

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

November 7, 2019

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Bill Canavan, Hydrogeologist

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. Leva, the Town of Goshen Planning Board moved to approve the October 17, 2019 minutes as modified. Approved unanimously with one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Glenmere Lake Solar – Chairman Bergus read a letter from Community Energy Solar, signed by Ryan Irwin, Project Manager, requesting a 6-month extension of the Conditional Site Plan Approval.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to extend the Conditional Site Plan Approval to May 21, 2020. Approved unanimously.

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

Items for Discussion/Action

Southside Commerce Center -13-1-5.11 & 70: Application for site plan for an access driveway on 1.70 +/- acres on Police Drive in the CO Zone with AQ-6 Overlay. Schedule Public Hearing

Attorney Naughton reviewed the project with the Board.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to schedule a Public Hearing on December 5, 2019, for applicant Southside Commerce Center. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	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. SEQRA EAF Part II and Consider Negative Declaration

Attorney Naughton stated she spoke with Jim Clearwater, who couldn't be present, and he had no issues with the document.

Prepared a negative declaration for the Board's consideration and reviewed it.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to declare this project did not have a significant adverse effect under SEQRA on the environment and accept the Negative Declaration as prepared. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	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. Discussed revised plans and consider resolution of conditional approval.

Lino Sciarretta, Esq., and Mr. Amador Laput, Fellenzer Engineering, reviewed the plan.

Whereupon, there was a discussion on impervious surface, paving and lighting.

Attorney Naughton provided the Board with a Draft Resolution. Reviewed the specific conditions.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen

Planning Board moved to approve the Amended Resolution of Conditional Approval Special Permit and Major Site Plan for applicant Orange & Rockland Utilities as prepared and modified. Approved unanimously.

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

Max Stach, Andrew Gilchrist, Esq, and Dan Gueron were present.

Attorney Naughton reviewed sections 2.7, 2.8 and 2.9 of the FEIS.

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

Meeting adjourned at 9:17 pm