

Village of Goshen
Planning Board Meeting
January 24, 2023

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Mike Torelli

Absent: Emi Siljkovic

Also present: Dave Donovan, Esq., PB Attorney
Kristen O'Donnell, Village Planner, Lanc and Tully
Richard G. D'Andrea, Village Traffic Consultant
Elaine Tourish Coleman, Clerk

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

APPLICANTS BEFORE THE BOARD

Goshen Logistics Center, #120-1-1.1, 3.1, 3.3 and 123-1-1.3 I-P Zone

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Josh Seawald
Dynamic Engineering

Corey Chase
Dynamic Traffic

The Applicant proposes a single, generic warehouse building of 410,850 square feet, with associated parking, loading and trailer storage spaces on a 122.13-acre site comprised of five tax parcels located between NYS Route 17A and South Street with road access via Coats Drive. The project site is located in the IP Zoning District where fully enclosed warehouses are permitted by right.

A long EAF has been submitted and identifies several potentially significant impacts (archaeological sensitivity, erosion, surface water contamination, visual impacts, noise, historic resources, traffic impacts, ecological impacts, geological impacts, potential blasting and extension of utilities where none currently exist that need to be further evaluated. A recommendation from Lanc & Tully is that the most efficient and inclusive means of evaluating these impacts is through the preparation of an Environmental Impact Statement.

On a motion by Mr. Boese, seconded by Mr. LaBruna. The planning board made a motion to declare their intent to be Lead agency and to authorize the circulation of that notice intent of involved agencies. Motion carried 4 – 0.

Goshen Plaza Diner, #114-5-14, D-S Zone, Revised Site Plan in accordance with comment letter dated 10/17/22

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

The Applicant proposes to add 13 parking spaces along the southern (Clowes Ave) property line at the existing Goshen Plaza Diner property located at the corner of Clowes Ave and NYS Route 207 Greenwich Ave in the Villages Designated Shopping (DS) Zoning District.

The underground stormwater detention facility has been shown on the plans but the applicants narrative states sizing calculations will be provided at a later date. This information should be provided for review.

On a motion by Mr. Torelli, seconded by Mr. LaBruna. The planning board waived a Public Hearing on the amended site plans additional parking lot. Motion carried 4 – 0.

On a motion by Mr. Boese, seconded by Mr. Torelli, The planning board approved upon conditions outlined by Lanc & Tully dated January 20 2023 on the amended site plans additional parking lot. Motion carried 4 – 0.

90 Greenwich Avenue #111-15-6, a/k/a New Gen Construction, C-S Zone, Site Plan, O.C. Dept. of Planning letter received 11/29/22, filed Z.B.A. Appearance

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 floors of residential use with 4 apartment units on a 0.45-acre property located at 90 Greenwich Ave/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.

Existing and proposed water and sewer lines should be located at this time and not during construction so that the adequacy of these lines can be confirmed.

The architectural designs and floorplans provided do not reflect the building overhang that is shown on the site plan.

The Conditional Use permit requires a Public Hearing.

On a motion by Mr. LaBruna, seconded by Mr. Torelli. The planning board scheduled a Public Hearing for February 28, 2023. Motion carried 4 – 0.

337 Main Street, #104-2-53.3, Flood Plain Development Permit, R-1 Zone, 3-Lot Subdivision, (No Flood Plain Application on file)

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

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 R-1 Zoning District with a portion of the lot within the Village's Architectural Design Overlay District.

This application requires referral to the Orange County Planning Department based on its proximity to State Route 207.

On a motion by Mr. LaBruna, seconded by Mr. Torelli. The planning board made a resolution to refer this to the Orange County Planning Department. Motion carried 4 – 0.

Amended Site Plan for RDM Group, 37-39 Police Drive, #121-1-32 V.O.G. and #13-1-5.11 T.O.G. Revisited Grading and Drainage Plan

Representing the Applicant: Connor McCormack
Colliers Engineering and Design

A warehouse development at this site received conditional approval from the Village Planning Board in August of 2020 and the applicant has been working toward meeting various conditions of that approval since that time. The applicant now seeks to amend the plans with construction of a 76,000-gallon water storage tank for the fire suppression and related improvements to be located on the west side of the warehouse building, with minor modifications to the water and sewer utility routings based upon interior architectural revisions.

The subject property is a 24.45-acre site in the Villages IP Zoning District. Access for this site is derived from Police Drive crossing a small parcel in the Town of Goshen.

On a motion by Mr. Torelli, seconded by Mr. LaBruna. The planning board waived a Public Hearing on the amended site plan. Motion carried 4 – 0.

On a motion by Mr. LaBruna, seconded by Mr. Torelli. The planning board made a resolution to refer this to the Orange County Planning Department. Motion carried 4 – 0.

CORRESPONDENCE

Memorandum from O.C. Dept of Planning addresses to Planning and Zoning Secretaries and Municipal Clerks Received 1/10/23 (distributed to PB Members at meeting and via email 1/19/23) **No further action required**

O.C Dept. of Planning correspondence received 12/15/22 R.E: J. Fini Homes LLC 2 -lot Subdivision #104-2-43 **No further action required**

APPROVAL OF MINUTES

The Minutes of the November 29, 2022 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 9:20pm.

Elaine McClung, Chairperson

Notes prepared by Elaine Tourish Coleman