

**Town of Goshen Planning Board Meeting
Town Hall
41 Webster Avenue
Goshen, NY 10924**

January 2, 2020

Members Present:

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

Also Present:

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

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

Public Hearings

Makuen Realty Associates Subdivision- 13-1-10.2: Application for a two lot (2) subdivision of 87.10 +/- acres on NYS Route 17A in the RU & CO Zones with AQ-3 and Floodplain & Ponding, and Scenic Road Corridor overlays.

RJ Smith, Mack Makuen and Erik Boe, LAN Associates appeared before the Board. Mr. Smith reviewed the project with the Board.

Mr. Boe went through the conceptional plan.

Mr. Hoffman went over his report with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to open the Public Hearing for applicant Makuen Realty Associates Subdivision. Approved unanimously.

Chairman Bergus	Aye	Mr. Leva	Aye
Mrs. Hand	Aye	Mr. Dropkin	Aye
Mr. Pirraglia	Aye	Mr. Crawford	Aye
Mrs. Lupinski	Aye		

Chairman Bergus asked if anyone from the public was present.

There was no response.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to close the Public Hearing for applicant Makuen Realty Associates Subdivision. Approved unanimously.

Chairman Bergus	Aye	Mr. Leva	Aye
Mrs. Hand	Aye	Mr. Dropkin	Aye
Mr. Pirraglia	Aye	Mr. Crawford	Aye
Mrs. Lupinski	Aye		

Attorney Naughton asked if applicant would be willing to waive the time limit the Planning Board has to make a decision due to the application for road frontage before the ZBA.

Mr. Smith responded “so done”.

Items for Discussion/Action

2669 Route 17M – 12-1-70.1: Application for site plan and special permit for conversion of an existing structure to light industry on 4.0 +/- acres on NYS Route 17M in the HC Zone with AQ-6 overlay. Discuss Revised Plans

David Niemotko, project engineer, reviewed Mr. Hoffman's report with the Board.

Whereupon, there was a discussion on well testing, the septic fields, wetlands, parking, frontage and the driveway. A traffic study will be done by John Canning.

Mr. Halloran noted that repairs are being done on the roof. He was concerned about what is going to be stored, and whether a sprinkler system is intended.

10 6 ½ Station Road, LLC – 12-8-13: Application for site plan and special permit for conversion of an existing structure to warehouse on 4.4 +/- acres on 6 ½ Station Road in the HC Zone with AQ-6 and Floodplain & Ponding Overlays. Initial Presentation and Commence SEQRA

David Higgins, Lanc & Tully, reviewed the project with the Board. Mr. Higgins addressed Mr. Hoffman's comments in his report.

Whereupon, there was a discussion on phasing of construction, driveways, fence line around the pool, landscaping, screening the pool from the parking lot, shift work nine to five, ten tractor trailers a day, may need a fire wall, information on the well, and waste water.

Mr. Hoffman noted he is looking for a test plan on the well.

Attorney Naughton stated this was a type 2 action

Whereupon, there was a discussion on the warehouse projects coming before the Board.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to authorize Counsel to draft a letter to the Town Board to consider looking at the zoning codes pertaining to warehouses. Approved unanimously.

Chairman Bergus Aye
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Mr. Leva Aye

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Mrs. Hand Aye
Mr. Pirraglia Aye
Mrs. Lupinski Aye

Mr. Dropkin Aye
Mr. Crawford Aye

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

Chairman Bergus Aye
Mrs. Hand Aye
Mr. Pirraglia Aye
Mrs. Lupinski Aye

Mr. Leva Aye
Mr. Dropkin Aye
Mr. Crawford Aye

Meeting adjourned at 8:53 pm