

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

September 17, 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. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the September 3, 2020 minutes as modified. Approved unanimously with one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Young's Grove/Rieger- Chairman Bergus read a letter dated September 3, 2020 requesting two 90-day extensions of the Conditional Preliminary Approval Major Subdivision, signed by Steve Esposito, Esposito & Associates.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, 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	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	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.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to rescind the September 3, 2020, Amended Resolution of Conditional Preliminary Approval for Major Subdivision Hambletonian Park Section F and replace with the Amended Resolution of Conditional Preliminary Approval for Major Subdivision Hambletonian Park Section F as modified this evening. Approved unanimously.

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

833 Pulaski Highway Goshen Solar-24-1-76.12 & 101: Application for amended site plan and special permit for a solar energy system on 73.438 +/- acres on Pulaski Highway/County Route 6 in the AI Zone with AQ-3 Overlay. Initial Presentation & Commence SEQRA

David Albrecht, Borrego Solar, was present for applicant. Mr. Albrecht reviewed the project with the Board.

Whereupon, there was a discussion on the NYSERDA Grant, battery backup, and additional poles at the entrance.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion and applicant will have to apply for a variance with the ZBA.

Whereupon, the Board was polled to waive the requirement for a public hearing.

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to redeclare their intent to be lead agency on this project. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to declare this project as a type 1 action under SEQRA. Approved unanimously.

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

2669 Route 17M 12-1-70.1: Application for amended 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. Initial Presentation & Commence SEQRA

Sol Ezra, Arian Dugan, and Dave Niemotko were present for applicant.

Mr. Ezra reviewed the project with the Board. In summary, the applicant wants to remove the condition to require interior loading and unloading, to expand the end of the roadway and construct an underground retention pond.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on noise levels from traffic, tree line, and application circulating back to the fire department for review.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to reaffirm the prior negative declaration. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to waive the requirement for a public hearing on the revised site plan. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to authorize counsel to prepare a Resolution of Conditional Amended Approval of Site Plan. Approved unanimously.

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

All One One All – A D'Artagnan Foundation Regeneration Farm -8-1-6: Application for site plan and special permit for conversion of an existing barn to restaurant and farm shop on 14.6 +/- acres on Coleman Road and Craigville Road/County Route 66 in the RU Zone With AQ-6 overlay. Initial Presentation & Commence SEQRA

Alix Daguin and Ariane Daguin were present. Ms. Daguin reviewed the project with the Board.

Mr. Hoffman reviewed his report with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to declare intent to be lead agency. Approved unanimously.

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

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

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

Attorney Naughton requested to have a brief attorney client meeting.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to have an attorney client meeting and close the meeting with no intent to come back. Approved unanimously.

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

Mr. Pirraglia Aye

Meeting adjourned at 9:17 pm.