

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

August 6, 2020

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer

Members Absent:

Phil Dropkin
Giovanni Pirraglia
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 7:45 pm by Chairman Lee Bergus.

Approval of Minutes

July 2, 2020 minutes were deferred to next meeting.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the July 16, 2020 minutes as modified. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Javelin Realty Subdivision – Chairman Bergus read a letter dated July 6, 2020, signed by David Higgins, Lanc & Tully, P.C., requesting an extension of the Conditional Final Approval. A short extension will be given for applicant to pay fees.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to grant an extension of the Conditional Final Approval to September 3, 2020. Approved unanimously.

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

833 Pulaski Highway Goshen Solar Project – The applicant had requested an amendment. The applicant had not yet responded.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to grant an extension for Conditional Final Approval to September 3, 2020. Approved unanimously.

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

Items for Discussion/Action

3317 Route 207 – The Market at Goshen Green Farms – 2-1-22: Application for site plan and special permit approval for a retail business on 67.4 +/- acres on NYS Route 207 in the RU District with AQ-6 Overlay. Draft Resolution

Attorney Naughton had prepared a draft resolution contingent on the sight and speed study being received. The sight and speed study had not yet been completed.

Attorney Naughton reviewed the draft resolution.

Whereupon, there was a discussion on the dye test, parking lot, signage, and food truck.

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

Jay Myrow, Esq., was present for applicant.

Attorney Naughton reviewed the draft resolution.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to accept the Resolution for applicant Southside Commerce Center. Approved unanimously.

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

Highway 17A Mixed-Use Development/Sunrise Commons – 12-1-57.2: Application for site plan approval for two (2) mixed-use buildings with retail and service businesses, offices, and restaurants with upper-floor apartments on 10.5 +/- acres on NYS Route 17M in the HC and CO Zones with AQ-6 overlay. Initial Presentation and Commence SEQRA

Amador Laput, Fellenzer Engineering, Luca & Anna Spensieri, and Jerome Lupino, AIA, were present.

Mr. Laput reviewed the project.

Mr. Hoffman reviewed his report. He suggested that the potential variances be identified and to commence SEQRA before the applicant goes to the ZBA.

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

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to type this project an unlisted action under SEQRA. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for next meeting.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, 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		

Meeting adjourned at 8:51 pm.