

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

May 6, 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
John Canning, Traffic Consultant

Pursuant to the Governor's Executive Order the meeting was recorded and posted online.

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 Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the April 29, 2021 minutes as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Leva	Aye	Mr. Pirraglia	Aye
Mrs. Lupinski	Aye	Mr. Holmes	Aye

Possible Extension or Abandonment of Application pursuant to Town Code

Authentic Antique Lumber – Chairman Bergus read a letter dated May 5, 2021, requesting a six month extension of conditional site plan approval. Signed by David Getz, Engineering and Surveying Properties.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant a six month extension to December 2, 2021. Approved unanimously.

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

Davis Solar – requested a six month extension.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to grant a six month extension to November 4, 2021. Approved unanimously.

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

Items for Discussion/Action

Healey Lincoln -12-1-8.11: Application for site plan and special permit for site modifications associated with rebranding existing automobile dealership on 5.2 +/- acres along NYS Route 17M and 6 ½ Station Road in the HC District with AQ-6 and Floodplain & Ponding Overlay Districts. Draft Resolution

Attorney Naughton reviewed the Resolution with the Board.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Approval Special Permit and Amended Major Site Plan. Approved unanimously.

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

Highway 17A Mixed-Use Development/Sunrise Commons/Tivoli Plaza -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 Scoping Session

Whereupon, there was a discussion on the archaeological analysis, noise at build out, fiscal impacts, preserved open space, and solid waste.

Mr. Canning reviewed his traffic report.

Whereupon, there was a discussion on the timing of the study and intersections to be studied.

Amador Laput stated a traffic study had been completed at the end of March. He would submit the study to the Board.

Whereupon, there was a discussion on having a crash analysis at the intersections that are studied.

Mr. Hoffman reviewed visual impacts.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to open the public scoping session. Approved unanimously.

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

C. Harrison – no comment.

Carla Spensieri – ever since 2000, when she moved to Orange County at 7 years old, she remembers walking onto 17M to Maple Avenue, a fond memory of hers.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the public scoping session. 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 stated when Mr. Laput sends in the traffic study, she will circulate a revised version for the meeting on May 20, 2021.

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 Scoping Session

Mr. Canning reviewed his traffic report.

Andrew Fetherston, Maser Consulting, provided a 170 page expanded EAF with a traffic study in it. Stated his goal was to have an adopted scope this evening.

Whereupon comments from the Board involved agencies added, truck traffic, what the traffic impacts are going to be, and accident reviews for the three intersections.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to open the public scoping session. Approved unanimously.

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

C Harrison – no response

Mr. Halloran asked the applicant to look at Cannon Hill intersection for accidents and that the applicant include a clearing and grading permit.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to close the public scoping session. 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 Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the scoping document subject to the changes discussed this evening. 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. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to amend the motion to add Cannon Hill intersection. 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 agenda for the next meeting.

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.

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

Meeting adjourned at 10:07 pm.