

Village of Goshen
Planning Board Meeting
March 28, 2023

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

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

Public Hearing: 337 Main Street, 104-2-53.3 – Three lot subdivision

Public hearing on the proposed subdivision of 337 Main Street opened at 7:31p.m. On a motion by Mr. Boese the public hearing will remain open until the April 25th Planning Board meeting. Motion seconded by Mr. Torelli; motion carried 5-0.

Public Hearing: 182 Montgomery Street, 104-2-43, Subdivision

Public hearing on the proposed subdivision of 182 Montgomery Street was opened at 7:32pm. On a motion by Mr. LaBruna the public hearing will remain open until the April 25th Planning Board meeting. Motion seconded by Mr. Boese; motion carried 5-0.

Chairperson Mc Clung called the regular meeting to order at 7:34pm

APPLICANTS BEFORE THE BOARD

337 Main Street, 104-2-53.3 – Three lot subdivision

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Matter adjourned to April 28, 2023, planning board meeting due to open public hearing

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

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Matter adjourned to April 28, 2023, planning board meeting due to open public hearing

Sapphire Care Group – Application extension request

Applicant was not present. Ms. Silkovic made a motion to grant the applicant a six-month extension of its prior approval, seconded by Mr. Torelli. Motion carried 5-0.

Goshen Farms, 20 Dikeman Drive. 122-1-2.4 – proposed hospitality & agricultural development

Representing the Applicant: Andrew Fetherston
Colliers Engineering

The applicant Alice Ku briefly discussed the project. They propose 29 cabins for overnight accommodation and a 14,000 square foot building for dining and events and they hope to have agricultural areas where guests can pick vegetables on a 23.6-acre site located off Dikeman Drive. This plan is very conceptual in nature, lacking boundary and topographic surveys and wetland delineation.

The project site contains Federal wetlands and area in the 100-year Floodplain. The applicant has met with a representative of the US Army Corps of Engineers and discussed plans, but additional design and mitigation is necessary.

The Project Site is located in the IP Zoning District. The applicant has considered their development to be a motel based on the Use Group utilized in the provided bulk table. The development appears to be consistent with the Zoning Code's definition of Motel which reads as follows, "A building or group of buildings, whether detached or in connected units, containing individual guest units arranged or designed to be available for use as sleeping quarters only for transient motor vehicle travelers for compensation on a daily rental basis, or for vacationers or businesspersons on a weekly rental basis"

Attorney Donovan questions whether this definition is appropriate and consultants note On a motion by Mr. Torelli, the planning board declares it as the lead agency for the project known as Goshen Farms located at 20 Dikeman Drive. Motion seconded by Mr. LaBruna; motion carried 5-0.

Wainco Realty Village Place, 111-11-17.2, 114-4-1.3.21 & 3.22

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Applicant is requesting approval of fencing. No new plans were submitted.

On a motion by Mr. Boese to grant conditional approval subject to the licensing agreement with the Village of Goshen, seconded by Mr. Torelli. Motion carried 5-0.

OCWB Properties, #112-12-7 & 8, CS Zone, proposed mixed use building.

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

The applicant proposes to construct a three-story mixed-use building with commercial space on the first floor and 12 apartments on the upper floors. The Project Site consists of two tax parcels totaling 0.96 acres located at 153 Greenwich Avenue/ NYS Route 207 in the CS-I Zoning District and ADD overlay. The lots are to be combined as part of the project. The Project Site is currently a paved parking lot.

The CS-I District permits eating and drinking establishments, retail and personal services as of right in the zone subject to Use Group G, Apartments over commercial uses are permitted as Conditional Use by the Planning Board. The project does not appear to require any variances.

The plan should identify what appears to be a railing in the front and rear of the building. Details should be provided for curbing outside of the DOT right-of-way unless they are proposed to be consistent.

The Project Site is located within the 100-year floodplain. Development will require a floodplain development permit and the project will need to comply with Chapter 26 of the Village Code and relevant sections of the NYS Building Code.

Work within the Greenwich Avenue right of way will require a permit from the NYSDOT.

The applicant should provide architectural renderings so the board can review the project for consistency with the Village's ADD standards. The applicant should be aware that any building signage will also need to be consistent with ADD regulations and will need to be approved through the Building Department.

This project is an Unlisted Action under SEQR. The project appears to be Unlisted under SEQR. A short EAF has been provided to initiate the SEQR process.

On a motion by Mr. Torelli, the planning board declares itself as the lead agency for the project known as OCWB Properties located at 153 Greenwich Avenue. Motion seconded by Ms. Silkovic; motion carried 5-0.

Mr. Boese made a motion to refer the application to the Orange County Planning Department. Motion seconded by Mr. LaBruna. Motion carried 5-0.

Goshen Logistics 121-1-1.32 & 13-1-5.11

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

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 Coates Drive. Village water and sewer are proposed to be extended onto the site from Coates Drive. The Project Site is located in the IP Zoning District where fully enclosed warehouses are permitted by right. The project requires several variances from the Village Zoning Board of Appeals as well as variances from the NYS Fire Code.

The Planning Board declared its intent to be Lead Agency for the proposed project in January.

In anticipation of the board's adoption of a Positive Declaration the applicant has provided a Draft Scope to outline those environmental issues that will be studied by the applicant in a Draft Environmental Impact Statement (DEIS). Ms. O'Donnell offered the comments regarding draft scoping document and the procedure for the scoping process. The applicant is directed to make the requested edits and send a final copy to the Village so the document can be circulated to involved and interested agencies.

Chairperson McClung stated that a resident has brought to the board's attention that there is a family cemetery on the site. Ms. O'Donnell states this matter has been addressed by the applicant. Mr. Torelli stated he believed traffic could impact surrounding businesses.

Mr. LaBruna made a motion to issue a positive declaration, seconded by Mr. LaBruna, motion carried 5-0.

Mr. Boese made a motion that the scoping process will be accomplished by posting the draft scope and plans on the Village website, publication in the official newspaper, and posting on Facebook. A link provided by the applicant will be referenced. Comments must be submitted on the draft scope by the close of business on Friday, April 28, 2023. Motion seconded by Mr. Torelli. Motion carried 5-0.

CORRESPONDENCE

Correspondence received from Orange County Planning regarding the proposed moratorium.

Minutes from the March 1, 2023 TAC meeting.

OTHER BUSINESS

APPROVAL OF MINUTES

The minutes of the February 28, 2023 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

Mr. Torelli made a motion to adjourn the meeting at 9:19 p.m., seconded by Ms. Silkovic. Motion carried, 5-0. Meeting adjourned at 9:19 p.m.

Elaine McClung, Chair

Notes prepared by Tricia Sherlock