

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924

March 4, 2010

Members Present:

Reynell Andrews
Lee Bergus, Acting Chair
Mary Israelski
John Lupinski
Raymond Myruski

Also Present:

Neal Halloran, Building Inspector
Rick Golden, PB Attorney

Absent: Ralph Huddleston
Susan Cleaver

MINUTES

The minutes of the Planning Board Meeting of February 4, 2010 were approved with corrections. Mr. Myruski abstained from voting because he did not attend the meeting.

Possible extension or abandonment of applications pursuant to Town Code

Owens Road – Conditional Preliminary Approval Major Subdivision.

Mr. Golden said the applicant is asking for an extension of the conditional preliminary approval that was originally received July 2, 2009. The approval was filed with the Town Clerk on August 26, 2009. The applicant requested a six month extension on February 22, 2010 to August 26, 2010. Mr. Golden said it should be put on the August 19, 2010 PB agenda, because it will be the last Planning Board meeting before it expires.

Mr. Golden said the applicant didn't give a reason for the request, but that they are in negotiations with the Town Board regarding the application. Mr. Golden said the PB has granted extensions on preliminary approvals on other applications in the past.

VOTE BY PROPER MOTION, made by Ms. Israelski, seconded by Mr. Lupinski, the Town of Goshen Planning Board grants a six month extension of the conditional preliminary approval given the Owens Road application, to August 26, 2010. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Myruski	Aye
Ms. Israelski	Aye		

CONTINUED PUBLIC HEARING

Reiger – 9-1-8.452 – 360.9 acres, 106 units located on Craigville Rd at the end of Broadlea Road in the RU district with an AQ3 & AQ6 Overlay with a Scenic Road Corridor Overlay and Flood Plain Overlay. At the request of the applicant’s attorney possibly continue the public hearing until an April meeting.

Mr. Bergus asked for comments from the public.

Dorothy Szeffc of 35 Ridge Road, said she and her husband live in the second house on Ridge Road. She said one of their greatest concerns is the water situation and hearing that a neighbor’s well dropped 10 ft during the applicant’s water testing. She said she doesn’t know the significance of that and suggests that there should be a larger number of wells tested at more locations.

Ms. Israelski said she gave the PB engineer a memo on well testing and that she is asking the Engineer to check on fracture traces in the area. She asked the question of why the wells are affected so much in the summer time and said she wonders if the explanation is the presence of fracture traces affecting the wells. She said it is important to know if there are fracture traces in the area to any degree. Ms. Israelski said she also questions the maximum daily demand of the homes and is concerned that irrigation and the topping off of swimming pools will increase those figures. “What is the average daily demand and shouldn’t our engineer and consultants make sure that our water protocols are done to the strictest letter of the law”. Ms. Israelski said she is asking that wells be tested along the border, in the northeast corner of the site, because “it seems that as the properties go to the north, towards Ridge Road and Farmingdale, the water is depleting. She said that the PB engineers should make sure there is plenty of water for all.

Mr. Golden said he has seen communities where, because of water issues, developers are not allowed to put in irrigation systems for the homes. He suggested however, that later a homeowner could hire a contractor to do it, unless there is a deed restriction.

Mr. Golden said that at the close of the public hearing, the PB and consultants will go through all of the issues and decide what needs to be addressed in the FEIS.

John Szeffc of 35 Ridge Road said that the testing wasn’t done during the right time to get a true test and said that it has been suggested that the testing be done in the dry season.

Dorothy Szeffc said that a house valued at \$650,000 won’t have the same number of bathrooms as one costing \$250,000, and asked what the average daily use is based upon. Mr. Bergus said it is based on how many people live in the home and Mr. Halloran suggested that it is also based on the number of bedrooms in the home. Mr. Bergus said

that having more bedrooms doesn't necessarily show more water use because a "bedroom" may be used as a study or exercise room. Mr. Golden said that studies show the larger homes with more bedrooms don't necessarily yield more people, because a fourth bedroom is often used for other purposes such as a guest room or study.

John Szefc asked why the applicant is requesting a delay in when they have to come back to the PB. Mr. Halloran said the applicant has a couple issues they want to address with the Town Board, including discussion of a Town operated regional sewer.

Mr. Halloran read Section 83-28 of the Zoning Code which states that it is a policy of the Town that all central sewer and water systems be owned and operated by the Town.

BY PROPER MOTION, made by Mr. Andrews, seconded by Ms. Israelski, the Town of Goshen Planning Board adjourns the public hearing on the Reiger application to April 15, 2010. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Myruski	Aye
Ms. Israelski	Aye		

ADJOURNMENT: A motion to adjourn the meeting at 8:05 p.m. was made, seconded and approved unanimously.

Lee Bergus, Acting Chair
Notes Prepared by Susan Varden