

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

March 7, 2019

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector
Steve Verdibello, Hydrogeologist

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 -

February 21, 2019 held to next meeting.

Public Hearings -

Orange & Rockland Utilities Training Facility Improvements -8-1-13: Application for 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.

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 Orange & Rockland Utilities Training Facility Improvements. Approved unanimously.

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

Mr. Lino Sciaretta, Esq, appeared before the Board for applicant Orange & Rockland. He reviewed the project.

Mr. Amador Laput, Fellenzer Engineering, reviewed the site plan. Mark Fellenzer, Ryan Fellenzer and Kevin Duggin were also present for applicant Orange & Rockland. He reviewed the driveway, improvements include widening the driveway, two-story training building, thirty space parking lot, pervious pavers, living wall, LED lights along the driveway, and planting beds for the wetlands. Showed a truck turning radius.

Mr. Hoffman reviewed his report with the Board.

Mr. Halloran discussed the slope of the driveway, the fire department didn't have a problem with the 10% rather than the angle of approach and angle of departure for access.

Mr. Laput read the DEC permit the applicant received March 6th.

Whereupon there was a discussion with the Board, in summary, the area of disturbance, storm water, impervious surface, shade trees, tree survey, living wall, and a one gallon spill closed out by the DEC.

The Public Hearing was opened to the public at 7:54 pm

Andrea Monahan, 4 Old Chester Road, asked if big construction trucks would be coming in and out.

Kevin Duggin, Orange & Rockland, responded that vehicles will be mostly personal cars and trucks for the gas crews, big bucket trucks will not be travelling in and out. The site is for training purposes.

Ms. Monahan asked if it was running 7 days a week.

Mr. Duggin responded it was Monday thru Friday, 8 to 4. Maybe a under special circumstances, like a storm, there might be a Saturday.

Mr. Halloran asked if they were expected to operate five days year round.

Mr. Duggin responded he was not sure if it would operate year round. It would operate five days, most likely in spring and fall. Won't see five full days all year round.

Nick Gallo inquired as to the product for driveway and parking lot.

Mr. Amador illustrated on the site plan where the true grid and asphalt paving was.

Ms. Monahan asked about the lighting.

Whereupon, there was a discussion on dark sky lighting, perhaps timers. It was also suggested to use motion detectors.

Whereupon, there was a discussion on the grid system being ADA compliant, and the striping of the parking lot.

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

Mr. Bergus, Chairman
Mrs. Hand
Mrs. Lupinski

Aye
Aye
Aye

Mr. Crawford
Mr. Leva
Mr. Pirraglia

Aye
Aye
Aye

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board assumed lead agency on this project. Approved unanimously.

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

Attorney Naughton provided a Part 2 EAF and reviewed it with the Board.

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

Mr. 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. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize the preparation of a resolution of conditional approval. Approved unanimously.

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

Items for Discussion/Action-

Foxfire La Colina, LLC -12-1-45.222: Application for special permit and site plan for a bed & breakfast, restaurant and catering facility on 46.1 +/- acres on NYS Route 17M in the RU & HC Districts with AQ-3 & AQ-6 overlays SEQRA Lead Agency/Discussion- Revised Plans/Well Test Plan

Steve Esposito, Esposito & Associates appeared before the Board for the applicant. Mr. Esposito reviewed the project. Mr. Esposito stated he had submitted the long environmental assessment form back in October, well testing program and the revised plans this evening for the Board's consideration.

Whereupon, there was a discussion about referring to this as a B&B, where the code does not allow this given the number of bedrooms. The code allows for 11 guests. So, either the rooms have to have single beds, or it has to be treated as a temporary residence. Has to be determined at the beginning.

Mr. Esposito stated he had a meeting with the Health Department to talk about the water system and the sanitary disposal system.

Mr. Hoffman stated that whether it is a B&B or temporary residence that is a determination by the Health Department.

Mr. Halloran stated it also becomes a building code issue, in this case it does qualify as a B&B for the Town of Goshen.

Attorney Naughton stated as well as a catering facility and restaurant.

Mr. Esposito stated for this discussion it will be called a B&B, for the regulatory they will work with the Health Department.

Mr. Hoffman reviewed his report with the Board and Mr. Esposito.

Whereupon there was a discussion, in summary it was identified the need for a sprinkler system, a lift from an existing set of stairs, no reservations on hold, small business use, significant modifications and asked to provide a sketch or rendering to explain the lift graphically to the Board, access to the site, and parking. There was a discussion on a non-site parking lot. The code allows it, but they need to provide a legal agreement to show off-site parking.

Mr. Esposito stated he would get a copy of the contract to show any parking agreements.

Mr. Hoffman requested they meet with the building inspector and fire department to review the uniform fire code in regards to access, which requires a minimum of 20 feet wide.

Steve Verdibello, hydrogeologist, reviewed his report on water testing protocol. Applicant is proposing a 24 hour test rather than the 72 hour test, which is okay due to the low water demand. He stated he does not have any information on the well itself, and how much it can pump.

Mr. Esposito stated they had TV'D the well and will provide the report.

Steve Verdibello stated they will have to conduct the off-site monitoring of at least 4 to 6 homes in that area within a 2500 foot radius.

Whereupon, there was a discussion on storage of water for a sprinkler system, the area that is going to have a sprinkler system to calculate the demand of storage and what effect on the well. Fire department access was discussed. The need for backup power. The water testing was discussed. The possibility of a parking lot at the lower end of the driveway.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency for this application. Approved unanimously.

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

Attorney Naughton provided an EAF part 2 to the Board, but suggested deferring the review of it until receipt of the additional information talked about, some issues will be changing such as the water and

also the clearing for the road if it has to be increased to 20 feet and or a parking lot at the bottom

Mr. Hoffman suggested to have the fire department at the next staff meeting in two weeks.

Attorney Naughton stated the applicant was looking to clear some of the trees from the property, they are able to do that, not through this application, but through the Building Department because it doesn't reach that level. The applicant has already requested to be on the Town Board's agenda next week for the indemnification agreement.

Mr. Esposito stated it was .6 acres for the septic and parking lot.

Mr. Halloran stated for informational purposes that O&R will be clearing and grading on the 18th.

Mr. Hoffman reviewed material for next meeting. 833 Pulaski Solar, Glenmere Lake Solar is submitting visuals for the next meeting, Cavallaro, a lot line adjustment and Orange & Rockland.

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

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

Meeting adjourned at 9:00 pm