

Village of Goshen  
Planning Board Meeting  
July 23, 2024

Members present: Chairperson Elaine McClung  
Sal LaBruna  
Adam Boese  
Seamus Weir

Absent: Emi Siljkovic

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

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

The Chair introduced the newest member of the Village Planning Board, Mr. Seamus Weir.

### **APPLICANTS BEFORE THE BOARD**

#### **5 Ludlum Place Subdivision, 112-8-1.22, R1/ADD – 2 lot minor subdivision**

Representing the Applicant: Keith Woodruff  
Engineering and Surveying Properties PC

Applicant is proposing a two-lot minor subdivision for the construction of one additional single-family dwelling. The existing lot consists of 1.2 acres, developed with a single-family dwelling with frontage on Ludlum Place in the R-1 Zone and the Church Park National Historic District. The planning Board adopted a Negative Declaration, completing the SEQR process at the April meeting.

It has been determined, that this parcel is not located in the Architectural Design District (ADD), but is in the Church Park Historical District.

On a motion by Mr. Boese, and seconded by Mr. LaBruna, the board has granted conditional approval upon the satisfaction of all issues raised in the July 15, 2024 review by Lanc and Tully, as well as confirmation that the existing easement will accommodate the new water and sewer line. Applicant must also contact adjoining property owners, informing them of the construction and addition of new water and sewer lines.

**Motion Carried 4-0**

#### **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, CRE Management  
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 required to draft a list of updated conditions and changes for review by Planning Board for the next meeting.

Changes to the Site plan do not require a referral to the Orange County Department of Planning, and the Board has waived having a public hearing.

On a motion by Mr. Boese, and seconded by Mr. Weir, the Board has waived a public hearing.

**Motion Carried 4-0**

### **20 Dikeman Drive “Kernel Farm”, 122-1-2.4, IP, Hospitality & agricultural development.**

Representing the Applicant:

Connor McCormack  
Colliers Engineering and Design

Also Present:

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 8,500 and 4,200 square feet respectively (reduced from 17,000 SF and 10,600 SF), proposed for motel reception, a coffee shop, conference room and indoor recreation 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.

Applicant gave updates on the progress of the project, and meeting with the Goshen Fire Department on their concerns regarding access to the property and of the boardwalk in case of emergencies. The Fire Department’s main concern is the width of the boardwalk, which at present, would not support any current vehicles they own. In addition, another concern of the Fire Dept and the Board is secondary access; the applicant has agreed to work on providing this.

Applicant will need to respond to the Fire Department’s comments.

The Department of Public Works Superintendent sent a letter to the board to voice concerns regarding the flooding of the roads, which are an existing condition of the property. Applicant is aware of this issue.

Applicant required to perform soil testing, and re-submit a revised SWPPP after testing is completed. Applicant requested a public hearing and request was granted for Sept for the Board to have time to consider a SEQRA negative declaration.

On a motion by Mr. LaBruna, and seconded by Mr. Weir, the board has agreed to schedule a Public Hearing for the September Planning Board Meeting.

**Motion Carried 4-0**

### **Fiddlers Green at Good Time Park – 115-1-5, R-3 – extension request.**

Representing the Applicant:

Steve Esposito  
Engineering and Surveying Properties PC

Applicant is proposing the development of 178, one-bedroom apartments in 6 buildings (30 units per building except for Buildings 2 and 5 which are to contain 29 units and a community room or gym) with associated parking, recreation, land-scaping, lighting, and

drainage facilities. Each building is proposed to be three and a half stories. Buildings 1, 2, 3 and 4 will have three stories of residential over subsurface garage parking while buildings 5 and 6 will have three stories of residential units and will provide surface parking. The project proposes two access points at Route 17M Connector Road and Green Street. Onsite recreation will include a playground, gazebo, walking paths and boardwalk which provides access to Finan's Pond.

Applicant is requesting an extension of one (1) year on the previously approved Site Plan, Conditional Use Permit, and Flood Plain Development Permit, which were granted on June 9, 2020.

Per the Village attorney Mr. Donovan, the applicant's request for an extension will not be granted until the Developers Agreement is fully executed, which was part of the conditional approval in the original agreement.

The Board has requested and applicant has agreed to provide an outline of progress made toward conditions of the project's original approval.

### **APPROVAL OF MINUTES**

The minutes for May 28, 2024 Planning Board Meeting were approved and accepted as presented.

### **MEETING ADJOURNMENT**

On a motion by Mr. LaBruna, and seconded by Mr. Weir, the Meeting was adjourned at 9:15 pm

**Motion Carried 4-0**

Elaine McClung, Chairperson

Notes prepared by Donna Tularam