

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

March 19, 2020

Members Present:

Lee Bergus, Chairman
Phil Dropkin
David Crawford
Giovanni Pirraglia
Martin Holmes (Alternate)

Also Present:

Richard Golden, Town Attorney
Neal Halloran, Building Inspector
Sean Hoffman, Town Engineer (via phone)

Members Absent:

Frank Leva
Cynthia Hand
Diana Lupinski

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

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

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the March 5, 2020, minutes as modified. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Possible Extension or Abandonment of Applications pursuant to Town Code

Youngs Grove – Chairman Bergus read a letter signed by Steve Esposito, Esposito and Associates, requesting two 90-day extensions for conditional preliminary approval major subdivision, which expires on April 2.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Chairman Bergus, the Town of Goshen Planning Board moved to grant two 90-day extensions for conditional preliminary approval major subdivision to September 17, 2020 for applicant Youngs Grove. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Public Hearings

Cannon Hill Flex Building – 12-2-45: Application for second amended site plan and special permit for change of use to include light industry and service business on 7.7 +/- acres on Cannon Hill Drive in the I Zone with AQ-3 and Floodplain & Ponding overlays.

Joe Pfau present for applicant. Reviewed the project with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to open the public hearing for applicant Cannon Hill Flex Building. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Whereupon, there was a discussion that an audio recording of this meeting is on line and comments would be accepted from the public until close of business on March 30.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on the service business, waste water, SEQRA width of the driveway, parking, traffic generated by the business, number of employees, and recycling.

Mr. Pfau requested the board authorize the drafting of a resolution acknowledging it could be modified.

Chairman Bergus polled the Board

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| Mr. Dropkin | Aye | Mr. Pirraglia | Aye |
| Mr. Crawford | Aye | Mr. Holmes | Aye |

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to close the public hearing for applicant Cannon Hill Flex Building. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Attorney Golden stated that public comments can be submitted until March 30, 2020, comments to go to Neal Halloran at the Building Department, either written correspondence or emails. The address is on the Town website.

Items for Discussion/Action

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. Consider SEQRA Negative Declaration and Draft Resolution

RJ. Smith and Eric Boe, LAN Engineering, were present for applicant. Mr. Smith gave a summary of the project.

Whereupon, there was a discussion on the variance granted by the ZBA, and the private road. It was discussed they would hold off on the resolution until the private road was discussed further.

Attorney Golden reviewed the negative declaration with the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the negative declaration as modified. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Clifford Ryan Subdivision – 19-1-66.1: Application for a residential subdivision for 2 single family units on 2.007 +/- acres on Cross Road (County Route 42) in the RU Zone with AQ-3 and Scenic Road Corridor overlays. Discuss well test.

Chairman Bergus requested the applicant grant an extension without an end date from the closing of the public hearing.

Michael Sandor, for applicant, granted the extension. Mr. Sandor reviewed the project with the Board.

Whereupon, there was a discussion on the well test and wetlands.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board made the finding, with the advice of Mr. Hoffman, that the well tests demonstrated that the smaller lots would not adversely affect the water supply on the lots and the surrounding area. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Taylor – Shepherds Eye Brewery -20-2-17: Application for amended special permit and site plan for a microbrewery and tasting room on Industrial Drive in the CO District with AQ-3 overlay. Discuss Revised Plans

Michael Sandor and Brian Taylor were present. Mr. Sandor reviewed the project.

Mr. Hoffman reviewed his report.

Attorney Golden reviewed the Part 2 EAF.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to authorize counsel to prepare a negative declaration for applicant Taylor-Shepherds Eye Brewery. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a Public Hearing on April 2, 2020, for applicant Taylor-Shepherds Eye Brewery Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Anchor Asphalt & Paving -17-1-30.2: Application for subdivision, site plan and special permit for an asphalt and paving contractor business on 62.4 +/- acres on NYS Route 17A in the RU Zone with AQ-3 and Scenic Road Corridor overlays. Initial Presentation and Commence SEQRA

Jim Dillin, PLS, and Kay Myruski owner of the property were present.

Mr. Dillin reviewed the project with the Board.

Whereupon, there was a discussion and the board discussed taking a site visit to the property.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project and type this project an unlisted action. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | 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.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Crawford | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Meeting adjourned at 10:06 pm