

**Town of Goshen Planning Board  
Town Hall  
41 Webster Avenue  
Goshen, New York  
July 19, 2018**

**Members Present:**

Lee Bergus, Chair  
David Crawford  
Phil Dropkin  
Cynthia Hand  
Frank Leva  
Diana Lupinski  
Giovanni Pirraglia

**Also Present:**

Sean Hoffman, P.E. PB Engineer  
Kelly Naughton, Esq. PB Attorney  
Carlito Holt, Traffic Engineer  
Neal Halloran, Building Inspector  
Richard B. Golden, Esq., TB Attorney

The Planning Board meeting was opened at 7:30 p.m. by Chairman Lee Bergus.

**VOTE BY PROPER MOTION**, made by Ms. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board hereby approves the minutes of the July 5, 2018 subject to the changes discussed. Unanimously approved.

Mr. Bergus	Aye	Mr. Leva	Aye
Mr. Crawford	Aye	Ms. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Ms. Hand	Aye		

**Goshen Christian Reformed Church – 13-1-11.32-2:** Application for site plan and special permit for a proposed addition to the existing church along New York State Route 17A in the RU Zone with AQ-3, Floodplain & Ponding and Scenic Road Corridor overlays. **SEQRA EAF Part 2**

Representing Applicant: Henry Vogel

Ms. Hand recused herself from this application.

Ms. Naughton stated that she distributed a draft Part 2 of the Environmental Assessment Form to the Planning Board for review this evening. Mr. Dropkin asked about the response to Question 1c, related to the construction on land where bedrock is exposed. Mr. Hoffman stated that this is a small impact rather than a no impact; generally, these impacts are temporary in nature. Mr. Hoffman recommended it be a small impact. Mr. Hoffman read Question 3c relating to the impact on waters downstream, and stated that the DEC’s manual says this is for the Board to consider impacts beyond erosion and sediment control. These

impacts are associated with the excavation for construction. Mr. Bergus confirmed that there will be erosion control measures in place. Mr. Hoffman affirmed this statement, and noted that the project is under the threshold set by the DEC for a stormwater permit, and there are no regulated water bodies nearby.

Mr. Pirraglia asked about where on the property the flood plain was located. Mr. Hoffman stated that it is in the back corner of the project, but there is no disturbance in that area. For consistency with the Zoning Map, the consultants indicated a small impact on the EAF. Mr. Dropkin asked what the aesthetic resource was related to Question 9, and Ms. Naughton responded that Route 17A is located within the Scenic Road Corridor Overlay.

Mr. Pirraglia asked if the Planning Board had received a letter from SHPO yet, and Ms. Naughton stated that it had not. Mr. Dropkin asked about Question 16a, and Ms. Naughton stated that there is a school and daycare on site. Mr. Bergus stated that the noise impacts are temporary and related to construction. Mr. Hoffman noted that the small impacts related to light will be mitigated by the Board’s typical condition requiring 0.1-foot candles at the property line.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board hereby accepts the draft EAF Part 2. Unanimously approved.

Mr. Bergus	Aye	Mr. Leva	Aye
Mr. Crawford	Aye	Ms. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Ms. Hand	Recused		

**VOTE BY PROPER MOTION**, made by Ms. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board hereby authorizes the drafting of a resolution, which shall contain a condition requiring receipt of a letter from SHPO. Unanimously approved.

Mr. Bergus	Aye	Mr. Leva	Aye
Mr. Crawford	Aye	Ms. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Ms. Hand	Recused		

**LEGOLAND – Merlin Entertainments Group/LEGOLAND New York – 11-1-46.2, 49.22, 49.23, 49.24 & 15-1-59.4:** Application for amended site plan for a commercial recreational facility on 513.3 +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Zones with AQ-3, Scenic Road Corridor, Floodplain & Ponding, Stream Corridor & Reservoir and Commercial Recreation overlays. **Discuss Revised Plans and SEQRA**

Ms. Lupinski recused herself from this application.

**\*\*\* PLEASE REFER TO STENOGRAPHER TRANSCRIPT FOR THIS PORTION OF THE MINUTES \*\*\***

**VOTE BY PROPER MOTION**, made by Ms. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board hereby adjourned the meeting at 8:51pm. Unanimously approved.

Mr. Bergus	Aye	Mr. Leva	Aye
Mr. Crawford	Aye	Ms. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Ms. Hand	Aye		