

Village of Goshen  
Planning Board Meeting  
November 17, 2020

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

Member present via Zoom: Sal LaBruna

Member absent: Adam Boese

Also present at Village Hall: Ted Lewis, Building Inspector  
Dave Donovan, Esq., PB Attorney (arrived 8:25 p.m.)  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Art Tully, P.E., Lanc and Tully

Chairperson McClung called the Meeting to order at 7:30 p.m. and led those present in the Pledge of Allegiance.

### **APPLICANTS BEFORE THE BOARD**

#### **Suresky Hyundai Exclusive Facility, Revised Site Plan, Revised EAF and ACOE Wetland Determination Letter; #2 Hatfield Lane, 126-1-3.1; I-P Zone**

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

Mr. Esposito presented a revised Site Plan, prepared by Engineering & Surveying Properties, and dated November 3, 2020, a revised EAF, and an ACOE Wetland Determination letter, dated July 26, 2019.

The proposal is for a third building, to be constructed within the existing parking lot. It will be a 2-story Hyundai dealership building.

Mr. Esposito reviewed the revisions made in response to comments received from Lanc & Tully dated June 30, 2020.

Planner K. O'Donnell addressed her review of the project, which included Department of Public Works comments and seems lengthy but is mostly technical.

She explained that the first step will be the delineation of the wetlands, and that the Board is currently at the mercy of the DEC.

On a motion by Mr. Torelli, seconded by Ms. M. O'Donnell, the Planning Board of the Village of Goshen declares itself Lead Agency and schedules a Public Hearing on the application for December 15, 2020. Motion carried 4 – 0

#### **G.F.I.; 2500 Route 17M; #117-1-1.22;I-P Zone (previously Yidel Realty Warehouse); Amended Site Plan**

Representing the applicant: Steven Esposito, RLA, Esposito & Associates  
Jim Farr, P.E., Farr Engineering (via Zoom)

Mr. Esposito explained that the new property owners, G.F.I. Partners, had applied to the Planning Board in August, and in September had been granted two variances by the Zoning Board of Appeals.

Mr. Farr recommended that the Board reaffirm the previous Negative Declaration due to the minimal change in the site plan.

Chair McClung questioned why there wasn't a Landscaping Plan or Lighting Plan included. Mr. Esposito explained that there were no changes to show.

The Board temporarily left the application until Attorney Donovan's arrival.

**The Knolls of Goshen, #104-2-40, 41; Request for 90-day extension of conditional final approval**

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

Mr. Siemers provided an update on actions taken since the last appearance at the Planning Board, including the owner's intention to begin construction in the Spring.

Mr. Tully explained the need for a modified sub-division plan and recommended a 30-day extension, during which time a plan could be submitted, followed by a further extension. Mr. Siemers stated that he will get the plan back to Lanc & Tully within a week.

On a motion by Ms. M O'Donnell, seconded by Mr. Torelli, the Planning Board granted a 30-day extension of conditional final approval. Motion carried 4 – 0.

Attorney Donovan arrived from his previously scheduled meeting at 8:25 p.m.

**G.F.I. continued**

Chair McClung turned the discussion back to G.F.I. Partners.

Attorney Donovan provided background on the project and recommended the Board adopt a Consistency Determination.

Mr. Torelli moved the following: that the Board approves the amended site plan, adopts a Consistency Determination, waives a Public Hearing, and receives a complete plan set, including landscaping and lighting plans. Mr. LaBruna seconded the motion. Motion carried 4 – 0.

**Limoncello, Orange Inn, 159 Main Street, #109-2-3 O-B A.D.D. – (see copy of letter to W.A. Abt from T. Lewis enclosing copy of S. Esposito's letter and plan)**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates  
Joseph Irace, AIA LEED AP, Irace Architecture P.C.  
(via Zoom)

Chair McClung reviewed the various letters that had been distributed for discussion.

Mr. Esposito was provided a copy of the letter from Weldon Abt, Architect for the ADD, and read and responded to the points listed.

Joe Irace, Architect, spoke via Zoom, affirming Mr. Esposito's offer for him to meet with Mr. Abt.

Mr. LaBruna noted that he would like for the applicant to meet with Mr. Abt and that he feels very strongly in favor of the project, but wants to be certain about the additional story on the tap room.

Ms. O'Donnell expressed agreement with Mr. LaBruna and said that she is just interested in understanding what the ZBA agreed to.

Mr. Torelli said that he didn't agree with the other members and thinks that the applicant should go ahead with the third floor as it wouldn't hurt the ADD at all. He was in favor of having it as the applicant originally wanted it.

Chair McClung noted that the Board now needs to hear from the ZBA, and the applicant needs to meet with Mr. Abt.

### **APPROVAL OF MINUTES**

The Minutes of the October 27, 2020 Planning Board Meeting were accepted.

### **Meeting Adjournment**

On a motion by Mr. Torelli, seconded by Ms. O'Donnell, the Meeting was adjourned at 9:30 pm. Motion carried 4-0.

Elaine McClung, Chair

Notes prepared by Meg Strobl