

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

April 1, 2021

Members Present:

Lee Bergus, Chairman
David Crawford
Phil Dropkin
Cynthia Hand
Frank Leva
Giovanni Pirraglia
Marty Holmes (Alternate)

Also Present:

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

Members Absent:

Diana Lupinski

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 Mr. Crawford, the Town of Goshen Planning Board moved to approve the March 18, 2021 minutes as modified. Approved unanimously with two abstentions.

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|-----------------|-----|---------------|-----------|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Abstained |
| Mr. Leva | Aye | Mr. Pirraglia | Abstained |

Items for Discussion/Action

Highway 17M Mixed-Use Development/Sunrise Commons/Tivoli Plaza a/k/a Interdevelopment Corporation -12-1-57.2: Application for site plan approval for two (2) mixed-use buildings with retail and service businesses, offices, and restaurants with upper-floor apartments on 10.5 +/- acres on NYS Route 17M in the HC and CO Zones with AQ-6 overlay. SEQRA DEIS Scope

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to adopt the positive declaration. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |

Attorney Naughton stated the public scoping should be scheduled for May, and requested a waiver from applicant until June 3, 2021.

Ryan Fellenzer, Fellenzer Engineering, agreed.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to schedule a public scoping session on May 6, 2021. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |

Minisink Valley Home Builders LLC Lot Line Adjustment -11-1-98.621 & 98.622: Application for lot line change along Old Chester Road and Knoell Road in the RU Zone with AQ-6/AQ-3, Scenic Road Corridor, Floodplain & Ponding, Stream Corridor & Reservoir overlays. Initial Presentation & Commence SEQRA

Mr. Hoffman reviewed his report.

Gary Rich, surveyor for applicant, reviewed the project.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Leva, the Town of Goshen Planning Board made a motion to waive the public hearing for applicant. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to declare this a type 2 action under SEQRA. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to authorize the drafting of a resolution. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

LEGOLAND – Merlin Entertainment Group/LEGOLAND New York – 11-1-46.2 and 49.22: Application for amended phasing plan for a commercial recreational facility on 500.02 +/- 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. Draft Resolution

Whereupon, there was a discussion on parking lot C, signs of erosion, emergency access road, stormwater, compliance with SWPPP, hydroseeding, enforcement issues, tripping hazard, replacement of dead trees, adding trees, keep parking lot C clear and accessible, firework displays, light pollution, public bus stop, concern about storm drains in lot C, safety issues, and the fountain in the center of the plaza.

Attorney Naughton reviewed the draft resolution.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to reaffirm the SEQRA finding statement. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to approve the draft second amended resolution of LEGOLAND – Merlin Entertainment Group/LEGOLAND New York as modified. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Mr. Hoffman reviewed the agenda.

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.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Leva | Aye | Mr. Pirraglia | Aye |
| Mr. Holmes | Aye | | |

Meeting adjourned at 10:13 pm