

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

**June 27, 2019**

**Members Present:**

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

**Also Present:**

Kelly Naughton, PB Attorney  
Sean Hoffman, PB Engineer  
John Canning, Traffic Consultant

**Members Absent:**

Phil Dropkin

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

**Approval of Minutes-**

Minutes from June 20, 2019 held over to next meeting.

**Possible Extension or Abandonment of Applications pursuant to Town Code-**

**Persoon** – Chairman Bergus read a letter dated June 11, 2019, requesting a 180 day extension of Final Approval, signed by Nicholas Rugnetta, Pietrzak & Pfau.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to extend the Final Approval to December 19, 2019, for applicant Persoon. Approved unanimously.

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

**Items for Discussion/Action -**

**Munzer** – 4-1-63.4: Application for site plan for a swimming pool on 2.11+/- acres on Hasbrouck Road and Ridgeview Terrace in the RU Zone with AQ-6 and Scenic Road Corridor Overlays. Draft Resolution.

Attorney Naughton noted that Mr. Munzer was out of town and authorized his mother to appear before the Board. Attorney Naughton reviewed the draft resolution with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen

Planning Board moved to accept the resolution of conditional approval minor site plan for applicant Munzer. Approved unanimously.

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

**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. Discuss Revised Plans

Michael Sandor, engineer for the project, applicant George Taylor and Brian Taylor were present.

Mr. Sandor reviewed the plan with the Board. In summary, he received Mr. Hoffman's comments, the water supply sytem is considered a public water supply. There are stringent requirements and they are working with the health department. They've done a full part 5 analysis. Did a 24 hour pump test and will submit it. There were no red flags. Did a sewer system analysis and submitted it to the Board. SPDES would be required. Parking was discussed at last meeting. Mr. Taylor has the machine shop, when it closes up, the brewing operation will be late afternoon Friday, Saturday and Sunday. It is a small operation, 5 barrel system. Sidewalk from front to the back, with handicap access. Emergency services will take a look at the site. We need amended site plan and special use permit.

Whereupon, there was a discussion on the lighting and applicant will provide a lighting plan.

Mr. Hoffman reviewed his report with the Board. It was determined to be a light industry. Requested a short project narrative be provided. Wetland disturbance needs to be looked at.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project. Approved unanimously.

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

Attorney Naughton stated the project requires a public hearing and will prepare a part 2 EAF.

Mr. Sandor stated he would not hold the Board to any time limits for a public hearing. Applicant still has Health Department, DEC as outside agencies, as well as emergency services.

**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. Discuss Revised Plans

Larry Torro, Civil Tec Engineering, appeared for applicant. He was present to address comments made by both the Village and Town Boards. There were several pages of comments from Mr. Hoffman. SEQRA issues that need to be addressed. Applicant has been working on the

expanded part 3.

Attorney Naughton stated she received amended pages to be put in the EAF part 3. Has spoken to the Village attorney and there are several issues that needed to be addressed. They will do redline changes and submit to the Village.

Mr. Torro stated he will submit all the maps to Attorney Naughton.

Mr. Hoffman reviewed his report with the Board. Stated the Village is lead agency and the Town is an involved agency. Need more information in relation to storm water. The site in the town is greater than an acre. Two storm water permits needed. The SWPPP will need to identify and address that. The applicant will need to share a storm water pond with the neighboring parcel. Need input and documentation that King Zac will allow them to tie in.

John Canning, Kimley-Horn, reviewed his traffic report with the Board. Recommended the applicant give a truck trip generation of peak hours on a daily basis.

Mr. Torro requested that Mr. Canning consult with their traffic consultant Craig Manning.

Mr. Canning requested that the applicant modify the site line for site distance. The plan shows a site line of 750 feet where 765 is required. Requested they show truck turning templates. There's a discrepancy with the grading in the driveway. Construction traffic, shows 10,000 yards of fill which is approximately 840 trucks. Request applicant gives a timeline for this. Police Drive is not in good shape. The roadway can't accept that level of activity. Reconstruction and resurfacing of Police Drive may be needed. The condition of the road should be videotaped before construction starts.

Whereupon, there was a discussion on the county weighing in on the road. It was referred to them on April 5 and there's been no response. Attorney Naughton is going to check with the Village to see if they got a response. It was further discussed having a bond, weight limits on the road, and curb cuts.

**Verizon Wireless (638 Craigville) -4-1-12:** Application for amended site plan for a wireless telecommunications facility colocation on 8.2 +/- acres on Craigville Road (County Route 66) in the RU District with AQ-3 and Scenic Road Corridor overlays. Initial presentation and commence SEQRA

Dave Brennan, Law Firm of Young Summer in Albany, and Colin Fazio, Pyramid Services, a site acquisition specialist appeared for applicant. Mr. Brennan reviewed the project with the Board. It is the initial presentation for the colocation for a set of Verizon wireless antennas on an existing telecommunications facility. Applicant submitted a structural report and a noise report.

Attorney Naughton introduced Michael Musso from HDR, who will be the wireless consultant for the Town.

Mr. Musso introduced himself to the Board. Mr. Musso stated he only works with municipalities. In summary, it is a colocation, federal regulations side with the carriers, this could be called an eligible facility request, and the Town has its own code and a way of doing things. He wants to find out a little more about the generator, will need a radio frequency emissions report, a cumulative analysis with

AT&T. Mr. Musso wants to look at the application and final resolution of the tower itself. Requested a photo simulation, not sure if it's needed. Ask for coverage service map to see if Verizon is needed here. Stated it appears to be a minor communications project based on the code.

Attorney Naughton stated she sent out the referrals. As far as SEQRA is concerned the full EAF was submitted. There is no construction change.

Mr. Musso stated he will provide a written memo to the Board.

Mr. Hoffman reviewed his report. In summary, the code is clear this is a site plan amendment and no special permit is needed. The applicant provided all the required items. You can ask for a visual impact assessment, RF report, and an intermunicipal notification because Blooming Grove is involved. The Board should ask for anything Mr. Musso may need from the applicant.

Attorney Naughton stated a public hearing is at the discretion of the Board.

Chairman Bergus asked if there were any he would like to see the RF reports.

Mr. Brennan said he would put together a RF report with a before and after coverage map, so there's a base line on file.

Chairman Bergus asked if there was any reports the applicant has done to show this is the best location.

Mr. Brennan responded he would put together the coverage plots, the various signal strengths, and various frequencies. Applicant is forced to consider under the code to use this facility.

Whereupon, there was a discussion on whether to increase the compound area, more information on the battery life span and decommissioning.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project and to declare the project an unlisted action. Approved unanimously.

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

Mr. Hoffman reviewed itinerary for next meeting.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

Meeting adjourned at 9:18 pm