

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

July 16, 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. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the June 18, 2020 minutes as modified. Approved unanimously.

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

July 2, 2020 minutes were not ready.

Possible Extension or Abandonment of Applications pursuant to Town Code

Authentic Antique Lumber, LLC – Escrow has been brought up to date.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant an extension to December 3, 2020. Approved unanimously.

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

Public Hearings

3317 Route 207 – The Market at Goshen Green Farms – Application for site plan and special permit for a retail business on 67.4 +/- acres on NYS Route 207 in the RU District with AQ-6 Overlay. Public Hearing

Tom Olley reviewed the project.

Mr. Hoffman reviewed his report with the Board.

John Canning reviewed his report with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to open the Public Hearing. Approved unanimously.

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

No comment from the public.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the Public Hearing. Approved unanimously.

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

Mr. Canning requested that a speed and sight distance study be done.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize the drafting of a draft resolution contingent on the submission of the speed and sight study. Approved unanimously.

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

Items for Discussion/Action

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. Draft Resolution.

Attorney Naughton reviewed the draft resolution with the Board.

Whereupon, there was a discussion on the bike path/sidewalk, buffering, and wetlands.

Mr. Hoffman reviewed the parking lot.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Approval Special Permit Major Site Plan for applicant 2669 Route 17M. Approved unanimously.

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

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. Revised plans

Larry Torro, Civil Tech, and Jay Myrow, Esq., appeared for applicant.

Mr. Torro gave a summary of the revisions.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on truck noise, additional plantings, and lighting plan.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize the drafting of a Resolution for applicant Southside Commerce Center. Approved unanimously.

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

Maplewood Village (aka ADC Orange, Inc.) -8-1-1.1 & 48: Application for a residential subdivision for 68 single family units on 95.4 +/- acres on Coleman and Craigville Roads (County Route 66) in the RU Zone with AQ-6, Scenic Road Corridor and Stream Corridor overlays. Discussion on FEIS

Dan Gueron and Andy Gilchrist, Esq., were present.

Whereupon, sections 2.18, 2.11 and 2.9 were reviewed.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to adopt the FEIS subject to the revisions discussed. Approved unanimously.

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

Mr. Dropkin left the meeting at 9:40 pm

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
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Meeting adjourned at 9:49 pm.