

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

**September 26, 2019**

**Members Present:**

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

**Also Present:**

Richard Golden, Town Attorney  
Sean Hoffman, Town Engineer  
Neal Halloran, Building Inspector

**Members Absent:**

Giovanni Pirraglia

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 Mr. Crawford, the Town of Goshen Planning Board moved to approve the September 19, 2019 minutes as modified. Approved unanimously.

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

**Items for Discussion/Action**

**Minkus Family Farm/Gerick Associates, LLC – 19-1-29 & 76:** Application for amended site plan for an addition to an existing warehouse/produce processing facility on 12.3 +/- acres on Maple Avenue (County Route 37) in the AI Zone with AQ-3 Floodplain & Ponding and Scenic Road Corridor overlays. Draft SEQRA Negative Declaration and Draft Resolution

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to accept the Negative Declaration as prepared. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the Amended Resolution of Conditional Approval Major Site Plan. Approved unanimously.

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

**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. SEQRA EAF Part 2

Mrs. Lupinski enters at 7:44 pm

Whereupon, the Board reviewed the Part 2 EAF for applicant South Goshen Solar.

**VOTE BY PROPER MOTION,** made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to adopt Part 2 of the EAF. Approved unanimously.

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

**VOTE BY PROPER MOTION,** made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to authorize counsel to draft a Negative Declaration. Approved unanimously.

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

**Kleister Lot Line Adjustment -10-1-28.3 & 10-2-14:** Application for lot line change along Phillipsburg Road and Sutton Lane in the RU Zone with AQ-6 overlay. Initial Presentation & Commence SEQRA

Christopher Kleister, appeared before the Board.

Whereupon, there was a discussion and the Board decided that a public hearing was not necessary.

**VOTE BY PROPER MOTION,** made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize the drafting of a Resolution of Conditional Approval. Approved unanimously.

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

**Clifford Ryan Subdivision – 19-1-66.1:** Application for a residential subdivision for 2 single family units on 2.007 +/- acres on Cross Road (County Route 42) in the RU Zone with AQ-3 and Scenic Road Corridor overlays. Initial Presentation & Commence SEQRA

Brad Cleverly, MJS Engineering & Land Surveying, appeared before the Board.

Mr. Hoffman reviewed his report.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to declare the project an unlisted action. Approved unanimously.

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

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

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to have a public hearing on October 17, 2019. Approved unanimously.

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

**Orange & Rockland Utilities Training Facility Improvements – 8-1-13:** Application for amended site plan and special permit for a training facility on 3.05 +/- acres on Old Chester Road in the RU District with AQ-6 and Scenic Road Corridor overlays. Initial Presentation & Commence SEQRA

Amador Laput, Fellenzer Engineering, LLP appeared before the Board. Also present were Brian Quinn, Esq., Ryan Fellenzer, Fellenzer Engineering and Kevin Duggin, Orange and Rockland.

Mr. Laput reviewed the project with the Board.

Whereupon, there was a discussion on the impervious surface. It was determined that Mr. Halloran would be required to make an interpretation of impervious surface and porous pavement.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to waive the requirement for a public hearing. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen

Planning Board moved to reaffirm the negative declaration issued in the prior approval of this application. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize counsel to prepare a tentative Resolution of Conditional Approval for October 17, 2019. Approved unanimously.

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

Mr. Hoffman discussed the agenda.

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

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

Meeting adjourned at 8:46 pm