

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
January 15, 2015

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
Phil Dropkin
David Gawronski
John Lupinski
Giovanni Pirraglia

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney
Neal Halloran, Building Inspector

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of December 18, 2014 were approved.

Possible Extension or Abandonment of Applications pursuant to Town Code

Young's Grove/Reiger

A letter was read from Steve Esposito asking for two 90-day extensions of the Conditional Preliminary Approval. The Conditional Preliminary Approval expires Jan. 16. A summary of the work completed and outstanding issues was attached to the letter.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Gawronski, The Town of Goshen Planning Board grants two 90-day extensions, to June 18, 2015, to the Conditional Preliminary Approval granted Young's Grove/Reiger. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Items for Discussion/Action

Orange County Chinese Christian Church – 10-1-56.3 Site plan and special permit application for a religious use on 27.126 +/- acres on Cheechunk Road in the RU District with AQ6 overlay. Discussion and schedule public hearing.

Representing the applicant:

David Higgins, P.E.

Mr. Higgins said that since the last meeting in November the entrance has been shifted to increase sight distance and four trees in the right-of-way have been identified which, when cleared, will be able to increase sight distance further. Mr. Hoffman said he strongly recommends the removal of the trees if it will increase sight distance.

Mr. Higgins said that the modified plan shows a boulevard entrance with two wide lanes separated by a landscaped strip. He said the applicant had suitable perc test results and the data has been added to the plans. The plans now show a flat grassy area for overflow parking, he said. A landscaping and lighting plan has been added. Mr. Higgins showed a rendering of what the building may potentially look like. Mr. Higgins said that a protocol for the well testing was prepared and submitted to Mr. Hoffman for review yesterday.

PB members commented on specifics of the plan.

Ms. Naughton said that the PB can assume lead agency status because they have received no objections to their Notice of Intent. She said the application will need a public hearing.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Dropkin , The Town of Goshen Planning Board assumes lead agency status on the application of Orange County Chinese Christian Church. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Andrews, The Town of Goshen Planning Board sets a public hearing on the application of Orange County Chinese Christian Church for February 19, 2015. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Cannon Hill Flex Building – 12-2-45 Site plan and special permit application for a warehouse and office facility (flex building) on 7.7 +/- acres on Industrial Drive in the I District with AQ3 and Floodplain & Ponding overlays. Discussion & schedule public hearing.

Representing the applicant: Anthony Trochiano, Pietrzak & Pfau

Mr. Trochiano discussed the modifications made since his last appearance in July. He said he appeared before the Town ZBA and in September received the two requested area variances, for building placement and curb cuts for the two entrances to the site.

Mr. Trochiano said the site will be served by an individual well located at the front of the site. He said that the Department of Health has approved the location of the well in general, based on certain conditions which he read. Mr. Trochiano said the applicant is proposing individual septic at the rear of the site that will require a permit from the NYSDEC. He said that he is currently working on a full SWPPP.

PB members discussed specific elements of the plan. At the end of the discussion it was noted that there are outstanding issues that need to be rectified prior to scheduling a public hearing.

The Planning Board adjourned its meeting at 8:47 p.m.

Lee Bergus, Chair

Notes Prepared by Sue Varden