

Village of Goshen
Planning Board Meeting
September 28, 2021

Members present: Chairperson Elaine McClung
Sal LaBruna
Mike Torelli

Member absent: Adam Boese

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

Chair McClung called the Meeting to order at 7:30 pm. The agenda was adjusted to place the Lot Line Change, Subdivision of Property for Bruno, O'Brien & Lasaponara first on the agenda.

APPLICANTS BEFORE THE BOARD

**Lot Line Change
Subdivision of Property for Bruno, O'Brien & Lasaponara,
Sayer Street/Prospect Avenue
Tax Map #111-7-7 & 12, R-2 Zone**

Representing the Applicant: James Dillin, PLS

Mr. Dillin provided an update to the Planning Board on the project and shared that the variances were approved at the August ZBA Meeting.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board adopted a negative declaration to complete SEQR and scheduled the public hearing for October 26, 2021. Motion carried 3 – 0.

Mr. Donovan will make a recommendation to the Village Board to put forth a simplified lot line change process.

**GFI Partners a/k/a Goshen Developer JV, LLC – Amended Overall Plan
SEQRA Consistency Analysis – Royal Wine Corp.
Tax Map #117-1-1.22, I-P Zone**

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
Jackie Bard, Project Manager
Leif Ronaldson,
Vice President of Construction Operations
Jim Thornhill, LEED, AP, NCARB
Applied Form + Space

Mr. Esposito provided an update on the project, and introduced additional project members present at the meeting. Mr. Esposito reported that the project was well received by the ZBA, however, they were not able to vote on the variances until SEQR is approved.

Mr. Thornhill presented four images showing the views of the project from different areas in Goshen. Mr. Esposito continued to provide updates on some of the larger outstanding items. The SWPPP has been prepared, the site plan is being finalized, and water and sewer needs are to be discussed.

Mr. Donovan shared that the Village's new water and sewer engineers are Pitingaro & Doetsch Consulting Engineers.

Ms. K. O'Donnell summarized the items needed to move the application along; SEQR – water and sewer plans, pretreatment plan, SHPO feedback which is in process; and a Negative Declaration.

The Planning Board members discussed that at the next meeting, should all parts of SEQR be completed, SEQR determination could be sought, and if approved, the public hearing could then proceed at the October 26, 2021 Planning Board meeting.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the Planning Board scheduled the public hearing for October 26, 2021. Motion carried 3 – 0.

A Gateway Meeting was held where Chair McClung, along with representatives from the County, DPW, NYS DOT and the applicant were all present. A letter dated September 20, 2021 was received from Orange County Department of Planning with important and informative information to municipal board members regarding the Gateway Meeting. The primary topics discussed and asked to be addressed by the applicant included traffic/transportation impacts and opportunities related to NYS Route 17, the need to coordinate with the NYS DOT, information regarding the C-PACE Program, and a recommendation to coordinate with the Orange County Environmental Health office for the water main installation.

Ms. K. O'Donnell will contact Ms. Jessica Ridgeway to advise that the GML was forthcoming.

**Continuation of Stagecoach Properties, LLC
See previous comment letter from K. O'Donnell, 8/20/21
Tax Map #107-2-39.2, One Family Residential Zone, R-1 Zone – Four Lot
Subdivision**

Mr. Esposito gave an update on the proposed four lot subdivision project. The project falls out of bulk regulations, is in an R-1 zone which the residential lots meet all of the requirements, there are not any regulations related to the bed and breakfast, and an EAF has been provided. Mr. Esposito was seeking a motion for a public hearing to be scheduled.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board adopted the Negative Declaration and scheduled the public hearing for October 26, 2021. Motion carried 3 – 0.

DISCUSSION

GATEWAY MEETINGS

All planning board members received the letter from OCDOP regarding Gateway Meetings. Chair McClung updated the planning board that the purpose of the Gateway Meetings is to be more responsive to applicants.

SAPPHIRE NURSING HOME

Chair McClung asked about the status of Sapphire, and Mr. Donovan advised members that it was still before the ZBA.

APPROVAL OF MINUTES

The Minutes of the July 27, 2021 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:49 pm.

Elaine McClung, Chair

Notes prepared by Maria Darby

2

September 28, 2021