

Village of Goshen
Planning Board Meeting
March 26, 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 meeting to order at 7:30 pm

APPLICANTS BEFORE THE BOARD

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

Representing the Applicant Applicant was not required to attend

In December 2023, the applicant requested a 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. Photographic evidence, along with a letter of explanation from the applicant's attorney of the meter installation and separation, which were purchased from and installed by the Village DPW was presented. Applicant has now requested a further 90-day extension for time to satisfy the conditions of the board's approval, which were put forth by DPW Superintendent Scott Birney. Those conditions were for an annual inspection of the Fire suppression systems and backflow prevention devices. On a motion by Mr. Boese, and seconded by Ms. Silikovic, the board agrees to a 90-day extension.

Motion Carried 5-0

20 Dikeman Drive "Kernel Farm", 122-1-2.4, IP, hospitality & agricultural development.

Representing the Applicant Connor McCormick
Colliers Engineering and Design.
Alice Ku
Applicant

The applicant proposes development of a motel/hospitality campus which includes 41 cabins (27 studio, 11 one-bedroom and 3 two-bedroom), 34 platforms for "domes" arranged along an elevated boardwalk intended for overnight accommodation, two buildings of 17,000 and 10,600 square feet respectively, proposed for events, a restaurant, and a spa as well as an outdoor pool. The overall site is 23.6 acres with access from Dikeman Drive in the IP Zone. Fifteen acres of the site is encumbered by Federal Wetlands and floodplain. As of now, all plans submitted are considered conceptual. A full-service restaurant is not permitted for motels under the IP Zoning table, and applicant was advised to discuss any future plans involving this with their attorney, as they may require variances. Permits are also required by the Army Corp. of Engineers regarding the use of Federal Regulated Wetlands and Flood Plains, and whether this project will be permissible.

Applicant will require a referral to the ZBA, and will return to planning board subject to the comments from the March 20th Lanc & Tully letter

CORRESPONDENCE

1. OC Health Department – Reminder of Jurisdictional Oversight and Review

The OC Health Department provided all municipal partners and their municipal leaders with an annual list to help ensure all projects move smoothly through review and approval.

APPROVAL OF MINUTES

The minutes for January 23, 2023 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

The Meeting was adjourned at 8:35pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam