center, #121-1-1.32 Village of Goshen, #13-1-5.11, Town of Goshen

Representing the Applicant: Jay Myrow, Esq.
Bluestein, Shapiro, Rich & Barone (via Zoom)
Larry Torro, P.E.
Civil Tec Engineering and Surveying (via Zoom)

At the last meeting Mr. Donovan was tasked with drafting a resolution for consideration of approval of the project which the Planning Board had for review. Mr. Donovan wants to confirm that a response was received from Maser, and Mr. Torro or Ms. K. O'Donnell will confirm. Mr. Torro did confirm that Conditional Site Plan approval was received from the Town of Goshen.

Mr. Torelli moved, and Ms. M. O'Donnell seconded the motion to approve the application as outlined in the Resolution. Motion carried 4-0.

GFI Partners – Amended Overall Plan, 2500 Route 17M, #117-1-1.22, I-P Zone Plans to be reviewed by Farr Engineering

Representing the Applicant: Jim Farr, P.E., Farr Engineering
Steve Esposito, RLA, Esposito & Associates

Mr. Farr discussed the previously known project Yidel Warehouse and referenced his technical review comments dated 8/24/2020. Major changes to the amended plan include:

- increasing the building height from 40 feet to 46 feet, which requires a referral to the ZBA;

- proposing to decrease the number of parking spaces that will be addressed with the ZBA;
- increasing each truck parking space from 125 feet to 175 feet; and
- reduction of office space.

Mr. Esposito explained the change of ownership which now falls under GFI Partners based out of Boston and the SWIPP will be amended accordingly. GFI Partners will be the landlord and there are currently two interested tenants in the space. Mr. Esposito reported that there are not any changes to the actual footprint of the building.

Mr. Boese moved, and Ms. M. O'Donnell seconded the motion to refer the project to the ZBA regarding the height variance. Motion carried 4-0.

Suresky Hyundai Exclusive Facility, Existing Conditions and Site Plan, Hatfield Lane, I-P Zone

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates

Mr. Esposito shared the owners desire to expand and build a new 30,000 square foot building. Although the applicant has received approval from Hyundai, this is the initial submission to the Planning Board.

Ms. K. O'Donnell provided comments based on her letter dated 8/21/2020. Mr. Boese raised concern on the need for trees, which would be included in the landscaping plan. Discussion took place among the Planning Board members and the applicant on the need to increase the visual appeal as there is an open area on 17A. The Planning Board members felt confident that the applicant could find creative ways to incorporate trees and other landscaping solutions to beautify the property.

Mr. Torelli moved, and Ms. M. O'Donnell seconded the motion for the Village of Goshen Planning Board to be the Lead Agency on the proposed project. Motion carried 4-0.

The Knolls of Goshen, 104-2-40, 41, request for ninety (90) day extension of conditional final approval w/attachments RE: Wetland Determination Map

Representing the Applicant: Mark Siemers, P.E., Pietrzak & Pfau

Mr. Siemers provided an update on the status of the project and discussed the progress that has been made since the last extension. A letter from the U.S. Army Corps of Engineers was presented and discussed. The OCDOH is reviewing the letter regarding water mains. An excavator will be on site next week for deep soil testing, and Mr. Siemers advised that tree removal will not occur until November 1st for protection of the bats. Mr. Siemers is planning to have plans, approvals and permits ready for when the tree removal begins in November, which is why the applicant is requesting a ninety (90) day extension of conditional final approval.

Chairperson McClung advised that the tree removal approval may need to be reviewed, and Mr. Torelli asked how something that was already approved could be reviewed. Ms. M. O'Donnell echoed Mr. Torelli's thoughts and felt that there has been great progress and didn't see any issues with extending the ninety (90) day extension.

Mr. Torelli moved, and Ms. M. O'Donnell seconded the motion for a ninety (90) day extension of conditional final approval of the project. Motion carried 4-0.

CORRESPONDENCE

Emailed letter to Chairperson McClung RE: Goshen Shopping Center (#114-5-15) from M. McCullogh, D.O.T. with a copy of 11/5/19 letter – Traffic Study – recommendation

Ms. K. O'Donnell advised that the letter was regarding who would be responsible to pay for the signal should a post construction inspection deem it necessary, and Ms. K. O'Donnell confirmed that the applicant would be responsible for the cost.

Maplewood Village – Town of Goshen – 68 Unit Subdivision

Chairperson McClung summarized a letter received that referenced the Village of Goshen as an involved agency and that the Planning Board of the Village is an interested party. Ms. K. O'Donnell advised that the Village would be an interested party as they are tapping into the Village as an emergency water source. Mr. Donovan advised that he was unaware of any agreement between the Village of Goshen and Maplewood Village. Further discussions regarding Maplewood Village would be held.

Approval of Minutes

The Minutes of the July 28, 2020 Planning Board Meeting were accepted.

Meeting Adjournment

On a motion by Ms. M. O'Donnell, seconded by Mr. Torelli, the Meeting was adjourned at 9:01 pm. Motion carried 4–0.

Elaine McClung, Chair

Notes prepared by Maria Darby