

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

January 3, 2019

Member Present:

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

Also Present:

Ashley Torre, PB Attorney
Sean Hoffman, PB Engineer

Member 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. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the minutes from December 20, 2018 as modified. Approved unanimously with two abstentions.

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

Items for Discussion/Action -

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. Initial Presentation & Commence SEQRA

Lino Sciarretta, Esq., appeared before the Board for the applicant. He reviewed the project with the Board. Stated this was an existing training facility since 1988. In 1991 the shed was improved and they added a number of structures and refurbished the building.

Mr. Amador Laput, Fellenzer Engineering, went over the site plan. Mr. Laput addressed some of the comments from H2M.

Mr. Hoffman reviewed his comments with the Board.

Whereupon, there was a discussion with the Board, the applicant is going to provide the Board with an

updated floor plan, applicant is going to revise the bulk table to meet the 10% impervious requirement, give more definition of the wildlife species, suggested the front porch should be shown on the plan, turning radius for trucks and access for fire trucks to the building should be shown also.

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 on this project. Approved unanimously.

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

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

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

Mr. Lino, stated there was a copy of the minutes that approved the facility in 1988. Stated he would work with the building inspector. Addressing the cemetery setback, he believed a public utility with an education center was not subject to the cemetery setback law. He would be looking to get a land disturbance permit to remove some trees.

3302 Route 207 – Timber Trail, LLC -21-21.2 TO 21.5: Application for site plan, special permit and lot line adjustment for a spa/wellness center, restaurant and catering facility on 145.9 +/- acres on NYS Route 207 in the RU District with AQ-6 Overlay. Initial Presentation & Commence SEQRA

Steve Esposito, Esposito and Associates, appeared before the Board for the applicant. Also present was Tom Olley, Project Engineer; Dominic Cordisco, Attorney; Susan Shapiro, applicant, and her family. In summary the project was presented as an existing mansion being renovated and expanded. It would be a 16 one bedroom guest room, 35 seat restaurant, turn an existing barn into a fitness center, and 10 detached cottages. Most of the facility will be geared to the guests. There will be a bar cafe with 55 seats. Event tent for weddings and catering events. Gardens, hiking and biking paths.

Mr. Esposito stated he sent over a supplemental letter with his position in regard to the code. Code promotes and permits reuse of existing buildings. In the RU Zone it will allow small scale business, it limits the square footage you can occupy, it allows new structures less than 5,000 sq feet with a residential appearance. The issue is that the building is 16,000 square feet. Mr. Halloran will have to determine if this meets the intent of the code, if not we will request a referral to the Zoning Board.

Mr. Hoffman stated that a lot of the activities that the applicant described do meet the service business definition of code. Lodging is prohibited in the RU. At the staff meeting it was stated that the lodging and cottages were part of the service business. That's what needs to be considered.

Whereupon, there was a discussion between the Board and the applicant concerning the type of

services they are offering.

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.

Chairman Bergus	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 project an unlisted action. Approved unanimously.

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

Mr. Hoffman informed applicant they could make direct application to the Zoning Board if necessary, pending Mr. Halloran's determination, for a variance on a small scale business.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to hold a Public Hearing on January 17, 2019 for applicant Glenmere Lake Solar. Approved unanimously.

Chairman Bergus	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 Mr. Leva, the Town of Goshen Planning Board moved to adjourn the meeting. Approved unanimously.

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

Meeting adjourned at 9:02 pm.