

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

**December 20, 2018**

**Members Present:**

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

**Also Present:**

John Ahearn, Esq., PB Attorney  
Sean Hoffman, PB Engineer  
Neal Halloran, Building Inspector

**Members Absent:**

Phil Dropkin

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. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the minutes from December 6, 2018 as modified. Approved unanimously with one abstention.

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

**Possible Extension or Abandonment of Applications pursuant to Town Code -**

**Howell's Lawn Service, Inc.**, - Chairman Bergus read a letter dated December 19, 2018, from LAN Associates, signed by Michael J. McGovern, requesting a six month extension of the approval.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board granted a six month extension to applicant Howell's Lawn Service, Inc. to April 19, 2019. Approved unanimously.

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

**Persoon** – Chairman Bergus read a letter dated December 10, 2018, from Pietrzak & Pfau, signed by Nicholas Rugnetta, requesting a one hundred and eighty (180) day extension of Final Approval.

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

Planning Board granted a one hundred and eighty (180) day extension of Final Approval to applicant Persoon to June 27, 2019. Approved unanimously.

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

**Traskus** – Chairman Bergus read a letter dated December 20, 2018, signed by Bob Green, Attorney at Law, requesting a six month extension for new owner Goshen Estates LLC to fulfill the conditions in the Conditional Final Approval.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board granted a six month extension to applicant Traskus to June 27, 2019. Approved unanimously.

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

**Items for Discussion/Action -**

**Muscumeci Lot Line Adjustment** – 10-1027.31 & 27.32: Application for lot line change along Hampton Road and NYS Route 17 in the RU Zone with AQ-6 and Stream Corridor & Reservoir overlays. Initial Presentation & Commence SEQRA

Tom DePuy, DePuy Engineering, appeared before the Board representing both parties. In summary, he stated a garage was built over the back line and the parties were looking to adjust the lot line to go around the building to meet the setbacks. Stated there was a property sale in the process.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to waive a Public Hearing. Approved unanimously.

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

Whereupon, the Draft Resolution was reviewed and discussed.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to accept the Resolution of Conditional Preliminary & Final Approval, Lot Line Adjustment for applicant Muscumeci. Approved unanimously.

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

**Glenmere Lake Solar -01701024.11:** Application for site plan and special permit for a solar energy system on 129.2 +/- acres on Pulaski Highway/County Route 6 and Valley View Road in the RU District with AQ-6/AQ-3 and Floodplain & Ponding, Stream Corridor & Reservoir and Scenic Road Corridor Overlays. Discussion – Revised Plans & Visual Assessment

Joel Thomas, Community Energy Solar, and Erik Boe from LAN Associates, appeared before the Board. Mr. Thomas reviewed the revisions and updates to the site plan. He stated it was a more robust visual assessment. He stated they were seeking to schedule a public hearing. Mr. Boe reviewed the cross sections and discussed proposed shrubbery.

Whereupon, there was a discussion with the Board on the trackers, remote monitoring, noise, and fencing (security or deer fence).

Mr. Hoffman stated he would issue a revised report due to the fact there were two site plans that needed to be compared. He stated a tree survey needs to be completed and a decommissioning plan. If these were submitted by January 3 they could schedule a public hearing for the 17<sup>th</sup> in coordination with the Town Board.

**31 Gate Schoolhouse Road – 12-1-85.1:** Application for subdivision and site plan for two (2) warehouses on 14.58 +/- acres on Gate Schoolhouse Road and NYS Route 17M in the HC and CO Zones with AQ-6/AQ-3 overlays. Initial Presentation and Commence SEQRA

Jay Samuelson, Engineering Properties, appeared before the Board for the applicant. In summary they are proposing two warehouses on separate lots on a 14 ½ acre site. Individual septic and wells for each system. The warehouses would be built on spec and there are no confirmed tenants at this time.

Mr. Hoffman requested a more detailed review of sight distances on Gate School House Road. Noted there were some zoning issues, they required a special permit, and may require a variance.

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

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

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

Mr. Halloran suggested that the Board get more training on trucks and turning radiuses.

Mr. Hoffman suggested the DOT might offer training.

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

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

Meeting adjourned at 8:52 pm.