

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

April 16, 2020

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer

Marty Holmes (Alternate)

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

VOTE BY ROLL CALL to approve the March 19, 2020, minutes as modified.

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

Whereupon, the March 19, 2020 minutes were approved unanimously, with two abstentions, as modified.

Mr. Pirraglia enters the meeting and Mr. Holmes steps down.

Possible Extension or Abandonment of Applications pursuant to Town Code

Hambletonian Park – Chairman Bergus read a letter signed by Joseph Neuman, Member of the Hambletonian Group, requesting an extension.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to extend the preliminary final approval to October 15, 2020, for applicant Hambletonian Park. Approved unanimously.

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

Mr. Pirraglia Aye

Whereupon, there were no comments from the attendees.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the public hearing for applicant Taylor-Sheperds Eye Brewery. Approved unanimously.

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

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

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to authorize the drafting of a resolution on this project (outstanding issues with lighting). Approved unanimously.

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

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. Draft Resolution

Mr. Hoffman reviewed his report. Noted applicant received a variance from ZBA for a private road.

Attorney Naughton reviewed the draft resolution.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the resolution of condition preliminary approval as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

Cannon Hill Flex Building – 12-2-45: Application for 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. Draft Resolution

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the second amended resolution of approval. Approved unanimously.

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

Davis Solar – 10-1-97: Application for site plan and special permit for a solar energy system on 84.88 +/- acres on Owens Road in the RU Zone with AQ-6 and Scenic Road Corridor Overlays. Amended Application.

Whereupon, there was a discussion and it was agreed to remove the restriction for bats in the negative declaration.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to authorize counsel to modify the negative declaration and amended resolution as it relates to the discussion. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for next meeting.

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

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

Meeting adjourned at 8:46 pm