

Village of Goshen
Planning Board Meeting
June 27, 2023

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

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

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

APPLICANTS BEFORE THE BOARD

260 Main Street, #107-2-38, R-1, ADD, Church Park National Historic District

Representing the Applicant: Moshe Potash, Owner

The applicant proposes 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 photos submitted by the applicant more accurately reflect the existing architectural features of the structure and confirm that these features are to be retained by the owner. The photos reflect that a new door will be installed which fits in the period-appropriate opening.

On a motion by Mr. Torelli, seconded by Mr. Boese, the Planning Board accepted the renderings as presented by the applicant with the condition that the applicant place landscaping in front of the porch. Motion carried, 3-2. Aye - Mr. Boese, Ms. Silkovic, Mr. Torelli. Nay - Mr. LaBruna, Ms. McClung.

Davey's Barista, 146 N. Church Street, 108-5-24, CS Zoning District and ADD overlay

Representing the Applicant: David Bacucci, Owner

The applicant received conditional approval from the Planning Board in May 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. Restaurants are permitted as of right in the zone; however, the application documents described the restaurant as a coffee shop with food. Based on the applicant's application to the NYS Liquor Authority, it was determined that the intended use of the premises was not consistent with the project description provided to this board. The applicant is now seeking approval to operate the site as a restaurant and bar.

Mr. Baccuci stated for the record his intention to withdraw his application to the New York State Liquor Authority to serve alcohol at his business.

No additional action required.

39 Police Drive, #121-1-1.32, IP - Amended site plan

Representing the Applicant: Conor McCormack - Colliers Engineering
Avi Abramov – Applicant

The subject property is a 24.45-acre site in the Village's IP Zoning District. Access for this site is derived from Police Drive crossing a small parcel in the Town of Goshen. A warehouse development at this site received conditional approval from the Village Planning Board in August of 2020 (known previously as Southside Commerce Center). In January of this year, an application was submitted to amend the plans to include a 76,000-gallon water storage tank for fire suppression and related improvements to be located on the west side of the warehouse building. The plans have now been revised to include a redesign of the stormwater management. The size of the proposed warehouse and general layout of the site remains unchanged from the 2020 approval.

The applicant's submission did not include a narrative, so it is difficult for us to understand the full scope or purpose of the revisions. The plan submission states it is sheet 1 of 3 but only the single sheet was submitted. The proposal will require an amended SWPPP with updated erosion control plans as well as amended plans for water and sewer design and updated detail sheets. The applicant requires referral to the Orange County Planning Department.

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

Mr. Torelli made a motion to waive a public hearing due to the insignificance of the proposed changes. Motion seconded by Emi Silkovic. Motion carries 5-0.

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

Representing the Applicant: Steve Esposito - Engineering & Surveying
Properties

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-1 Zoning District and ADD overlay. The lots are to be combined as part of the project. The project site is currently a gravel parking lot for 65% of the overall parcel, 30% paved along the southern side of the parcel, and 5% vegetated. The CS-1 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.

Applicant states that they have hired a new architect and new plans are expected by July 11, 2023. The new architect is to incorporate the changes noted in the May 17, 2023 letter from DeGraw and DeHaan Architects.

Mr. LaBruna made a motion to adopt a negative declaration for this application. Motion seconded by Ms. Silkovic. Motion carried 5-0.

Fiddlers Green at Good Time Park #115-1-5, - Approval Extension

Representing the Applicant: Steve Esposito - Engineering & Surveying

Mr. Esposito provided an update on the project. The applicant is requesting a one (1) year extension of the previously granted Site Plan approval, Conditional Use Permit, and Flood Plain Development Permit. The applicant is requesting that the project completion date also be extended for one (1) year.

On a motion by Mr. LaBruna, seconded by Mr. Boese, the Planning Board approved to extend the prior approvals for an additional one (1) year. Motion carried 5-0.

OTHER BUSINESS

Ms. O'Donnell provided an update on the scoping process for the project at 39 Police Drive, 121-1-1.32. The scoping deadline was extended to June 19, 2023. One comment was received from the public.

On a motion by Mr. Boese, seconded by Mr. Torelli, the Planning Board accepted the scoping document dated June 27, 2023. Motion carried 4-0.

The minutes from the June 7, 2023 TAC Meeting are attached.

APPROVAL OF MINUTES

Minutes from April and May 2023 minutes in draft form, not ready for approval.

MEETING ADJOURNMENT

The Meeting was adjourned at 9:47pm.

Elaine McClung, Chairperson

Notes prepared by Trish Sherlock