

Village of Goshen
Planning Board Meeting
April 25, 2023

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

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

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Public hearing continued from the March 28, 2023 meeting. No public comments. Mr. Boese made a motion to close the public hearing. Motion seconded by Mr. LaBruna. Motion carried 4-0. The public was closed at 7:35p.m.

Public Hearing: 182 Montgomery Street, 104-2-43, - Two lot minor subdivision

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Public hearing continued from the March 28, 2023 meeting. Comments heard from Mr. Carl Mabry, 183 Montgomery Street. Mr. Mabry questioned the drainage setup. Mr. Esposito stated that catch basins will be installed with multiple discharges into existing wetlands. Mr. LaBruna made a motion to close the public hearing. Motion seconded by Mr. Boese. Motion carried 4-0. The public was closed at 7:40p.m.

Chairperson Mc Clung called the regular meeting to order at 7:40p.m.

APPLICANTS BEFORE THE BOARD

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

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Steve Esposito spoke to the technical comments received from Ms. O'Donnell. He stated that big item to minimize the disturbance to the onsite wetlands and proposal of retaining walls along the driveways. The Village engineer has requested geo tech work to be completed before the signing of the map, that work should be done before the end of the month. Ms. O'Donnell stated that because the walls will run adjacent to the driveways it is critical that the walls are designed and built correctly.

Mr. Donovan stated that recreation fees will be assessed as new lots are being created and an easement will be required as lots one and two share a driveway.

Mr. Boese made a motion to grant approval conditioned upon compliance with the conditions set forth in the Lanc & Tully letter dated March 24, 2023.

Motion seconded by Mr. LaBruna. Motion carried 4-0.

Joe Fini Homes - 182 Montgomery Street, 104-2-43 – two lot minor subdivision

Representing 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, SEQR has been completed for this application.

Ms. O'Donnell stated the width of the easement through Lot No. 2 for the proposed drainage shall be a minimum of 15 feet.

It is recommended that the drainage along Harness Road be installed to allow for a minimum coverage of at least 8" to 12" over the pipe.

The plans show a proposed easement to the Village for access to proposed drainage structures. The easement must be accepted by the Village Board.

Mr. Donovan stated that the applicant note an area for a potential location of sidewalks on the site plan in the event that the opportunity arises in the future.

Mr. Boese made a motion to approve this application, contingent upon compliance with the required by the ZBA in their decision, the applicant obtain a road opening permit from the DPW and payment of parkland fees for the one additional structure. Motion seconded by Mr. LaBruna. Motion carried 4-0.

Davey's Barista, 146 North Church Street, 108-5-23

Representing the Applicant: David Bacucci

The applicant proposes to operate a restaurant in an existing building located at 146 North Church Street in the CS Zone and ADD overlay previously used as a bank. While restaurants are permitted as of right in the zone, the plan provided does not contain the required zoning information or any dimensions, so we cannot confirm the buildings compliance with bulk or other relevant zoning regulations. This application was discussed at a recent TAC meeting where the applicant was permitted to open with the understanding that operating hours would be limited to 9AM to 5PM without Site Plan approval (consistent with the previous use). The letter provided continues to state the business plans to operate from 9AM to 5PM so it is unclear what is being requested from the Planning Board at this time.

Mr. Bacucci stated his intention is to operate a barista, restaurant, with a drive thru, employing 17 people. Applicant would like to extend the hours to 5:00am to 10:00pm or 11:00 pm or 24 hours. Applicant stated that he intends to comply with the ADD exterior color requirements. and make no other changes to the exterior of the building. Applicant stated his intent to create a small seating area adjacent to the drive through to accommodate customers with dogs.

The submitted plan does not provide zoning information or a bulk table that must be provided.

Mr. Donovan stated that drive through service at commercial properties is prohibited in the ADD overlay zone, with the exception of banks.

The applicant must the following requirements:

- Submit a site plan complete with the zoning requirements in the Village Code
- Grease trap design and location
- Any proposed outdoor seating must be on the site plan

No action required.

Valuable Ideal, Victoria Terrace, 102-1-1.1- subdivision

Representing the Applicant: Ryan Smithen-Mercurio-Norton-Tarolli-Marshall
Ron Wilson – owner

The proposed project involves a major residential subdivision of a 6.5 acre parcel with street frontage on both Victoria Terrace 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.

No action required.

Goshen Plaza Heritage Financial 114-5-15 – amended site plan

Representing the Applicant: Justin Dates – Colliers Engineering & Design
Melissa Faradie - NES Group - Architect
Kim Miller – Heritage Financial Credit Union

The redevelopment of Goshen Shopping Plaza was approved by this board March of 2019 and most recently in June of 2022 with amendments to Pad Sites 5 and 6 closest to Matthews Street. The overall project site is 13.7 acres in the DS Zone. Specifically, this amendment involves the following: the overall size of the building will be increased from 2,500 square feet to 2,532 square feet and the building has been shifted 4.5 feet closer to Matthews Street and 3.5 feet further west.

Referral to the Orange County Planning Department is not required.

Mr. La Bruna made a motion to waive the SEQR review. Motion seconded by Mr. Torelli. Motion carried 4-0.

Mr. Torelli made a motion to waive the public hearing. Motion seconded by Mr. Boese. Motion carried 4-0.

Mr. LaBruna made a motion to grant conditional approval, contingent upon the conditions stated in the Lanc & Tully letter dated April 20, 2023. Motion seconded by Mr. Boese. Motion carried 4-0.

Suresky Genesis, 126-1-31 – construction of new dealership building

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC
Ben Glick
Joe Suresky - owner

Applicant proposes the construction of a new 11,250 square foot building for what appears to be a second dealership on the property and a 35,400 square foot expansion of the existing dealership building at the existing facility located on the corner of NYS Route 17A and Hatfield Lane in the IP Zone. This site last obtained Site Plan approval on April 27, 2021 for the addition of a new building on the site which is currently under construction. Car dealerships are permitted as a Conditional Use in the IP Zone. As shown, the project would require a variance to exceed the total amount of development coverage permitted. An existing conditions plan should be provided which shows topography, floodplain, wetlands, including the NYS IOC-foot buffer, culverts, and any utility lines or stormwater facilities that have been installed at the site.

Mr. Esposito provided the board with an explanation of the wetland land bank.

The Applicant must apply to the Zoning Board of Appeals for required variances.

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

OCWB Properties/153 Greenwich Ave # 112-12-7 and 8 CS-1, ADD Overlay

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.

Site plans have been sent to ADD consultant, DeGraw and DeHaan, for review.

Mr. LaBruna made a motion to set a public hearing for conditional use for May 23, 2023. Motion seconded by Mr. Torelli. Motion carried 4-0.

CORRESPONDENCE

OTHER BUSINESS

Goshen Logistics – Engineering and Surveying Properties to provide the Planning Board with transmittal of the scoping documents.

APPROVAL OF MINUTES

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

MEETING ADJOURNMENT

Meeting adjourned at 9:47 p.m.

Elaine McClung, Chair
Notes prepared by Tricia Sherlock