

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

June 18, 2020

Members Present:

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

Also Present:

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

Member Absent:

Marty Holmes (Alternate)

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. Leva, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the June 4, 2020 minutes as modified. Approved unanimously with one abstention.

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

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.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the driveway.

James Dillin was present for applicant.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of

Goshen Planning Board moved to open the continued public hearing started on June 4, for applicant Anchor Asphalt & Paving. Approved unanimously.

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

Chairman Bergus asked if anyone had comments from the public.

Whereupon, there was no response.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the Public Hearing for applicant Anchor Asphalt and Paving. 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. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to authorize the drafting of a Resolution of Conditional Approval. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	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.

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

There was a discussion on changing the certificate of occupancy to reflect three bedrooms instead of four for the principle residence.

Mr. Hoffman reviewed his report. He noted the Town had received letters from neighbors in support.

Attorney Naughton noted there was no response to the GML and 30 days had passed.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to open the Public Hearing for applicant 11 Sutton Lane. Approved unanimously.

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

Chairman Bergus asked if anyone was present from the public.

Warren Rattray stated he had no comment and had sent a letter of support in.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to close the Public Hearing for applicant 11 Sutton Place. 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. Crawford, seconded by Mr. Dropkin, 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		

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. Draft Resolution

The applicant requested to be postponed and will submit an amended application.

Southside Commerce Center -13-1-5.11 & 70: Application for site plan for an access driveway on 1.70 +/- acres on Police Drive in the CO Zone with AQ-6 overlay. Revise Plans

Jay Myrow, Esq., Larry Torro, PE, and Ken Wersted were present for applicant.

John Canning, traffic consultant, was present for the Town.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on bike path and/or sidewalk, driveway, wastewater, stormwater pond, landscaping, retaining walls, and signage. Traffic and possible noise from trucks were issues of

concern.

Mr. Canning reviewed his report with the Board.

Whereupon, there was a discussion on turning into the site, right out and left in.

The Board asked the applicant to submit revised plans and come back.

Hambletonian Park Section F -8-1-12.221: Application for 38 lot residential subdivision on 20.427 +/- acres on Upper and Lower Magic Circle Drive and Rabbit Run in the HR Zone with AQ-6 overlay. Hydraulic Analysis

Jim Ulrich, Alpine Environmental, was present representing the Hambletonian Group.

Mr. Hoffman reviewed his report with the Board.

Mr. Ulrich stated they would update and provide a hydraulic analysis.

Chairman Bergus stated he would like an analysis done based on a municipal metered service at 75 gallons per person and would also like to see the adequacy of the water storage tank.

Whereupon, there was a discussion on the life expectancy of the water tank.

Whereupon, there was discussion on 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 9:30 pm.