

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

April 4, 2019

Members Present:

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

Also Present:

Kelly Naughton, Esq.
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector
Steve Verdibello, Hydrogeologist

Members Absent:

Phil Dropkin

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

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 21, 2019 minutes as modified. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code-

Hambletonian Park – Section F

Jim Ullrich, Alpine Environmental, representing the Hambletonian Group appeared before the Board. He requested an extension of the preliminary approval. He stated they were working with the Town Board on an alternative water supply.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to extend the conditional approval to October 17, 2019. Approved unanimously.

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

Items for Discussion/Action-

3302 Route 207 – Timber Trail, LLC 2-1-21.2 to 21.5: Application for site plan, special permit and lot line adjustment for a spa/wellness center, restaurant and catering facility on 145.9 +/- acres on NYS route 207 in the RU District with AQ-6 Overlay. Discuss Well Test Plan

Steve Esposito, Esposito and Associates, appeared for the applicant.

Whereupon, there was a discussion on the water test plan.

The Estates at Rolling Ridge (aka Fieldstone Farm) -12-1-70.211: Application for a 22 lot residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Amended Resolution.

Whereupon, there was a discussion on the removal of affordable housing in the Town Code. The applicant is requesting a modification to the final approval, since this is no longer a requirement of the code. Amended conditional final approval removing number 27.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to accept the amended resolution of conditional final approval major subdivision for the Estates at Rolling Ridge. Approved unanimously.

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

Southside Commerce Center – 13-1-5.11 & 70: Application for site plan for an access driveway on 1.70 +/- acres on Police Drive in the CO Zone with AQ-6 Overlay. Initial Presentation and Discuss SEQRA

Larry Torro, Civil Tec Engineering & Surveying, appeared before the Board for the applicant. Stated they were seeking site plan approval for the entrance. Mr. Torro reviewed the plan with the Board. In summary they need access for a warehouse facility in the village. Stated he was looking to coordinate the comments from the Planning Board and Town Board into the expanded part 3 EAF.

Mr. Hoffman noted that the Planning Board has to give site plan approval for the driveway, making them an involved agency. The Village of Goshen is lead agency.

Attorney Naughton stated it's a limited review, but a lengthy driveway with a number of retaining walls.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on the traffic generated in that area.

Attorney Naughton asked the Board to submit any comments to her on the entire plan and she would forward them to the Village. She stated there will be a public hearing for this project.

Mr. Hoffman stated that Mr. Canning will do a traffic study.

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

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

Meeting adjourned at 8:27 pm