

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

June 4, 2020

Members Present:

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the May 21, 2020 minutes, as modified. Approved unanimously with one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Persoon – Chairman Bergus read a letter dated May 26, 2020, requesting a 90-day extension of Final Approval, signed by Nicholas Rugnetta, Pietrzak & Pfau.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to grant a 90-day extension of Final Approval to September 3, 2020. Approved unanimously.

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

Traskus – Chairman Bergus read a letter dated June 4, 2020, requesting a six-month extension to fulfill the conditions in the Conditional Final Approval, signed by Bob Green.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to grant a 6-month extension to December 17, 2020. Approved unanimously.

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

Authentic Antique Lumber, LLC – Chairman Bergus read a letter dated June 3, 2020, requesting an extension of Conditional Approval, signed by Karen Emmerich, Lehman & Getz Engineering, P.C.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant an extension to July 16, 2020. Approved unanimously.

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

Public Hearings

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.

Attorney Naughton stated the notices were not mailed out and published. Requested a motion to extend the public hearing until June 18th.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to have a Public Hearing for applicant Anchor Asphalt & Paving on June 18, 2020. Approved unanimously.

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

Items for Discussion/Action

833 Pulaski Highway Goshen Solar – 24-1-76.12 & 101: Application for amended site plan and special permit for a solar energy system on 73.438 acres on Pulaski Highway/County Route 6 in the AI Zone with AQ-3 Overlay. Discuss Revised Plans

Mr. Hoffman reviewed his report with the Board.

David Albrecht, Borrego Solar, reviewed the project with the Board.

Whereupon, there was a discussion on the smaller footprint, and use of the roadway,

VOTE BY ROLL CALL, to waive a public hearing for applicant 833 Pulaski Highway Goshen Solar.

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

Whereupon, it was unanimously agreed to waive a public hearing.

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

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to extend the current approval for an additional 60 days. Approved unanimously.

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

2669 Route 17M – 12-1-70.1: Application for site plan and special permit for conversion of an existing structure to light industry on 4.0 +/- acres on NYS Route 17M in the HC Zone with AQ-6 overlay. Discuss Revised Plans and SEQRA Part II EAF

Sol Edra was present for applicant. Gave a summary of the changes that were made.

Whereupon, there was a discussion on the septic tank.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on deliveries, parking and the location of dumpster.

Attorney Naughton reviewed the EAF Part 2 with the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, 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	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to schedule a Public Hearing on July 2, 2020. Approved unanimously.

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

Young's Grove/Reiger -9-1-8.452 Application for 105 lot residential subdivision on 354 +/- acres on Craigville Road/County Route 66 and Broadlea Road in the RU Zone with AQ-6/AQ-3, Floodplain & Ponding, and Scenic Road Corridor overlays. Discuss Proposed Modifications to Water & Wastewater Systems

Mr. Esposito, Esposito & Associates, gave a summary of the project.

Mr. Hoffman reviewed his report.

Mr. Knoell, Goshen Highway Superintendent, stated the wastewater system was good and he would prefer a gravity fed water system.

Whereupon, there was a discussion on the water system. It was agreed that a technical meeting should be scheduled. The applicant requested that Chairman Bergus attend, if available. The fire department would also be requested to attend.

Mr. Hoffman reviewed the agenda for the next meeting.

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	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

Meeting adjourned at 9:57 pm.