

Village of Goshen
Planning Board Meeting
October 22, 2024

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

Absent: Seamus Weir

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 Public Hearing to order at 7:30 pm

PUBLIC HEARING - 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.
Robert A. Stout, Attorney
Whiteman Osterman & Hanna LLP

Comment received from Mr. Tim Conway, residing on Minisink Trail, asking to explain the concept of the “domes” and their use.

Mr. Conway also voiced his concern regarding long term residential occupation of the rooms, and enforcement (if any) that would apply. Mr. Donovan responded by reiterating that the project is deemed hotel use and therefore temporary. Any enforcement should be referred to the Building Inspectors office, as they have code enforcement responsibility.

Applicant is exploring two alternative emergency access roads to the site. (King Zac Access and Solar Farm Access)

Either access will require signed agreement with the neighboring parcels, a permanent easement filed in the County Clerk’s office and approval from the Orange & Rockland Utilities for construction within their easement. The applicant has meetings with both neighboring properties and is working toward an agreement.

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

Motion Carried 4-0

APPLICANTS BEFORE THE BOARD

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.
Robert A. Stout, Attorney
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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.

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.

Applicant needs to include additional information in the EAF regarding Fire suppression, traffic impacts, and a discussion of blasting or other means of shallow bedrock removal. Applicant must also address DPW's concern of flooding on Hatfield Lane, and offsite impacts related to the disturbance with the floodplain.

The Planning Board suggested a site visit to the property, which will be coordinated accordingly.

KCK, LLC, 114-4-18, CS-1, ADD – grading & Erosion control plan

Representing the Applicant:

Steve Esposito
Engineering & Surveying Properties PC

This application is for an amended Site Plan approval for re-grading a lot located at 262 Greenwich Avenue that currently includes an existing office building on a 2.32-acre lot in the CS-1 Zoning District and the Village's Architectural Design District (ADD). This application received conditional Site Plan approval on January 25, 2022.

The applicant is asking to reinstate previous clearing and grading permit approval, which has since lapsed. Approval would allow applicant to create a larger flat space for additional parking and future building expansion.

On a motion by Mr. Boese, and seconded by Mr. LaBruna, the board voted to waive a Public Hearing, Reaffirm the previously issued Negative Declaration, and grant site plan approval.

Motion Carried 4-0

APPROVAL OF MINUTES

The minutes for August 27, 2024 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

Chairperson McClung adjourned the meeting at 8:20pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam