

Village of Goshen  
Planning Board Meeting  
February 23, 2021

Members present via Zoom: Chairperson Elaine McClung  
Adam Boese  
Sal LaBruna  
Molly O'Donnell  
Mike Torelli

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

Applicants and others via Zoom: James Dillin  
Steve Esposito  
Benjamin Glick  
Jeff Musumeci  
Mark Siemers  
Joe Suresky  
Sean Ward

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

#### **APPLICANTS BEFORE THE BOARD**

##### **Scotchtown Adult Community, #104-2-59.2, - Comments addressed from PB meeting of 1/26/21**

Representing the Applicant: James A. Dillin, PLS

Mr. Dillin summarized the 42 comments received from the last meeting and discussion took place specifically regarding the setbacks. Mr. Dillin reported that the suggested setbacks are the same as other houses on the road. Mr. Tully advised Mr. Dillin that moving back 5' or 10' shouldn't be a problem. Mr. Dillin felt that he could accommodate moving back 5'. Mr. Dillin and Mr. Tully will discuss further to finalize the set-back distance.

Ms. K. O'Donnell reviewed her comments and advised that more information is needed for the Public Hearing including a viable subdivision plan. Planning Board members would also like to see additional views of the project.

On a motion by Ms. M. O'Donnell, seconded by Mr. LaBruna, the Planning Board adopted the negative declaration prepared by Ms. K. O'Donnell. Motion carried 5 – 0.

On a motion by Mr. Boese, seconded by Mr. LaBruna, the Planning Board approved the Public Hearing to be scheduled at the March 23, 2021 meeting. Motion carried 5 – 0.

##### **Suresky Hyundai Exclusive Facility, #2 Hatfield Lane, #126-1-3.1, I-P Zone, Plan Revisions & SWPPP for Redevelopment of Suresky Goshen prepared by Engineering Properties – February 2021**

Mr. Esposito discussed comments from Lanc & Tully. Discussion took place about building height for the car tower and adding dimensions of the signs to the lighting plans. Mr. Esposito asked for a referral to the ZBA to discuss the height of the building. A meeting to discuss signage with the applicant, Mr. Lewis and Lanc & Tully has not been scheduled since the last meeting and should be done prior to going before the ZBA.

Mr. Esposito reported that there has not been a SEQR determination yet. Based on deadlines, Mr. Donovan advised that the applicant would be on the April ZBA agenda.

### **DISCUSSION ITEMS**

#### **The Knolls of Goshen – Adjacent property owner’s notification RE: Subdivision – property located at 195 & 200 Montgomery Street – Tax Map #104-2 lots 40 & 41 (proof provided/filed)**

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

Mr. Siemers provided an update on the project including a tree clearing plan. There is a tight deadline as tree clearing must be completed by March 31, 2021 so that construction can start in late Spring or early Summer. The Village does not have an application or permit but can include same in the subdivision review. Discussion took place regarding tree clearing. Mr. Siemers advised that at this time the trees would just be cut down and laid on the ground as heavy machinery could not be used. Mr. Tully advised that a written plan needs to be submitted regarding the tree cutting.

Mr. Donovan advised that the next steps would be for Lanc & Tully to approve a plan from the applicant that includes a restoration bond, inspection fees, and Mr. Boese added that it should include the equipment to be used.

Mr. Siemers shared that there has not been any response from neighbors regarding the notice that was sent. Old agreements regarding drainage with two neighboring property owners were discussed and Mr. Siemers reported that those were being reviewed.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board approved Lanc & Tully to work with the applicant on a tree clearing plan and restoration bond. Motion carried 5 – 0. Chairperson McClung asked Mr. Tully to see the agreement, which he said he would do.

### **APPROVAL OF MINUTES**

The Minutes of the January 26, 2021 Planning Board Meeting were accepted.

### **DISCUSSION**

As the Planning Board continues the process for applicants to submit materials electronically, (not including the required 4 sets of hard copies) Mr. Boese suggested that the applicant be copied on the email when the information is sent to the Planning Board by Village Hall. This will be added to the process when forwarding information to the members of the Planning Board, Mr. Donovan and Lanc & Tully.

### **MEETING ADJOURNMENT**

On a motion by Mr. Torelli, seconded by Ms. O’Donnell, the Meeting was adjourned at 8:45 pm. Motion carried 5–0.

Elaine McClung, Chair

Notes prepared by Maria Darby