

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
July 2, 2015

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
Phil Dropkin
John Lupinski
Giovanni Pirraglia

Also Present:

Sean Hoffman, PB Engineer
Richard Golden, Esq. PB Attorney
Neal Halloran, Building Inspector

Absent: David Gawronski

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of June 18, 2015 were approved with corrections.

Amy's Kitchen, Inc. 12-1-1.222, 1.41, 1.5, 19.2, 23.2, 24.2; 10-1-11.2 and 16-1-9.3:

Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. Lipoff Well Test Plan.

Representing the applicant:

Graham Trelstad

Mr. Dropkin recused himself from discussions and sat in the audience as he is currently a consultant to Amy's Kitchen, Inc.

Mr. Trelstad said he received the Town consultant's comments on the well testing protocol and said that many of the comments raised have been addressed. He said he had questions about coordinating with the NYSDEC and the DOH. Mr. Bergus said that approval of the Orange County Health Department will be needed because it will be classified as a non-transient, non-community water system with at least 25 individuals working four-hour shifts. Mr. Trelstad said that the applicant is testing a single well. Mr. Hoffman added that the applicant will get comments from the County Department of Health before finalizing its well testing protocol. He said that Town Hydrologist Bill Canavan provided his comments earlier in the month.

1266 Pulaski Highway, LLC (aka DeMatteo) 17-1-11, 13, 14 & 15: Application for lot line modification on Pulaski Highway (County Highway No. 6), Finnegan Lane and NYS Route 17A in

the RU District with AQ-6, Floodplain & Ponding Area and Scenic Road Corridor overlays. Initial presentation and commence SEQRA.

Representing the applicant:

Jim Dillin, Engineer

Mr. Dillin described the property on Pulasky Highway and said that encroachments were discovered during the process of selling the property. Using a map, he pointed out the three lots involved and outlined the encroachments. Mr. Dillin said that the new purchaser of the property wants the encroachments resolved. He explained the lot line modification proposed and said that all three property owners are in agreement to clear up the encroachments as suggested.

Mr. Hoffman said that this is considered a lot line modification per the Town Code and that it appears to him to be code-complaint.

Mr. Golden said that the application is not considered an action under SEQRA and that a public hearing is at the PB's discretion. The PB decided that the circumstances do not warrant a public hearing since it is an isolated section of land and it follows the natural contours of the property. After polling each PB member, a decision was made not to hold a public hearing.

Mr. Golden said that he will need to receive a copy of the easements on the property to review. The PB asked Mr. Golden to draft a resolution of approval for a lot line modification for consideration at a future meeting.

Chaffee Pools – 11-1-20.21: Site plan application for retail and apartment with accessory warehouse and office on 2.49 +/- acres on NYS Route 17M and NYS Highway 17 in the CO District with AQ-6 and Scenic Road Corridor overlays. Initial presentation and commence SEQRA.

Representing the applicant:

Nick Rugnetta, Pietrzak & Pfau
Owner Charles Chaffee

Mr. Rugnetta said that Mr. Chaffee currently has a retail store on Route 207 and hopes to move his business to this new location where he can expand and have more visibility. He said that the new location will contain a retail store to sell pools, pool chemicals and equipment and that there will be a display pool on the property, storage sheds and a separate one-story apartment for the applicant's family, along with a private pool. Mr. Chaffee walked the PB through the site plan. PB members inquired about specific elements of the site plan. Mr. Chaffee said he is considering a one-story building with cultured stone a third of the way up the outside walls. The hours of operation will be 10 am to 5 pm most days, with later hours on certain days, he said. The entrance to the site will be from 17M.

Mr. Halloran said that, possibly with the exception of the apartment, the uses are permitted under the CO zone. He said that chemical storage is a Building Code issue.

Mr. Chaffee said that landscaping and lighting plans will be done further along in the process. When he was asked about the Quonset hut shown on the site plan he said he is willing to look at a different structure.

Mr. Halloran said that the setbacks restrict the lot quite a bit so the applicant plans to go to the Zoning Board of Appeals to request a change to the setback requirements. He said also that the apartment is slightly larger than what is allowed and the applicant may seek a variance for that from the ZBA.

The Code allows for 70% maximum impervious coverage and the applicant will have much less, Mr. Halloran said. It was noted that the existing billboard on the property may have to be removed.

Mr. Hoffman said that there may be several variances needed; for the size of the accessory apartment, possibility for the sheds, the Quonset hut, the pools and the structure itself, front and side yard setbacks and curb cuts.

Mr. Golden said that much will depend on the variances granted, but that the PB can start the SEQRA process by declaring its intent to be lead agency and typing the action as Unlisted. Mr. Golden said he will prepare a Part II of the EAF and will make the 239 Referral to the county.

VOTE BY PROPER MOTION, made by Mr. Lupinski, seconded by Mr. Andrews, The Town of Goshen Planning Board declares its intent to be lead agency on the application of Chaffee Pools. Approved unanimously.

Mr. Andrews	Aye	Mr. Dropkin	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Dr. Baker, seconded by Mr. Dropkin, The Town of Goshen Planning Board types the application of Chaffee Pools as an Unlisted Action in terms of SEQRA. Approved unanimously.

Mr. Andrews	Aye	Mr. Dropkin	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye

The PB discussed the possibility of holding both the ZBA and the PB public hearings on the same night.

Adjournment – The Town of Goshen Planning Board adjourned at 8:50 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden