

Village of Goshen
Planning Board Meeting
September 22, 2020

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

Members present via Zoom: Adam Boese
Sal LaBruna

Also present at Village Hall: Dave Donovan, Esq., PB Attorney
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.

APPLICANTS BEFORE THE BOARD

Real Deal Management, One Police Drive, Tax Map #122-1-10.2 to request reinstatement and one-year extension of Conditional Final Site Plan Approval and an amendment to the completion date to correspond with the new approval date. (dated 7/24/18 – filed 11/29/18)

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

Mr. Esposito provided a history of the project and advised that the applicant is now ready to start the project. The end user is unknown at this time, but Real Deal Management is the owner and builder. The property, currently vacant land, is between King Zak and Interstate Battery, and accessed from Police Drive. The Site Plan Approval lapsed on 11/29/19.

Ms. K. O'Donnell discussed the storm water run-off and explained there are three warehouses that share the same pond. There's a history of arrangements, they're all part of one subdivision, and at the time they were all bound together by the easements. As the pond is in an Orange & Rockland easement, Mr. Esposito advised that he has been working with Orange & Rockland to meet their requests, which is contributing to the delay.

Mr. Torelli moved, and Ms. M. O'Donnell seconded the motion to reinstate approval and provide a one year extension of the Conditional Final Site Plan Approval from July 2020, and two years from July 2020 for project completion. Motion carried 5-0.

UPDATES

4 New Street, LLC; 111-15-9, 10, & 11; Central Shopping (CS) and Architectural Design District (ADD) Zone

Mr. Esposito provided an update to the Planning Board for the delay of the New Street Project. He reported that there are easement issues with the DOT for a five square foot area. Mr. Esposito feels confident that they are finally getting somewhere with moving the project along. The Planning Board expressed concerns of how the project site should be cleaned up and add a "coming soon" sign to the fence.

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

Mr. Esposito advised that both variances sought from the ZBA were granted at the September 17, 2020 meeting.

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

Mr. Donovan will speak to the Building Department to obtain a fully executed copy of the Resolution for the above referenced project so that he can provide same to the Town of Goshen and request the Town's executed Resolution approved August 6, 2020.

Maplewood Village – Town of Goshen – 68 Unit Subdivision

Mr. Donovan explained that there would only be any Village of Goshen involvement if the Hambletonian Park sewer district were expanded. The Village has a contract with the town to service Hambletonian Park and Arcadia Hills districts. Mr. Donovan is not aware of a public hearing having taken place. Ms. K. O'Donnell advised that although the project has an FEIS, SEQR has not been completed.

Approval of Minutes

The Minutes of the August 25, 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 8:08 pm. Motion carried 5–0.

Elaine McClung, Chair

Notes prepared by Maria Darby