

Village of Goshen  
Planning Board Meeting  
June 22, 2021

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

Also present: Dave Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Maria Darby, Clerk  
Steve Esposito, RLA

Applicants and others via Zoom: Jacqueline Bart  
Joseph Herzog  
Cheryl Ann M.  
Chris McCracken  
Brian Poitras  
L. Ronaldson  
Jim Thornhill  
Joseph Trombley  
Sean Ward

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

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

**S. Esposito, RLA for Fiddler's Green at Good Time Park, #115-1-5, R-3 Zone requesting previously approved Site Plan and completion time extended for one (1) year.**

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

Mr. Esposito provided an update on the project and requested a one-year extension for the previously approved Site Plan and completion of the project. Board members asked if that would be ample time to complete said project to which Mr. Esposito advised that one year would be sufficient.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board provided approval of the extensions for one year. Motion carried 5 – 0.

**G.F.I. Partners a.k.a. Goshen Developer JV, LLC, I-P Zone for Discussion for building height and visual analysis**

**Note: (PB made conditional referral to the ZBA for four (4) generic variances with the condition that there are outstanding issues of the PB at their 5/25/21 meeting) PB to review and provide comments at June meeting to the ZBA for their 8/19/21 meeting.**

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

Mr. Esposito provided an overview of the progress since the last Planning Board meeting. For the last 30 days Mr. Esposito and his client have been analyzing the viability of the project in general. Hearing the concerns of the Planning Board members, the holding tanks were reduced in height to 46' while the average building height would be 56'. They would like to be referred to the ZBA for their August meeting.

Mr. Esposito presented the viewshed maps to the Planning Board and discussion took place about visibility. Mr. LaBruna raised concerns of the viewability on the maps and

would like to see the two layers separated for the next meeting. For the next meeting, Mr. Esposito will have separate maps showing the Topographical Viewshed on one set, and the Vegetative & Development Viewshed on another, for both the one- and five-mile radii. Ms. K. O'Donnell advised Mr. Esposito to have proposed architectural drawings showing elevation, building material, color, and storage tanks specifics to discuss at the next meeting as well.

## **CORRESPONDENCE**

O.C. Dept of Planning Letters:

- Bruno/O'Brien & Lasaponara Lot Line Change
- Bruno/O'Brien & Lasaponara Area Variance

## **NEW BUSINESS DISCUSSION**

### **Arrow Ventures, LLC - #128-1-2.2, referred to PB for review and report on Zoning Amendment**

Ms. K. O'Donnell began the discussion by advising the Planning Board members that instead of looking at only this specific request, they should look at all zoning within the Village as there have been other zone amendment requests. Planning Board members agreed that a zoning amendment was in need for Arrow Ventures, LLC being that it is currently zoned as a hospital. Chairperson McClung again raised concerns over retail use. Mr. Donovan will prepare a letter on behalf of the Planning Board for the Village Board outlining the concerns the Planning Board has and their request of a thorough evaluation of all zoning in the Village.

## **APPROVAL OF MINUTES**

The Minutes of the May 25, 2021 Planning Board Meeting were accepted as circulated.

## **MEETING ADJOURNMENT**

The Meeting was adjourned at 8:37 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby