

Village of Goshen
Planning Board Meeting
January 23, 2024

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

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

Chairperson McClung called the public hearing to order at 7:30 pm

PUBLIC HEARING

R.I. Sureski & Sons, Inc., 126-1-3.1, IP - Expansion

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Applicants proposed plans, Suresky CDJR (Chrysler, Dodge, Jeep, Ram) Expansion, 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. The revised plan now includes the addition of a car tower, similar to the Hyundai Building. The proposed tower, calculated at 40 feet exceeds the maximum height of 35 feet, permitted by Village code. Applicant needed permission to increase area variance and received approval from the Zoning Board of Appeals at their January 18, 2024 meeting. There were no public comments or questions regarding new proposed plans. On a motion by Mr., Torelli, and seconded by Ms. Siljkovic, the board voted to close the public hearing.

Motion carried 5-0

APPLICANTS BEFORE THE BOARD

R.I. Sureski & Sons, Inc., 126-1-3.1, IP - revised site plan

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

Applicants proposed plans, Suresky CDJR (Chrysler, Dodge, Jeep, Ram) Expansion, 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. The revised plan now includes the addition of a car tower, similar to the Hyundai Building. Also revised was a Stormwater Pollution Prevention Plan (SWPPP), dated December 7, 2023 which last obtained Site Plan approval on April 27, 2021 for the addition of a new building on the site, of which construction was recently completed. Applicant received approval from the Village Zoning Board of Appeals for an increased area variance regarding the tower. On a motion by Mr. LaBruna and seconded by Mr. Torelli, the board has granted conditional approval upon compliance with the requirements set forth in the Lanc & Tully letter dated January 22nd, 2024, a date of project completion, set for May 1st, 2027, and compliance with all terms and conditions on the plans submitted by Engineering Properties as well as payment of all fees.

Motion carried 5-0

Sapphire Nursing & Rehabilitation at Goshen – 128-1-3.1, OBH – request for extension

Representing the Applicant

Dan Richman
Zarin & Steinmetz Law Firm

Applicant requested an extension of their conditional subdivision approval. Conditional Preliminary and Final Plan approval were granted on May 4, 2022, and applicant was given a six (6) month extension in March of 2023.

On September 26, 2023, the applicant requested two (2) 90-day extensions due to delays regarding obtaining companies to complete required meter installations. They were granted (one) 1 90-day extension.

In December 2023, the applicant requested another 6-month extension to satisfy the conditions of the board approval. Applicant was granted 1 (one) 90-day extension with the requirement of an appearance at the January PB Meeting.

One of the conditions required by the Board was the physical separation of meters and plumbing before the Plat will be signed. Mr. Richman provided photographic evidence of the meter installation and separation, which were purchased from and installed by the Village DPW.

The Board is satisfied with the current progress of the project, and no further extensions were requested.

DISCUSSION

1. Village of Goshen Local Law No. 1 of 2024

The purpose of this law is to reduce the time within which the Zoning Board of Appeals public hearing notice must be published from 15 to 5 days prior to the hearing.

The current Village code requires notices to be published at least 15 days before the public hearing is held. Because the official Newspaper of the Village is published on a weekly basis, and further because applications to the ZBA are accepted up to 15 days before the next meeting of the Board, the applicants are often forced to wait an inordinate amount of time to be heard.

This code will therefore reduce the waiting time for the applicants to have their application heard by the Board.

APPROVAL OF MINUTES

The minutes for December 19, 2023 Planning Board Meeting was approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. Torelli and seconded by Ms. Siljkovic, the Meeting was adjourned at 7:58 pm

Motion Carried 5-0

Elaine McClung, Chairperson

Notes prepared by Donna Tularam