

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

February 4, 2021

Members Present:

Lee Bergus, Chairman
Phil Dropkin
Giovanni Pirraglia
Diana Lupinski
Cynthia Hand
Marty Holmes
Frank Leva
Dave Crawford

Also Present:

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

Pursuant to the Governor's Executive Order the meeting was recorded and posted on line.

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

Approval of Minutes

November 11, 2020 minutes were deferred to next meeting.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the January 21, 2021 minutes as modified. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Chairman Bergus read a letter dated October 30, 2020, from Civiltec Engineering and Surveying, requesting a six month extension of the Conditional Site Plan Approval for applicant Southside Commerce Center, signed by Lawrence Torro, PE.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to extend the Conditional Site Plan Approval to August 19, 2021. Approved unanimously.

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

Public Hearings

Aller Subdivision – 2-1-5.2: Application for small-scale subdivision on 16.86 +/- acres along Scotchtown Road (County Route 83) in the RU Zone with AQ-6 overlay.

John Nosek was present for applicant.

Whereupon, there was a discussion on the wetlands.

Mr. Hoffman reviewed his report with the Board.

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

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

Brad Bornhorst had no comment.

Debra Corr had no comment.

Jon DiLapi, 9 John Drive, was concerned about blasting associated with the site.

John Nosek responded there's no proposed blasting.

John DiLapi asked relative to the homes on John Drive how far to their backyards.

John Nosek responded the proposed house was on the opposite side of the road. He believed that he wouldn't see the house.

Sue Cleaver had no comment.

Kevin Tymon and Leann Tymon, 376 Scotchtown Road, asked if it was a single house or a multi-house. Was concerned about the setback from the road, if the current house would be demolished, how many trees would be taken down and how many square feet the house would be.

John Nosek responded it is a proposed single family house. It would be approximately a 70 foot setback, the current house is going to stay on lot one, minimal trees would be taken down, and it would be a four-bedroom single family home consistent with the rural zoning in the Town of Goshen.

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

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board authorized counsel to draft a Resolution. Approved unanimously.

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

All One All – A D'Artagnan Foundation Regenerative Farm-8-1-6: Application for site plan and special permit for conversion of an existing barn to restaurant and farm shop on 14.5 +/- acres along Coleman Road and Craigville Road/County Route 66 in the RU Zone with AQ-6 overlay.

Attorney Naughton stated the applicant requested at this time to hear comments but close the public hearing. Another public hearing would be scheduled once further information is received. Applicant waived the time frame.

Continuation of the public hearing.

Mr. Hoffman reviewed his report with the Board.

Attorney Naughton noted the applicant wasn't present but would get a copy of the recording that's on line. Advised the Board to close the Public Hearing and renote the public when all the material is received and another Public Hearing is scheduled.

Brad Bornhorst had no comment at this time.

Debra Corr had submitted a letter earlier in the day and had no comment.

Susan Cleaver asked that when people speak to state their address. Noted she would hold up on comments until it reopens. Noted there were a lot of things in the law that needed to be submitted, such as loading docks. Did not see the size of freezers and storage in the plans.

Whereupon, the Board was polled to determine if the Public Hearing would be closed.

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to close the Public Hearing and reopen at a future date once all the

material is submitted. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for the next meeting.

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

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

Meeting adjourned at 8:30 pm.