

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
August 6, 2015

Members Present:

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

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney
Richard Golden, PB Attorney

Absent: David Gawronski

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

The minutes of the meeting of July 16, 2015 were approved.

Possible Extension or Abandonment of Applications pursuant to Town Code

Persoon

It was noted that the PB received a letter from the applicant requesting a 90 day extension of the final approval granted to the Persoon project. The letter stated that the applicant has received building estimates and concludes that the economic climate is not suitable for construction of the project at this time, but expects to start construction in the spring of 2016.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Dropkin, The Town of Goshen Planning Board extends the final approval granted the Persoon application to the PB's October 15, 2015 meeting. Approved unanimously.

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

Amy's Kitchen, Inc. – 12-1-1.222, 1.41, 19.2, 23.2, 24.2 and 10-1-11.2: 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. DEIS Completeness (Partial submission) and Fire Department correspondence.

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

Representing the applicant:

Graham Trelstad
Dominic Cordisco

Mr. Trelstad said that the purpose of his appearance is to get any additional comments from PB members and consultants as to the completeness of the portions of the Draft Environmental Impact Statement (DEIS) which have been submitted by the applicant so far.

PB members and PB attorney Richard Golden had several comments which Mr. Trelstad said will be integrated into the revisions.

Mr. Hoffman said that his office reviewed what has been submitted so far and has in turn submitted its written comments to the applicant.

Mr. Trelstad said that they are prepared to submit additional chapters to PB members on August 7th and intend to provide a complete schedule as to when other chapters will be submitted. He said he wants to submit chapters every two weeks and intends to deliver a "full book" in early September.

The Estates at Rolling Ridge (aka Fieldstone Farm) – 12-1-70.211: Application for a residential subdivision for 16 single family units on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Initial presentation and conservation analysis.

Representing the applicant:

Michael Sandor, MJS Engineering

Mr. Sandor said this is an application for a residential subdivision of 16 single-family homes, with frontage on Maple Avenue and adjacent to the Meadows of Goshen subdivision. Mr. Sandor said he was present to introduce the project and to discuss the conservation analysis. He submitted maps and an aerial view and discussed various site features. He said that there is vacant property to the north of the parcel. He also said that there are several drilled wells on the property and two houses in disrepair. Mr. Sandor said that the development is proposed for the center of the site and that access from Maple Ave. is impractical because of sight distances. Instead access is proposed through a dead-end street within the Meadows of Goshen subdivision. He said that there is a pond and wetlands on the property which were delineated in 2001.

Mr. Sandor said the property is accessible by foot and that he would like the PB members to view the property.

Mr. Hoffman said that the Code requires the applicant to preserve 50% of the land as open space. He said that the PB will identify the areas that are the most valuable to preserve. He identified some of the site features of the property.

Mr. Bergus said that the applicant can coordinate a site visit with the Building Inspector's office.

Ms. Naughton said that after the PB has walked the property, the results can be reported at the following PB meeting so that PB members can discuss what is of a conservation value to them.

1266 Pulaski Highway LLC (a/k/a Nick DeMatteo) - 17-1-11, 13, 14 and 15: Resolution for proposed Lot Line change.

Representing the applicant:

James Dillin, PLS

Ms. Naughton said the application was first presented to the PB on July 2, 2015. She said that a draft resolution was sent to PB members for review. She read the six specific conditions of the proposed Resolution of Conditional Preliminary & Final Approval as follows:

1. This lot line adjustment is not meant to be an approval of, and does not authorize, any use that is not in accordance and in conformity with the Town Code.
2. Prior to the signing of the plat, the applicant shall revise the drawing title to eliminate the word "Subdivision".
3. Prior to the signing of the plat, the applicant shall submit to the Building Department a signed and notarized Owner's Endorsement for Gertraud C. and William Ellert.
4. Ownership and maintenance of each portion of the existing chain link fence shall be by whichever property includes that portion of the fence.
5. Prior to the signing of the plat, the applicant shall provide proof of filing to the Building Department of the utility easement of necessity from Goshen Center LLC to 1266 Pulaski Highway, LLC, referenced in Note 5 on the plat with the Orange County Clerk's office. Said utility easement shall be in a form satisfactory to the Planning Board Attorney.
6. Prior to the signing of the plat, the applicant shall remove the bulk table from the plat and revise the plat notes for the water supply to the satisfaction of the Planning Board Attorney.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, The Town of Goshen Planning Board accepts the Resolution of Conditional Preliminary & Final Approval - Lot Line Adjustment for 1266 Pulaski Highway, LLC (a/k/a Nick DeMatteo) as read and modified. Approved unanimously.

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

Adjournment – The Town of Goshen Planning Board adjourned at 8:30 pm

Lee Bergus, Chair
Notes prepared by Sue Varden