

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

**May 20, 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 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 Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the May 6, 2021 minutes as modified. Approved unanimously.

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

**Persoon Subdivision -17-1-4 & 36:** Application for major subdivision approval consisting of 27 residential lots on 129.17 +/- acres along Maple Avenue (County Route 31), Winners Circle Lane and Breezeway Lane in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays. Phasing Plan

Nick Rugnetta, Pietrzak & Pfau, and Hans Persoon present.

Mr. Rugnetta reviewed the project. In summary, separating the family lot from the subdivision.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on a secondary well and septic, the common driveway, and the time frame for the temporary easement.

Attorney Naughton stated the project requires a public hearing and it was referred to the County. The prior negative declaration was provided to the Board, originally issued March 2006.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to schedule a Public Hearing on June 17, 2021 for applicant Persoon 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 Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize a draft resolution for amended phasing. Approved unanimously.

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

**Serenity Acres -9-1-6.1:** Application for open space subdivision on 35.4 +/- acres along Broadlea Road in the RU Zone with AQ-3, Scenic Road Corridor, Stream Corridor & Water Supply Watershed overlays. SEQRA Negative Declaration & Consider Scheduling Public Hearing

Present for applicant was Larry Marshall.

Whereupon, the negative declaration was reviewed. The width of the road being 18 feet was discussed and noted that applicant was dedicating 1.4 acres for future road work. The actual acreage for this project is 36.48 acres and will be noted.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to adopt the negative declaration as written and revised to the acreage of the property. 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. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to schedule a Public Hearing on June 17, 2021 for applicant Serenity Acres. 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.

Whereupon, there was a discussion on the addition of poles to the South Goshen Solar project.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Leva, 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 8:10 pm.