

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

August 15, 2019

Members Present:

Lee Bergus, Chairman
David Crawford
Phil Dropkin
Cynthia Hand
Giovanni Pirraglia

Also Present:

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector

Members Absent:

Frank Leva
Diana Lupinski

The Planning Board meeting was opened with the Pledge of Allegiance at 7:35 pm by Chairman Lee Bergus.

Items for Discussion/Action

South Goshen Solar – 13-1-10.12: Application for site plan and special permit for a solar energy system on 87.10 +/- acres on NYS Route 17A in the RU & CO Zones with AQ-3 and Floodplain & Ponding and Scenic road Corridor overlays. Request for Public Hearing.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a joint public hearing with the Goshen Town Board on September 5, 2019. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye

2669 Route 17M – 12-1-70.1: Application for site plan and special permit for conversion of existing structure to light industry on 4.0 +/- acres on NYS Route 17M in the HC District with AQ-6 overlay. Initial presentation and commence SEQRA

David Niemotko, architect for the project, appeared before the Board. Stated the existing building was abandoned for a few years. The purpose of the site plan application is to occupy the building and bring the site plan up to code. Would like to use it as a light industry building in particular for packaging and assembling items such as home goods. The owner will be the occupant.

Mr. Hoffman reviewed his report. Under code light industry would require a special permit. Suggested the Board should discuss the layout. Before a public hearing the Board would need two items, an agricultural data statement and an expansion of the narrative. Whereupon, there was a discussion on the layout of the parking lot and discussed that Mr. Halloran would need to make a determination.

Mr. Niemotko responded they didn't need 25 parking spots. Applicant was going to have 6 or 7

employees at most and would only need 8 parking spots.

Mr. Hoffman requested that applicant demonstrate on paper that an apparatus can turn around. The well be tested. Need an estimation of truck trips. Need a determination on a wet area located in the easterly lower boundary.

Mr. Niemotko stated he would amend the plans as discussed tonight. Applicant is not proposing landscaping as the site is surrounded by woods.

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

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye

Sunset Ridge Subdivision Lot 2 – 10-2-2: Application for amended approval for driveway relocation on 1.491 +/- acres on Sutton Lane in the RU District with AQ-6 overlay. Initial presentation and commence SEQRA

Dave Higgins, Lanc and Tully, appeared before the Board for the applicant. Mr. Higgins stated his client Barry Price was looking for a driveway relocation. He hit rock wants to shift the house 10 feet more to the right. It's a 190 foot shift for driveway.

Mr. Hoffman reviewed his report with the Board.

Mr. Pirraglia enters at 8:12 pm

Mr. Hoffman recommended the applicant show the curb cut on the plan.

Attorney Naughton will look at the original resolution for this subdivision for any conditions and environmental documents. Building department is pulling files from archive. Advised the Board not to make any approval at this time.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to authorize Attorney Naughton to prepare a draft resolution subject to a search for any past documentation relating to this project and reserving the right of the planning board to modify or direct counsel to insert in there any information the board thinks is appropriate based upon that search. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	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

Mr. Halloran recuses himself and leaves the room.

Andrew Gilchrist, Esq. and Dan Gueron were present.

Attorney Naughton reviewed the first 57 pages of the FEIS with applicant and the Planning Board.

Mr. Gilchrist, Esq., stated they had no objections on what's been reviewed.

Mr. Hoffman stated they could tentatively be on the schedule for September 19, 2019.

Amy's Kitchen, Inc. & Science of the Soul – 12-1-23.222, 24.211 and 120: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road, Hartley 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. Review Draft Resolution for Amended Site Plan for Construction Sequence.

Mr. Dropkin recuses himself and leaves the dais at 8:39 pm.

Attorney Naughton stated that Larry Wolinsky had no comments on the planning board resolution. They were not expected to be on the agenda for tonight. Attorney Naughton reviewed the resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board reaffirms the finding statement on August 15, 2019. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the 2nd amended resolution of conditional approval major site approval for Amy's Kitchen, Inc. & Science of the Soul. Approved unanimously.

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

Mr. Dropkin returned to the dais at 8:50 pm

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a special meeting for August 29, 2019. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Pirraglia	Aye		

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

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Pirraglia	Aye		

Meeting adjourned at 9:00 pm.