

Village of Goshen
Planning Board Meeting
July 25, 2023

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

Absent : Adam Boese

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 7:00 pm with the architectural design consultant, DeGraw & DeHaan Architects. Mayor O'Donnell introduced architect Jeff DeGraw to the Planning Board members and consultants. Mr. DeGraw gave an overview of his professional experience.

Chairperson McClung gave a brief overview of the Architectural Design District. A discussion took place regarding the ADD requirements, and procedures.

APPLICANTS BEFORE THE BOARD

The applicant for **39 Police Drive, 121-1-1.32, IP – amended site plan**, requested a withdrawal from the agenda and were not in attendance.

OCWB Properties, #112-12-7 & 8, CS, ADD 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-1 Zoning District and ADD overlay.

On a motion by Mr. Torelli, seconded by Ms. Siljkovic, Final site plan approval conditional upon compliance with the Lanc & Tully letter dated July 15, 2023 and final drawings agreed upon by the applicant, the Village's architectural consultant, and the Planning board. Motion carried 4 - 0

Aller, 105 Scotchtown Avenue, 124-2-3.2, R1 16 lot subdivision

Representing the Applicant: John Nosek
Nosek Engineering.

The applicant proposes construction for a 17-lot major residential subdivision with a new proposed road terminating in a cul-de-sac and a 4.45-acre parcel to be dedicated to the village of Goshen for recreational purposes. The subject property is a 16.6-acre parcel located off Scotchtown Avenue which extends back to the rear of properties located along Spring Rock Drive and the Village's water storage tank.

This was a first presentation of the proposal by applicant, who was seeking advice on what steps were necessary for project to become a viable option. Applicant was informed to contact village municipalities for guidance on issues involving the DPW, and

emergency services, along with the suggestions stated in the Lanc & Tully letter dated July 20th, 2023.

On a motion by Mr. LaBruna, seconded by Mr. Torelli, the board declared its intent to be lead agency. Motion carried 4-0

OTHER BUSINESS

The board is waiting for the applicant of Goshen Logistics to submit their impact statements after last month's plan approval.

APPROVAL OF MINUTES

The minutes for April, May and June 2023 Planning Board Meetings were approved and accepted as presented.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:30pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam