

Village of Goshen  
Planning Board Meeting  
April 27, 2021

Members present via Zoom: Chairperson Elaine McClung  
Adam Boese  
Mike Torelli

Members absent: Sal LaBruna  
Molly O'Donnell

Also present via Zoom: Dave Donovan, Esq., PB Attorney  
Ted Lewis, Building Inspector  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Meg Strobl, Village Clerk  
Art Tully, P.E., Lanc and Tully  
Maria Darby, Clerk

Applicants and others via Zoom: Chris Borncamp  
Mike Crosby  
James Dillin, PLS  
Steve Esposito, RLA  
Benjamin Glick  
Jeff Musumeci  
Scott Olson, Esq.  
Heather O'Brien  
Mark Siemers

Chairperson McClung called the Meeting to order at 7:30 pm via Zoom.

### **APPLICANTS BEFORE THE BOARD**

#### **Scotchtown Adult Community, #104-2-59.2, R-3 Zone**

Representing the Applicant: James A. Dillin, PLS

Mr. Dillin provided an update on the project advising that there have been a few changes made to the plan, and specifically questioned #11 from the plans regarding HOA fees. Mr. Donovan doesn't have any objection to allow plans to be signed but not issue a building permit as the HOA needs to be reviewed and approved by Mr. Donovan and then filed with the Attorney General's office.

Mr. Dillin met with Frank, the project manager, at Harness Estates about construction beginning on Harness Road. Frank advised that he would get a letter to Mr. Dillin stating that construction could begin prior to Harness Estates being completed.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board provided conditional approval subject to Ms. K. O'Donnell's recommendation. Motion carried 3 – 0.

#### **J. Dillin f/Subdivision/Lot Line Change of property, Bruno, O'Brien & Lasaponara, #111-17-7 & 12, Prospect Avenue, R-2 Zone**

Representing the Applicant: James A. Dillin, PLS

Mr. Dillin provided a summary of the project advising that the purpose is for the Bruno property to have and enjoy a larger backyard. The property owners have discussed the lot line change and all are for it. Ms. K. O'Donnell advised that the lot line change would go through as a subdivision, which would require a referral to the ZBA for a public hearing and for the variance to be granted, and then go back to the Planning Board.

Mr. Donovan shared as full disclosure with the Planning Board that Tony and Michelle Lasaponara are clients of his. The Planning Board did not see this being a conflict of interest.

Mr. Donovan advised that in an effort to move this project forward, he can speak to the Village Board. There are other communities that have an expedited process. Mr. Boese thought this would be helpful as Mr. Torelli was also inquiring if there was anything that could be done to move the process along.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board referred the applicant to the ZBA. Motion carried 3 – 0.

**Young Summer, LLC f/Verizon, 15 Matthews Street, #119-1-3, D-S, Small cell tower, Z.B.A. approval**

Representing the Applicant: Scott Olson, Esq., Young/Sommer LLC  
Chris Borncamp  
Mike Crosby

Mr. Olson updated the Planning Board that on March 18, 2021 the ZBA granted use and area variances. Ms. K. O'Donnell provided comments on her review including that the visual analysis was acceptable as was the EAF.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board adopted the negative declaration for SEQR. Motion carried 3 – 0.

Mr. Olson will provide the site plan, EAF and visuals to Mr. Donovan for GML review so Mr. Donovan can send to OCDP.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board waived the public hearing. Motion carried 3 – 0.

**S. Esposito f/Village Place amenities, #114-4-1, 3.21, 3.22, C-S Zone – Area variances and construction of 10' fence – Z.B.A. approval**

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

Mr. Esposito provided an update on the project describing the amenities including a pickleball court, dog park and benches for residents. The OCDP referral was completed by Mr. Donovan. Mr. Esposito confirmed that a short form EAF was submitted with the original application.

Ms. K. O'Donnell referenced her review letter about technical and construction details. She explained that construction details should be added to the plans for the retaining walls, proposed sidewalks, and proposed benches, grills or tables if they are to be anchored to the ground.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board waived the public hearing. Motion carried 3 – 0.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board adopted the negative declaration. Motion carried 3 – 0.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board provided conditional approval based on compliance with the Lanc & Tully comments of 4/20/21 and compliance with ZBA variance granted on March 18, 2021. Motion carried 3 – 0.

**S. Esposito f/Suresky Hyundai, 2 Hatfield Lane, #126-1-3.1, I-P Zone**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates  
Benjamin Glick  
Jeff Musumeci

Mr. Esposito provided an update on the project and advised that at the March 18, 2021 meeting he received a variance for the building height and wall mounted signs. The ZBA made the interpretation that there are multiple uses within the facility. Mr. Esposito did meet with Ms. K. O'Donnell and Mr. Lewis to discuss signage, where it was learned that there is a section of the code that permits 30' for signs. The applicant will provide design details of the signage.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board provided conditional approval subject to the applicant complying with Mr. Russo's Lanc & Tully letter dated 4/20/21. Motion carried 3 – 0.

**The Knolls of Goshen, #104-2-40 & 41, Consideration of a ninety (90) day extension of Conditional Final Approval and status update of project**

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

Mr. Siemers brought the Planning Board up to date on the project and was asking for an additional 90 day extension of conditional final approval. Mr. Siemers advised that there was an issue with the contract regarding the trees and they were not able to be cut down prior to March 31, therefore, they must wait until November. The Planning Board was aware that an additional extension would be required in July 2021.

Mr. Tully asked Mr. Siemers to complete some of the technical issues from their last review during this 90 day extension, and Mr. Siemers advised that he would try his best to do so.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board provided a 90 day extension for conditional final approval. Motion carried 3 – 0.

**OTHER BUSINESS**

Ms. K. O'Donnell provided an update to the Planning Board on Limoncello. The applicant is taking down trees on the street side, which will be replaced with more suitable trees. In addition, damage has been done to the curbs and the applicant, at their expense, will be repairing said curbing.

**APPROVAL OF MINUTES**

The Minutes of the March 23, 2021 Planning Board Meeting were accepted as circulated.

**MEETING ADJOURNMENT**

The Meeting was adjourned at 8:36 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby