

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

June 17, 2021

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector

Members Absent:

Cynthia Hand

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 7:31 pm by Chairman Lee Bergus.

Approval of Minutes

November 11, 2020 minutes were deferred to next meeting.

VOTE BY PROPER, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the June 3, 2021 minutes. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Traskus a/k/a Elm Hill Farms - Chairman Bergus read a letter dated June 16, 2021, requesting a six month extension for the Successor Applicant Goshen Estates, LLC, signed by Bob Green, Attorney at Law.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to grant a six month extension to December 16, 2021. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mr. Leva	Aye

Mrs. Lupinski	Aye	Mr. Pirraglia	Aye
Mr. Holmes	Aye		

833 Pulaski Highway Goshen Solar – Chairman Bergus read a letter dated June 14, 2021, requesting a six month extension, signed by David Albrecht, Borrego Solar.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to grant a six month extension to December 16, 2021. Approved unanimously.

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

Public Hearings

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.

Nick Rugnetta, Pietrzak and Pfau Engineering & Surveying, was present for applicant. Hans Persoon and Jennifer Persoon were also present.

Mr. Rugnetta gave a summary of the project.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the easement, construction vehicles, grading, well and septic plan, and the two sets of common driveways.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to open the public hearing for applicant Persoon Subdivision. Approved unanimously.

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

Chris Smith, 28 Breezeway, in summary, was concerned about the request in a letter dated May 5 where the applicant requested to use Breezeway as an access road for construction vehicles.

Attorney Naughton replied that request had been tabled. The applicant is not pursuing that at this time. They are pursuing the amended phasing plan.

Ellen Villamil, 5 Winner Circle Lane, had the same concern as Mr. Smith. Not to have construction

vehicles on their road.

Emily Louie, same concerns as previously.

John McCarthy, no comment.

Mary Ann Collins, no comment.

Mary Flood, no comment.

Macaiyla Connolly, no comment

Patrick Ellis, no comment due to the clarification given to Mr. Smith.

Mr. Patel, Jr., no comment.

Mr. Fini, no comment.

Suzanne and Jim Burn, applicant's neighbor, happy to hear construction vehicles won't have access. Concerned about noise from construction vehicles, asked what would be the hours of operation.

Mr. Halloran replied 8 to 8 weekdays, and 9 to 8 on weekends and holidays.

William and Violetta Carpini were concerned to have Winners Circle as an access for construction vehicles.

Virginia and Rob Feldman, 6 Winners Circle, was concerned that Winners Circle not be an access road.

Samuel Williams, 2 Winners Circle, objected to the use of the road as an access road.

Mary Heiferman, 26 Breezeway, objects to access through Breezeway.

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 Persoon Subdivision. Approved unanimously.

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

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 reaffirm the SEQRA findings. Approved unanimously.

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

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

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

Larry Marshall was present for applicant and reviewed the project for the applicant.

Whereupon, there was a discussion on moving the utility pole on Lot 1.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the conservation easement, the drainage ditch, the sharp turn on Lot 1, softening the curve, striping the curve, hidden driveway sign, noted no calculations were made for the culvert pipe, and move the utility lines out into the Town Road,

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to open the public hearing for applicant Serenity Acres. Approved unanimously.

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

Art Tully, no comment.

John McCarthy, on the advice of legal counsel he reserved the right to legally challenge at a future date the legality of the property as a whole and any individual properties not limited by this process or by this Board. No additional comment.

Chairman Bergus asked for clarification.

Attorney Naughton replied that he just wants the ability to challenge the Board's approval in the future, which he has anyway.

Mary Ann Collins, no comment.

Mary Flood, no comment.

Macaiyla Connolly, no comment.

Mr. Patel, just interested party in the future of this project and hope it gets approved.

Mr. Fini, no comment.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to close the public hearing for applicant Serenity Acres. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for July 1.

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

Meeting adjourned at 9:32 pm.