

Village of Goshen  
Planning Board Meeting  
August 27, 2024

Members present: Chairperson Elaine McClung  
Adam Boese  
Emi Siljkovic  
Seamus Weir

Absent: Sal LaBruna

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

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

Chairperson McClung added to the agenda a discussion regarding the August 21 TAC meeting.

**APPLICANTS BEFORE THE BOARD**

**Royal Wine Corp., 2500 Route 17M, 117-1-1.22, IP – amended site plan**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

Also Present: Leif Ronaldson, GFI Partners  
Will Duffy, GFI Partners

This application for construction of a 635, 050 total square foot building for production, bottling and warehousing for a wine and juice manufacturer was approved by the Planning Board on March 22, 2022. Since this time, the project has started construction including water and sewer installation, building shell and construction of retaining walls. The applicant is proposing a Site Plan amendment that will modify several aspects of the site including 2 new exterior truck receiving areas, exterior building for sewer pretreatment, new main security gate, new gas building and parking relocation but does not impact the size of the footprint of the building or general layout or operations of the site.

Applicant is seeking the addition of a cooling tower, and support structure to be elevated above the loading dock, via a steel frame (approximately 4,300 sq ft).

Applicant has also relocated several parking spaces, as well as an exterior pump station, which was initially anticipated to be within the building.

An additional security gate at the main entrance, and electrical service equipment have been added to the Plan, as well as a gas doghouse (a small shed-like structure housing gas equipment).

Free standing signs (to which applicant are entitled to two, via Village Zoning Code) are also added to the site plans, but require building permits by the Village Building Department, and the Landscaping plan has been revised to include additional plantings for screening in the northeast corner of the site along the Heritage Trail.

Applicant has revised their site and landscaping plans, as well as their construction schedule, per the request of the board at the July 23 PB Meeting, to reflect the changes proposed. The applicant is also requesting a TCO (Temporary Certificate of Occupancy) for the warehouse only, for a few employees and use as dry storage of their own product.

The project was classified as a Type 1 Action SEQR and issued a Negative Declaration by this board after a comparison analysis was completed between the winery and the warehouse previously approved on this site.

A more tangible schedule of completion for the updated plans is requested and should be included in the negative declaration.

On a motion by Mr. Boese, and seconded by Mr. Weir, the board voted to adopt the Negative Declaration and amended site plan approval as formalized and finalized by the Planning Board Consultants.

**Motion Carried 4-0**

**11 Webster Ave Mixed Use Building, 108-7-7.1, CS, ADD, CPHD – demolition & construction of mixed-use building.**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

The applicant proposes to demo an existing 2½ story, wood-frame house built circa 1835 (Based on the building’s NRHP data form) previously home to General George D. Wickham and currently used as a mixed-use building, to construct a 4-story mixed-use building with commercial units on the ground floor and 17 residential apartments. The lot consists of 22,367 square feet in the CS Zone, the Village’s Architectural Design District with the National Church Park Historic District and individually listed on the National Register of Historic Places.

The applicant’s plans, showing two residential units on the first floor of the structure is not permitted under Village Zoning code. The application will require a variance for building height, front yard, side yard, development coverage and parking.

Based on the proposed height of the building, the site must meet NYS Fire code aerial apparatus requirement.

The applicant will also require approval from the Village Board, as the plans proposed encroach on a portion of Webster Park, which is Village owned property.

This project is also located in the Floodplain, and will need to comply with the Village Code and relevant sections of the NYS Building Code and obtain a floodplain development permit from the Building Inspector.

The demolition of this building is not consistent with the intent of Article XV of the Village Zoning code, as it has no structural deficiencies, or has not been architecturally compromised beyond why it was listed on the National Register of Historic Places.

When asked why the applicant wanted the building demolished, Mr. Esposito stated that the owner has made an investment buying the property, and would like move forward with expanding the facility. The applicant will have to proceed to SHPO and be granted permission to declassify the building, in order to move forward with any demolition plans.

Based on the Village Zoning Code, applications for demolition within the ADD or any historic district within the village shall be considered Type 1 Actions under SEQR and will require submission of a full EAF.

**Harris/Matta Lot Line Change, 99 Scotchtown Avenue, 124-2-2.2, R-1**

Representing the Applicant: Joe Matta

The applicant proposes a lot line revision to relocate a 0.311-acre portion of Lot 124-2-2.2 onto Lot 124-2-2.142 to allow for direct street frontage from Scotchtown Avenue. No additional lots or new structures are proposed. A driveway was proposed in 2018 when the dwelling on Lot 2.142 was proposed but ultimately the driveway for this house was constructed from Horseshoe Court.

This application and any associated approval will not authorize any road or driveway access to Scotchtown Ave. Any access to Scotchtown would require approval from Orange County DPW, and extending a driveway to the existing house from Scotchtown would require permission from the Village to grade within the utility easement.

As per Local Law #5 of 2023, the Village created a separate process for a lot line change, where land is being transferred to an adjacent parcel and no new lots are being created, which allows the Planning Board to waive a public hearing.

On a motion by Ms. Siljkovic, and seconded by Mr. Weir, the board voted to waive a public hearing.

**Motion carried 4-0**

On a Motion by Mr. Weir, and seconded by Ms. Siljkovic, the board approved the resolution for the lot line change as presented.

**Motion Carried 4-0**

## **DISCUSSION**

The TAC (Technical Assistance Committee) met on August 21<sup>st</sup>, to discuss a new application for a café and deli in the Old Howell's café location. This was not a change of use permit, so the application was approved.

## **APPROVAL OF MINUTES**

The minutes for July 23, 2024 Planning Board Meeting were approved and accepted as presented.

## **MEETING ADJOURNMENT**

Chairperson McClung adjourned meeting at 8:30 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam