

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

September 3, 2020

Members Present:

Lee Bergus, Chairman
Frank Leva
Marty Holmes (Alternate)
Phil Dropkin
Diana Lupinski
Cynthia Hand
David Crawford

Also Present:

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

Members Absent:

Giovanni Pirraglia

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. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the July 2, 2020 minutes as modified. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the August 20, 2020 minutes as modified. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

833 Pulaski Highway Goshen Solar – Chairman Bergus read a letter dated August 20, 2020, requesting an extension of the site plan review decision, signed by David Albrecht, P.E.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to grant an extension to March 4, 2021. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Not connected	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Holmes	Aye		

Items for Discussion/Action

Hambletonian Park Section F – 8-1-12.221 Application for 38 lot residential subdivision on 20.427 +/- acres on Upper and Lower Magic Circle Drive and Rabbit Run in the HR Zone with AQ-6 overlay. Draft Resolution.

Jim Ullrich, Alpine Engineering, was present for applicant.

Attorney Naughton reviewed the draft resolution with the Board.

Whereupon, there was a discussion on the draft resolution.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the Amended Resolution of Conditional Preliminary Approval for Major Subdivision Hambletonian Park Section F. Approved unanimously.

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

Jim Ullrich informed the Board the property was sold to New Homes by Liberty. The principals would like to come in and talk to the Board in person to introduce themselves.

Attorney Naughton advised there was concern if there was a new owner, a current owner's endorsement would be needed.

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. Amended Site Plan for Relocated Wastewater Pre-Treatment Plant

Anant Singh and Mike Cheng were present for applicant.

Mr. Dropkin recused himself.

Mr. Singh reviewed the plans with the Board.

Whereupon, there was a discussion on odor control, generator noise, truck turn around, lighting and additional planting along the Heritage Trail.

Attorney Naughton noted based on the comments the applicant should provide additional information.

Mr. Hoffman noted that applicant provide an analysis of the landscaping plan to show it is sufficient.

Mr. Hoffman reviewed the upcoming meeting.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mrs. Hand, 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. Holmes	Aye

Meeting adjourned at 8:43 pm.