

Village of Goshen
Planning Board Meeting
October 24, 2023

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

Absent: Emi Siljkovic

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 7:30 pm

There was an addition to the discussion in the agenda, regarding Solar installation in the Architectural Design District.

APPLICANTS BEFORE THE BOARD

39 Police Drive, 121-1-1.32 & 13-1-5011, IP, amended site plan

Representing the Applicant: Connor McCormack
Colliers Engineering and Design

Also Present: Ari Drummer
Project Manager.

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 plan 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 and now also 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 also received Orange County Department of Health approval for the water system on March 28, 2023.

Applicant submitted in previous plans, a water tank on the property which has a stainless-steel finish. New colors were presented to the Board for approval and the color Coventry Grey (Benjamin Moore) was selected in a matt finish to reduce the glare caused by the stainless-steel.

On a motion by Mr. Bose, and seconded by Mr. Torelli, the board voted on the adoption of a negative declaration and have no objection to approving the project subject to the outstanding comments from the September 22 Lanc and Tully letter.

Motion carried 4-0

On a motion by Mr. La Bruna, and seconded by Mr. Bose, the board issued an amended site plan approval, conditional upon compliance of the September 22 Lanc and Tully letter and installation of the water storage facility in a Coventry grey color,

Motion carried 4-0

Suresky Hundai, 126-1-3.1, IP – amended site plan, SWPPP

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Applicants proposed plans, Suresky Genesis Dealership Hatfield Lane, and a Stormwater Pollution Prevention Plan (SWPPP), last revised October 2023, for 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.

Applicant's disturbance of 2.4 acres of wetlands, which requires a permit from the Army Corps of Engineers, is being reviewed by both the Army Corps of Engineers and the DEC. Applicant is working with a non-profit organization and participating in the Wetland Trust program to minimize any damage to the wetlands. Applicant is still waiting for the individual permit from the Army Corps of Engineers, which was submitted three weeks ago. The Board will not to make a decision on approval of an amended site plan or granting conditional approval without the permit approval from the Army Corp of Engineers.

DISCUSSION

There was an application for the installation of Solar Panels on a house located inside the ADD (Architectural Design District), which was a first for the Village of Goshen. The Board found no language in the code regarding the installation of Solar in the Architectural Design District. The discussion for re-evaluation and updates to the zoning code in the ADD regarding such issues was addressed.

APPROVAL OF MINUTES

The minutes for September 26, 2023 Planning Board Meeting was approved and accepted as presented.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:39 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam