

Village of Goshen  
Planning Board Meeting  
May 23, 2023

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

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

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

**PUBLIC HEARING –OCWB Properties, 153 & 157 Greenwich Ave., 112-12-7& 8, CS, proposed mixed use building.**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

Comment received from Mr. Joseph Sosler, 182 Greenwich Avenue.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the planning board closed the public hearing. Motion carried 5 – 0.

**APPLICANTS BEFORE THE BOARD**

**OCWB Properties, 153 & 157 Greenwich Ave., #112-12-7 & 8, CS**

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.

Ms. O'Donnell stated that the drainage analysis is acceptable.

No action taken as response has not been received from the Orange County Planning Department.

**Luke's Other Friends Daycare, 59 St. John Street, #108-6-32, OB**

Representing the Applicant: Ms. Jennifer Grey  
Owner

This application is for a 1,600 square foot expansion of an existing childcare facility located on a 35,284 square foot property in the Village's Office Building (0B) Zone.

A flood plain permit must be obtained from the building department. This is a type 2 action under SEQR. Referral to the Orange County Planning Department is not required.

Mr. Boese made a motion to approve the application conditionally, that the final site plan show all outside improvements. A public hearing was waived. Motion carried 5 – 0.

**Davey’s Barista, 146 N. Church Street, 108-4-24, CS**

Representing the Applicant: Mr. David Bacucci  
Owner

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.

No exterior changes are proposed to the building, ADD review is not required.

If the applicant wants to add a barrier to close the existing drive-through, the changes must be noted on the site plan. Exterior paint color must conform to the ADD requirements.

Applicant submitted the following paint colors for the exterior of the building: Benjamin Moore Kendall Charcoal, designated as HC-166 for the main portion of the building and Benjamin Moore Chelsea Gray, designated as HC-168 for the trim.

On a motion by Ms. Siljkovic, seconded by Mr. Boese. The Planning Board approved the application conditioned upon changes/improvements to the drive thru being shown on the site plan. The public hearing was waived. Motion carried 5 – 0.

**70 Hatfield Lane, 126-1-5.1, IP**

Representing the Applicant: Andrew Fetherston  
Colliers Engineering and Design  
  
Abraham Gould  
Owner

The Applicant presented plans for the redevelopment of 70 Hatfield Lane with a 100,000 square foot warehouse building.

On a motion by Mr. LaBruna, seconded by Mr. Torelli. The planning board states its intent to become lead agency for this application. Motion carried 5 – 0.

**Danzinc, LLC., 129 West Main Street, CS**

Representing the Applicant: Daniel Saretto, Jr.

This applicant proposes an 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 in the CS Zone and Architectural Design District Overlay and is improved with an existing four story, mix use building.

On a motion by Mr. Torelli, seconded by Mr. LaBruna. The planning board adopted a Negative Declaration.

On a motion by Ms. Siljkovic, seconded by Mr. Boese. The planning board approved the plan as identified in Lanc & Tully letter dated May 19, 2023. The planning board also waived a public hearing. Motion carried 5 – 0.

**OTHER BUSINESS**

Ms. O’Donnell informed the Planning Board that the Goshen Logistics project, 120-1-1.1,3.1,3.3 & 123-1-1.3, submitted a draft final scope document. The paperwork was not

submitted in the time frame previously approved by the Planning Board; the 30-day window timeframe was adjusted. The final scoping documents have been circulated to all the agencies as required. The scoping document is posted on the Village of Goshen website, the applicant's website and the Engineering and Surveying Properties website.

### **APPROVAL OF MINUTES**

Minutes of April 2023 to be approved at the June 2023 meeting.

### **MEETING ADJOURNMENT**

Meeting adjourned at 8.40pm.

Elaine McClung, Chairperson

Notes prepared by Trish Sherlock