

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

**November 21, 2019**

**Members Present:**

Lee Bergus, Chairman  
Phil Dropkin  
Frank Leva  
Giovanni Pirraglia  
Diana Lupinski  
David Crawford  
Cynthia Hand (Entered at 8:14)

**Also Present:**

Kelly Naughton, PB Attorney  
Sean Hoffman, Town Engineer

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 MINUTES**, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the November 7, 2019 minutes as modified. Approved unanimously.

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

**Public Hearings**

**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 & Tully, representing applicant TAM, LLC, reviewed the project with the Board.

Whereupon, there was a discussion on the parking area, employees, lighting, no additional clearing, salt shed, the office space, and storage.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the landscaping. The Board needs to make a determination if the existing landscaping is sufficient.

Mr. O' Rourke asked to waive the landscaping due to there being no neighbors.

Attorney Naughton reviewed the design standards.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to assume lead agency on this project. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to open the Public Hearing for applicant TAM, LLC. Approved unanimously.

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

Chairman Bergus asked if anyone from the public was present.

There was no response.

Whereupon, there was a discussion that there would be no outside storage between the parking area and the heritage trail, and that green space would be identified and represent 30% of the site.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the Public Hearing for applicant TAM, LLC. Approved unanimously.

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

Attorney Naughton reviewed the part 2 EAF with the Board.

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

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

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize the drafting of a resolution. Approved unanimously.

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

Karen Emmerich, Lehman & Getz, reviewed the project with the Board. Also present was Rich Carlson the manager of Authentic Antique Lumber, LLC.

Whereupon, there was a discussion on the storage of lumber along the fence, where will it go, the response was into the new building and outdoor storage area in the rear of the building. The trailer will either be removed or moved up the hill.

Mr. Hoffman requested an estimation of the truck trips and would like to see an inspection of the waste water system.

Whereupon, there was a discussion on the outdoor storage, driveway, lighting plan, and to make sure the fixtures they use meets the requirement of dark sky compliant.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, 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.

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

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to open the Public Hearing for applicant Authentic Antique Lumber, LLC. Approved unanimously.

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

Chairman Bergus asked if anyone from the public was present.

There was no response.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the Public Hearing for applicant Authentic Antique Lumber, LLC. Approved unanimously.

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

Attorney Naughton reviewed the part 2 EAF with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize the drafting of a negative declaration. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize the preparation of a conditional resolution of approval. Approved unanimously.

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

**Items for Discussion/Action**

Mrs. Hand enters at 8:14.

**Urbanski Solar Farm** – 24-1-32.2: Application for site plan and special permit for a solar energy system on 96.7 +/- acres on Pulaski Highway/County Route 6, Big Island Road and Wisniewski Road in the AI Zone with AQ-3 and Flood Plain & Ponding overlays. Schedule Public Hearing

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to schedule a Joint Public Hearing with the Town Board on December 5, 2019. Approved unanimously.

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

**Mansfield Lot Line Adjustment** – 15-1-25.1 & 25.2: Application for lot line change along Conklingtown Road in the RU Zone with AQ-3 overlay. Initial Presentation & Commence SEQRA

Michael Sandor, MJS Engineering, was present for applicant. Mr. Mansfield provided an aerial photo and reviewed the project with the Board. He also stated he would provide a bulk table.

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to waive a Public Hearing for applicant Mansfield Lot Line Adjustment. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to type this project as a type 2 action under SEQRA. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to authorize the preparation of a conditional resolution of approval. Approved unanimously.

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

**Makuen Realty Associates Subdivision -13-1-10.2:** Application for a two lot (2) subdivision of 87.10 +/- acres on NYS Route 17A in the RU & CO Zones with AQ-3 and Floodplain & Ponding, and Scenic Road Corridor overlays. Initial Presentation & Commence SEQRA

R.J. Smith was present for applicant Makuen Realty Associates Subdivision. Also present was Mack Makuen. Mr. Smith reviewed the project with the Board.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was discussion regarding access to the rear lot. The rear lot provision would be applicable to this portion. It would be a determination made by the building inspector.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project and to type it an unlisted action. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a Public Hearing on January 2, 2020, subject to the receipt

of the plan showing the location of the house and well and septic. Approved unanimously.

Whereupon, there was a discussion on Introductory Local Law 2 of 2019, referred by the Town Board. It deals with provisions to the zoning law, specifically revisions to the solar law.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board authorized counsel to draft a letter of recommendations of the changes discussed to the Town Board. Approved unanimously.

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

Mr. Hoffman reviewed agenda items with the Board.

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

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

Meeting adjourned at 9:32 pm