

Village of Goshen
Planning Board Meeting
February 28, 2023

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Emi Silkovic

Absent: Mike Torelli

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

Chairperson McClung opened the public hearing at 7:30pm.

Public Hearing: **90 Greenwich Avenue, 111-15-6, a/k/a New Gen Construction**

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Mr. Esposito stated that the applicant is appearing before the board for a site plan review. A public hearing is required for site plan approval for a change of use.

Comments were heard from: Mr. Daniel Sarreto, Jr. and Mr. Scott Wohl.

On a motion by Mr. La Bruna, seconded by Ms. Sillkovic, the public hearing was closed at 7:41pm. Motion carried 4-0.

Chairperson McClung called the meeting to order at 7:41pm.

APPLICANTS BEFORE THE BOARD

90 Greenwich Avenue, 111-15-6, a/k/a New Gen Construction

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

The applicant proposes to construct a mixed-use building with commercial development on the ground floor and two upper floors of residential with 4 total apartment units on a 0.45 acre property located at 90 Greenwich Avenue/ NYS Route 207 in the CS Zoning District and ADD overlay. The Project Site contains an existing auto body shop which will be removed except for its foundation. The application received the necessary variances in December and the Planning Board has scheduled a public hearing for its February meeting. The Site Plan last revised 2/13/2023 prepared by Engineering & Surveying Properties and architectural designs prepared by Thomas J. Fiola Architect, PLLC. The plans have been revised to be consistent with our previous review. The architectural plans are consistent with the ADD regulations of Article XV of the Village's zoning code. Any proposed signage must be approved through the building department and also meet ADD regulations. The project is an Unlisted Action under SEQR. A short EAF has been provided to initiate the SEQR process. A floodplain permit has been received. The project is located within the AE Zone per the FEMA floodplain mapping, with a 100-year flood elevation at the site of 429.56. The permit will be processed through the building

department. As topographic information is not based on actual survey data, the first-floor elevation of the structure cannot be accurately determined. An updated topographic survey shall be submitted for the project.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the planning board issued a negative declaration of SEQRA, Motion carried 4-0.

On a motion by Mr. LaBruna, The planning board is to conditional approval with one of the conditions being input from a licensed architectural consultant approved by the Village of Goshen Board prior to the issuance of a building permit with any material change requiring the application be returned to the Planning Board for review. A flood plan development permit in compliance with the requirements of the permit. Any signage must be approved through the building department as well as ADD regulations and the payment of required fees and if needed, a permit for disturbance within State right of way will require a permit through the DOT. Motion seconded by Ms. Silkovic Motion carried 4-0.

260 Main Street, 107-2-38

Representing the Applicant: Moshe Potash

This applicant is proposing modifications to the exterior of an existing single-family dwelling located in the Village's Church Park National Historic District and Architectural Design District (ADD). The dwelling itself is a Grand Victorian style brick structure known as the Cornelius Ackerman House constructed in 1892. The collection of renderings should include a front view of the structure. We note that based on recent site photographs, the front door that has been installed has not been sized to fit the historic door opening. The applicant should consider selection of a door that matches the historic opening to retain the character of the structure. The rendering provided is missing several important architectural features of the dwelling that currently exist and should remain in order to retain the character of the structure. These include window lintels and sills, roof dentils, a window in the peak of the southwest (left in the rendering) dormer and a chimney over the left dormer. If these features are to remain, they should be shown on the renderings. The renderings show a standard shingle roof while the current roof is Victorian-style slate tile. The renderings show stonework around the base of the dwelling. While the rendering shows a uniform appearance, it is clear that newer stone was installed as the dwelling does not match the existing stonework. The renderings need to accurately reflect what will be constructed at the site.

No vote required. Applicant must return to the Planning Board for final approval.

Danzinc, LLC, 129 West Main Street, #111-15-14.2

Representing the Applicant: Daniel Serrato, Jr.

The applicant is proposing the addition of six, one-bedroom apartments in the existing building located at 129 West Main Street at the corner of New Street. The Project Site consists of approximately 6,300 square feet footprint in the CS Zone and Architectural Design District Overlay and is improved with an existing four story, mix-use building. The applicant stated that the building is already supplied with everything that is required and the space already exists for the project and is within the current zoning. The first floor of

the building is commercial, the second floor has existing apartments and the third and fourth floor are unfinished.

Mr. LaBruna made a motion to enter into an attorney client privilege session for the purpose of obtaining legal advice regarding the Danzinc, LLC project. Ms. Silkovic seconded the motion. Motion carried 4-0. The board entered an attorney client privilege session at 8:21 p.m.

Meeting resumed at 8:50 p.m.

Mr. Boese made a motion to refer applicant to the Zoning Board of Appeals, motion seconded by Mr. LaBruna, motion carried 4-0.

Jason Hartman, 337 Main Street, 104-2-53.5

Representing the Applicant: **Steve Esposito**
Engineering and Surveying Properties PC

This applicant was originally before the Board with a proposal for a four-lot subdivision but appears at this meeting with a proposal for a three-lot subdivision. The proposed project involves a three-lot minor residential subdivision of a 4.14-acre parcel with street frontage on both Harness Road and NYS Route 207. The project is located in the R1 Zoning District with a portion of the lot within the Village's Architectural Design Overlay District. Single family dwellings are permitted as of right in the R-1 zone subject to Use Group A. No variance required. A new wetland delineation shall be performed, and the plans updated to reflect the new delineation. The wetland disturbance chart on Sheet C-100 should also be updated once the new delineation has been performed and mapped.

Mr. LaBruna made a motion to complete SEQRA as an unlisted action, seconded by Ms. Silkovic, motion carried 4-0.

Mr. LaBruna made a motion to set a public hearing for March 28, 2023, seconded by Mr. Boese, motion carried 4-0.

Joe Fini Homes - 182 Montgomery Street, 104-2-43

Appearing for the Applicant: **Steve Esposito**
Engineering and Surveying Properties PC

The applicant proposes a two-lot minor subdivision of a 0.538 acre property located at 182 Montgomery Street in the Village's R-1 Zoning District. The property is currently vacant. We have reviewed the subdivision plans last revised February 13, 2023, prepared by Engineering and Surveying Properties. The applicant obtained the necessary variances in December to allow the project to move forward with no binding conditions. The subdivision regulations require construction of sidewalks unless a waiver is issued by the Planning Board. There are no sidewalks on Montgomery Street in this location on either side of the street, The applicant has requested a waiver from this requirement.

Mr. Boese made a motion of a negative declaration, Mr. LaBruna seconded the motion, motion carried 4-0.

Mr. LaBruna made a motion to set a public hearing for March 28, 2023, seconded by Ms. Silkovic, motion carried 4-0.

CORRESPONDENCE

None

OTHER BUSINESS

Local Law #2: The Village Board would like to amend the zoning code to allow for additional uses in the OBH Zone. The OBH Zone is 180 acres of land between South Street to LEGOLAND. The Village would like to modernize the zoning to allow for additional uses.

Local Law #3 – The Village Board has proposed a moratorium on uses in the I or IP zone. Any project that has been approved can continue but any project before the Planning Board is halted. The proposed law calls for a six-month moratorium with two three-month extensions.

The discussion regarding Governor Hochul's Housing Compact moved to the March meeting.

APPROVAL OF MINUTES

The minutes of the January 24, 2023 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

Mr. LaBruna made a motion to adjourn the meeting at 9:56 pm., seconded by Ms. Silkovic. Motion carried, 4-0. Meeting adjourned at 9:56p.m.

Elaine McClung, Chair

Notes prepared by Tricia Sherlock