

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

October 17, 2019

Members Present:

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

Also Present:

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

Members Absent:

Diana Lupinski

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. Pirraglia, the Town of Goshen Planning Board moved to approve the September 26, 2019 minutes as modified. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the October 3, 2019 minutes as modified. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Reiger Homes/Young's Grove – Chairman Bergus read a letter dated October 3, 2019 to the Planning Board requesting two 90 day extensions, signed by Steve Esposito.

Mr. Crawford entered at 7:40 pm

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the town of Goshen Planning Board moved to grant two 90 day extensions to April 2, 2020 for applicant Reiger Homes/Young's Grove. Approved unanimously.

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

Public Hearings

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.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to open the Public Hearing for applicant Clifford Ryan Subdivision. Approved unanimously.

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

Chairman Bergus asked if anyone from the public was present.

There was no response.

James Clearwater, MJS Engineering, reviewed the project with the Board.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on well testing for the subdivision. It was discussed that the four hour stabilized test would be sufficient.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Pirraglia, the Town of Goshen Planning Board, moved to close the public hearing for applicant Clifford Ryan Subdivision. Approved unanimously.

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

Attorney Naughton stated she would prepare a Part 2 EAF.

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.

Attorney Naughton reviewed the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to accept the Findings Statement. Approved unanimously.

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

Whereupon, there was a discussion on the fencing and access road with Ryan Irwin, Community Energy Solar and Erik Boe, LAN Associates.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the resolution of conditional approval major site plan for applicant South Goshen Solar, LLC, as modified. Approved unanimously.

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

114 Hartley Road, LLC/TAM Enterprises, Inc. - 12-1-2.3: Application for amended site plan approval for expansion of the existing contractor storage facility and office on 31.19 +/- acres on Hartley Road in the CO Zone with AQ-6, Stream Corridor and Floodplain & Ponding overlays.

John O'Rourke, Lanc and Tully, reviewed the project. Tony Lasaponara and Brian Cutler from Tam were present. In summary, build a storage building on the site, would match the existing buildings, and consider it a small expansion on his existing building for office space and canopies in the back. No residences in or about the site.

Whereupon, there was a discussion on the plans with the Board. There would be no tree removal and discussed hours of construction.

Mr. Hoffman stated the applicant is asking for a public hearing. He stated more work needs to be done on the plan to show it complies with the code.

Mr. O'Rourke stated he would like to schedule the public hearing and get the changes in

Attorney Naughton stated if applicant gets the requested material in by November 7, the public hearing would be scheduled for November 21.

Mr. O'Rourke agreed to have submissions by November 7.

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. Approved unanimously.

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

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

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to schedule a Public Hearing November 21, subject to receipt of documents requested by November 7. Approved unanimously.

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

Authentic Antique Lumber, LLC -18-2-5: Application for site plan and special permit for custom wood furniture fabrication facility on 2.752 +/- acres on NYS Route 17A in the HC Zone with AQ-3, Scenic Road Corridor overlays. Initial Presentation and Commence SEQRA

Karen Emmerich, Lehman & Getz, was present for applicant. Rich from Authentic Antiques Lumber was also present. Ms. Emmerich reviewed the plan with the Board. It's a 5,000 square foot addition to the rear of the building. No new employees and sufficient parking on the site, relocate some of the parking spaces. The addition would be used primarily for storage.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board declared the Board's intent to be lead agency. Approved unanimously.

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

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

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to set a public hearing on November 21, subject to the lighting plan submitted by November 7. Approved unanimously.

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

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

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

Meeting adjourned at 9:17 pm.