

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
September 3, 2015

Members Present:

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

Also Present:

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

Absent: David Gawronski

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

The minutes of the meeting of August 20, 2015 were approved with corrections.

Possible Extension or Abandonment of Applications pursuant to Town Code

New Horizons

A letter dated September 2, 2015 from the applicant's representative was received seeking an extension of the preliminary and conditional final approval granted to the application.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, The Town of Goshen Planning Board extends the preliminary and conditional final approval granted to New Horizons to March 17, 2016. Approved unanimously.

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

Items for Discussion/Action

Timber Trail – 2-1-20.4: Site plan application to convert an existing barn to a residence on 55.4 +/- acres on NYS Route 207 and Everett Road in the RU District with AQ-6 overlay. Initial presentation and discuss public hearing.

Representing the applicant:

Susan Shapiro, owner

Ms. Shapiro said that she has met with the PB consultants. She said there is a vacant barn with electricity and no plumbing that she would like to convert to a one-bedroom apartment. She intends to put in an individual septic system for the structure. Ms. Shapiro said there is an existing well on the 55 acre parcel which serves two other rental homes. She said that the well produces plenty of water. Each apartment has its own septic system. All three apartments will be served by a single driveway.

Mr. Hoffman said there is a question about the separation distance between the septic and the well. He recommended that any action by the PB be conditioned upon the testing of the well.

Mr. Golden said the Building Inspector has determined that the conversion of the existing barn to a single family rental residence would be considered a minor project. In this case a public hearing is optional and up to the PB's discretion, he said.

It was noted that the PB is waiting to hear from the County Planning Department. It was noted also that the application, a Type II Action, will be referred to the Environmental Review Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Dr. Baker, The Town of Goshen Planning Board waives the requirement for a public hearing on the application of Timber Trail. Approved unanimously.

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

The PB attorney was directed to draft a resolution of approval for review.

The Estates at Rolling Ridge (aka Fieldstone Farm) – 12-1-70.211: Application for a residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Discuss Conservation Findings.

Representing the applicant

**Michael Sandor, MJS Engineering
Greg Slater, partner**

Mr. Sandor said that he is in agreement with the conservation findings in the document prepared by the PB's legal counsel. He said that the number of proposed lots has not yet been determined, contrary to the statement in the August 6, 2015 PB minutes referencing 16 lots. The number of lots will be discussed with the PB and determined as a result of that discussion, he said.

Mr. Sandor said that the applicant wants to leave fifty percent of the property in its natural form, leaving buffers along the property that borders the Goshen Meadows project and the property that borders on the north. He said that the wetland area on the eastern edge of the site has been re-delineated and will be shown on the map. In addition to a pond, there are also two structures on the property, one is a residence off Maple Ave. which will be kept and a small structure in the hollow which he agreed will be removed.

PB members were given a copy of the draft Conservation Analysis Findings prepared by Ms. Naughton. She prepared the document based on the input of PB members, she said. The document was discussed and an additional Finding added, as proposed by Mr. Golden stating that “The protections listed shall take into account adequate connectivity to adjacent properties. “

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, The Town of Goshen Planning Board accepts the Conservation Analysis Findings as modified on the application of The Estates at Rolling Ridge. Approved unanimously.

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

Amy’s Kitchen, Inc. – 12-1-1.222, 1.41, 19.2, 23.2, 24.2 and 10-1-11.2: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. DEIS Completeness (3rd partial submission).

Mr. Dropkin, a consultant for Amy’s Kitchen Inc., recused himself and was replaced by PB alternate Melissa Gallo.

Representing the applicant:

Graham Trelstad

Mr. Trelstad said he recently submitted the additional chapters to the DEIS including Fiscal Impacts, Impacts to Energy & Solid Waste Management, Irreversible and Irretrievable Commitment of Resources, and Growth Inducing Impacts. He asked the PB for comments about these chapters. There was discussion.

Mr. Trelstad said that further chapters will be submitted in the next two weeks.

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 AQ 6 overlay. Discuss off-site well protection.

There was no one present representing the applicant.

Mr. Hoffman said that the applicant performed pump tests and monitored existing nearby wells but was unable to install monitoring equipment within the well at 112 Cheechunk Road because the well is a jet pump located in an underground pit with standing water. Since that particular well could not be monitored, Mr. Hoffman said the potential impact on that adjacent well is unknown. Because of this situation, the applicant has asked that the PB consider establishing a bond for the purpose of ensuring the integrity of the neighboring well from the impacts of the proposed development.

Ms. Naughton had drafted a Complaint Response and Remediation Plan establishing procedures in the event that the well at 112 Cheechunk Road, or any other well, is adversely impacted.

The remediation plan was discussed and some changes suggested.

The amount of the bond was not set but will be determined by the engineer's office and then brought before the PB.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Dr. Baker, The Town of Goshen Planning Board approves the Complaint Response and Remediation Plan, subject to changes discussed and suggested at its September 3, 2015 meeting. Approved unanimously.

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

Adjournment – The Town of Goshen Planning Board adjourned at 8:45 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden