

Village of Goshen
Planning Board Meeting
December 17, 2024

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

Also present: Kristen O'Donnell, Village Planner, Lanc and Tully
Trish Sherlock, Clerk
Donna Tularam, Clerk

Absent: Dave Donovan, Esq., PB Attorney

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

APPLICANTS BEFORE THE BOARD

20 Dikeman Drive “Kernal 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.

The applicant has revised both their EAF and SWPP as requested, and revised the site plans to address the fire department concerns, regarding emergency vehicle access on the boardwalk. Applicant also did fire hydrant testing with the Village DPW, to determine flow and pressure, which were both deemed sufficient. The Planning Board members paid a visit to the site for visual references and a general layout of the proposed structures.

Applicant conducted a virtual meeting with the Army Corp. of Engineers who confirmed a permit would not be required, based on the layout of the current site plan, and applicant continues to work with adjacent property owners to secure secondary access to the property.

Regarding SEQR, a motion was made by Mr. La Bruna, and seconded by Ms. Siljkovic, that this application will not have a significant adverse impact on the environment therefore a negative declaration is determined.

Motion Carried 5-0

11 Webster Ave, 108-7-7.1, mixed use buildings, CS, ADD, CPHO – revised plan

Representing the Applicant: Steve Esposito
Engineering and Surveying Properties PC

The applicant has revised the plans, and proposed demolition of only the rear portion of the existing wood-frame house. As discussed at the last meeting, the structure was built circa 1835, previously home of General George D. Wickham and currently used as a mixed-use building. The current proposal would preserve the front, original portion of

the structure and construct a 4-story mixed-use building with commercial unit on the first floor and one residential apartment. In the rear of the site, the applicant proposes a 4-story mixed use building with commercial units on the ground floor and 15 one and two-bedroom residential apartments (reduced from 33 on the previous plan) on upper floors. 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 application will no longer require a variance for building height, but will require one for the number of stories of the building. Applicant will also seek a variance for parking. Based on the proposed height of the building, the site must meet NYS Fire code aerial apparatus requirement. The revised plans propose to remove less curbing and sidewalk in Village-owned Webster Park to allow for wider vehicular access to the site. Applicant still requires approval from the Village Board for modifications to the park.

The board recommends that Mr. Esposito and the applicant consult with the Village Architectural firm as they move forward, which will be a necessary step for the applicant to submit complete site plans and appearing before the Zoning Board of Appeals. Applicant will provide updated rendering of proposed building to reflect a realistic view of the building in the current setting.

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.

Based on Section 15.2 of 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. A full EAF is required to be submitted. Once this form is submitted, SEQR will need to be coordinated amongst permitting agencies.

Applicant still has several fundamental issues to address before the project can proceed.

DISCUSSION

1. TAC Meeting

Discussion pertained to November's TAC meeting which approved of an Argentinian restaurant at the former Diplomat Café location on West Main Street.

December's Meeting regarding 1 Coates Drive (Eastgate), for an application for a daycare, which is not a permitted use in the Industrial Zone. No action necessary. The site, a former church, was approved by the ZBA in 2015.

Trailside Treats was approved for a second location, which will be opened in the old Roccoroma location.

2. Architectural Design District (ADD)

Last month's discussion regarding changes to the procedure on how permits are issued and approved. Also addressing residences within the ADD, which as of today, the code only addresses businesses.

This will be an ongoing process, in which the board members will continue to put together their list of concerns.

3. Approval of Minutes


The minutes for November 19, 2024 Planning Board Meeting were approved and accepted as presented.

4. Approval of 2025 Meeting Dates

On a motion by Mr. Weir, and seconded by Mr. LaBruna, the Planning Board Meeting dates for 2025 were approved.

MEETING ADJOURNMENT

Chairperson McClung adjourned the meeting at 8:22pm.


Elaine McClung, Chairperson

Notes prepared by Donna Tularam