

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

May 21, 2020

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector
William Canavan, PG, LSRP

Members Absent:

Cynthia Hand

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 PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the May 7, 2020 minutes, as modified. Approved unanimously with one abstention.

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

Items for Discussion/Action

Barnett Lot Line Adjustment – 5-1-59.1 & 59.2: Application for lot line change along Wood Road in the RU Zone with AQ-6 overlay. Consider Draft Resolution

Bruce Barnett and Gary Rich were present.

Mr. Hoffman reviewed his report.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Preliminary and Final Approval Lot Line Adjustment for applicant. Approved unanimously.

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

Urbanski Solar Farm – 24-1-32.2: Application for site plan and special permit for a solar energy system on 96.7 +/- acres on Pulaski Highway/County Route 6, Big Island Road and Wisniewski Road in the AI Zone with AQ-3 and Flood Plain & Ponding overlays. Consider Draft Negative Declaration and Draft Amended Resolution

Dan Farnan, Maser Consulting, Genevieve Trigg, Esq., and Brian Maliszewski, Forefront Power, were present for applicant.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the Negative Declaration as modified. Approved unanimously.

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

Attorney Naughton reviewed the draft resolution.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to include the language proposed by Attorney Naughton regarding the slopes, and certain portions of the project that will be more than 15% to be incorporated into the resolution. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mr. Holmes	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 approve the Resolution of Conditional Approval Major Site Plan for Urbanski Solar Farm as modified. Approved unanimously.

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

Varano Solar Farm -19-1-47 & 48.1: Application for site plan and special permit for a solar energy system on 127.7 +/- acres on Maple Avenue/County Route 37 in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays. Consider draft negative declaration.

Attorney Naughton reviewed the draft negative declaration with the Board.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the Negative Declaration as modified. Approved unanimously with one abstention.

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

Taylor – Shepherds Eye Brewery -20-2-17: Application for amended special permit and site plan for a microbrewery and tasting room on Industrial Drive in the CO District with AQ-3 overlay. Revised Plans, Well Test and Consider Draft Resolution.

Michael Sandor, Brian Taylor and George Taylor were present.

Mr. Sandor reviewed the project with the Board.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the lighting plan, handicap parking sign, well test, parking, location of dumpster, no food service, no amplified music, seating capacity, and fencing.

Attorney Naughton reviewed the resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Approval Third Amended Special Permit and Major Site Plan for Taylor – Shepherd Eye Brewery as modified. Approved unanimously.

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

Anchor Asphalt & Paving – 17-1-30.2: Application for subdivision, site plan and special permit for an asphalt and paving contractor business on 62.4 +/- acres on NYS Route 17A in the RU Zone with AQ-3 and Scenic road Corridor overlays. Assume SEQRA Lead Agency Status and Consider Part II EAF

James Dillin present for applicant. Mr. Dillin reviewed the project with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board assumed lead agency for this project. Approved unanimously.

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

Attorney Naughton reviewed the Part 2 EAF.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board approved the Part 2 EAF. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a public hearing on June 4, 2020 for applicant Anchor Asphalt & Paving. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mrs. Lipinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize the drafting of a negative declaration. Approved unanimously.

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

11 Sutton Lane -10-2-6: Application for accessory apartment on an existing 1.4 +/- acre residential lot on Sutton Lane in the RU Zone with AQ-6 Overlay. Initial Presentation and Commence SEQRA

Amador Laput, Fellenzer Engineering was present for applicant. Mr. Laput reviewed the project with the Board. Also present was Sony Smotra, applicant.

Mr. Hoffman reviewed his report.

Whereupon, the Board had a discussion on the project and agreed that a public hearing was required.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a Public Hearing on June 18, 2020 for applicant 11 Sutton Lane. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for the next meeting.

VOTE BY PROPER MOTION, made by Mr. Dropkin, 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	Mr. Holmes	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

Meeting adjourned at 9:37 pm.