

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

April 15, 2021

Members Present:

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

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. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the April 1, 2021 minutes as modified. Approved unanimously with one abstention.

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

Public Hearings

Kamp Subdivision -4-1-10.1: Application for small-scale subdivision and site plan on 16.25 +/- acres along Craigville Road (County Route 66) in the RU Zone with AQ-3 and Scenic Road Corridor overlays.

James Dillin and Richard Kamp were present.

Mr. Dillin reviewed the project.

Mr. Hoffman reviewed his report.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of

Goshen Planning Board moved to assume lead agency status. Approved unanimously.

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

Attorney Naughton provided a draft part 2 EAF to the Board.

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

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

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

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

No comment from the public.

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 Kamp Subdivision. Approved unanimously.

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

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

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

Items for Discussion/Action

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. Draft Resolution

Attorney Naughton reviewed the Draft Resolution.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Preliminary and Final Approval Lot Line Adjustment Minisink Valley Home Builders, LLC. Approved unanimously.

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

Handy Equip Material Handling -24-1-32.2, 51.2 & 54.2: Application for site plan and special permit for conversion of existing barns to warehouse on 9.3 +/- acres on Big Island Road in the AI Zone with AQ-3 and Floodplain & Ponding overlays. Revised plans

David Higgins, Lanc & Tully Engineering and Surveying, P.C. was present for applicant.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on change of use, setback, fire suppression, building #6 portion in the floodplain needs to be taken into consideration, and signage.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to set a special meeting and schedule a public hearing for applicant Handy Equip Material Handling for April 29, 2021. Approved unanimously.

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

RDM Goshen 17M/2602 Route 17 Developers – 12-1-116: Application for site plan, special permit and subdivision for a warehouse and single-family dwelling on two (2) lots totaling 61.59 +/- acres on NYS Route 17M in the CO Zone with AQ-6 and Floodplain & Ponding Overlays. SEQRA DEIS Scope

Attorney Naughton requested the Board set a public scoping session for May 6, 2021. Requested the applicant waive the timeframe to June 3, 2021 for adoption.

Charles Gottlieb, Esq., Whiteman, Osterman & Hanna, LLP, requested that every avenue be taken to have the final scope at the May 20, 2021, meeting, but agreed to the June 3, 2021 date, if needed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to set a public scoping session for May 6, 2021, for applicant RDM Goshen 17M/2602 Route 17 Developers. Approved unanimously.

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

Kimiecik Subdivision – 18-1-22.14: Application for small-scale subdivision on 44.153 +/- acres along NYS Route 94, Clarke Road and Fox Road in the RU Zone with AQ-3 overlay. Initial Presentation & Commence SEQRA

Brian Friedler, Engineering & Surveying Properties, reviewed the project. Applicant is proposing a three lot subdivision.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the driveway in lot one, turnaround for fire apparatus, and septic system.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to declare their intent to be lead agency and type this project as an unlisted action under SEQRA. Approved unanimously.

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

Mr. Hoffman reviewed the April 29, 2021 meeting 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.

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

Meeting adjourned at 8:40 pm.