

Town of Goshen Planning Board Meeting

Town Hall

41 Webster Avenue

Goshen, New York 10924

September 19, 2019

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector
John Canning, Traffic Consultant

The Planning Board meeting was opened with the Pledge of Allegiance at 7:40 pm by Chairman Lee Bergus.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the September 5, 2019 minutes as modified. Approved unanimously.

Mr. Bergus	Aye	Mr. Dropkin	Abstained
Mr. Crawford	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

Possible Extension or Abandonment of Applications pursuant to Town Code

Hambletonian Park – Chairman Bergus read a letter dated September 1, 2019, requesting an extension of the continuation of final preliminary approval, signed by Joseph Neumann, member of the Hambletonian Group, LLC.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to extend the final preliminary approval for applicant to April 16, 2020. Approved unanimously.

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

Public Hearings

Minkus Family Farm/Gerick Associates, LLC -19-1-29 & 76 Application for amended site plan for an addition to an existing warehouse/produce processing facility on 12.3 +/- acres on Maple Avenue (County Route 37) in the AI Zone with AQ-3 Floodplain & Ponding and Scenic Road Corridor overlays.

Steve Esposito, Esposito & Associates, and Rick Minkus, owner, appeared before the Board. Mr. Esposito reviewed the amended plan with the Board.

Mr. Hoffman reviewed his report with the Board.

Chairman Bergus opened the public hearing at 7:52 pm.

Ken Newbold, spoke in support of Mr. Minkus.

Debra Corr, spoke in support of Mr. Minkus and asked the Board to protect farms.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Board moved to close the public hearing. Approved unanimously.

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

Attorney Naughton reviewed the EAF part 2 with the Board.

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

Mr. Bergus, Chairman	Aye	Mr. Dropkin	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. Dropkin, the Town of Goshen Planning Board moved to authorize the drafting of a resolution. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	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 and service business on 46.1 +/- acres on NYS Route 17M in the RU & HC Zones with AQ-3 & AQ-6 overlays. Draft Resolution

Jay Myrow, Esq, appeared for applicant before the Board. Stated there were no new submissions. Felt the application is complete and asked the Board to take action on the draft resolution.

Attorney Naughton reviewed the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to accept the resolution of conditional approval special permit and major site plan for Foxfire La Colina, LLC as modified. Approved 5 to 2.

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

LEGOLAND – Merlin Entertainments Group/LEGOLAND New York -11-1-46.2 and 49.22: Application for amended site plan for a commercial recreational facility on 500.02 +/- acres (total holdings) along Harriman Drive. Arcadia Road and Conklingtown Road in the RU and HR Zones with AQ-3. Scenic Road Corridor. Floodplain & Ponding, Stream Corridor & Reservoir and Commercial Recreation overlays. Draft Resolution

Mrs. Lupinski and Mr. Leva recused themselves and left the dais at 8:53 pm

John O' Rourke, Lanc & Tully, and Dominic Cordisco appeared before the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board finds that in accordance with the requirements for the stream corridor and reservoir watershed overlay district this project does not result in the degradation of scenic character, will be aesthetically compatible with its surroundings and will not result in erosion or surface water pollution from surface or sub-surface run off. Approved unanimously.

Mr. Bergus Chairman	Aye	Mr. Dropkin	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye
Mr. Pirraglia	Aye		

Attorney Naughton reviewed the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the resolution of approval of conditions 2nd amended major site plan for LEGOLAND-Merlin Entertainments Group/LEGOLAND New York. Approved unanimously.

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

Mrs. Lupinski and Mr. Leva return to the dais at 9:05 pm

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. Discuss Revised Application Materials

Daniel Farnan, engineer Maser Consulting, Brian Maliszewski, Forefront Solar, Genevieve Trigg, Esq. appeared before the Board.

Mr. Farnan reviewed the project. Discussed the visual study, glare study, and waiver for the slopes.

Mr. Hoffman reviewed his report.

Maplewood Village (aka ADC Orange, Inc.) -8-1-1.1 & 48: Application for a residential subdivision for 68 single family units on 95.4 +/- acres on Coleman and Craigville Roads (County Route 66) in the RU Zone with AQ-6, Scenic Road Corridor and Stream Corridor overlays. Discussion on FEIS

Mr. Halloran left the room.

Andrew Gilchrist, Esq., Max Stach, Planner, and Dan Gueron were present before the Board.

Whereupon, revised sections of the FEIS 2.5, 2.6, and 2.13 were reviewed, discussed, and amended.

Mr. Hoffman reviewed the agenda for next meeting with the Board.

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

**Town of Goshen Planning Board
September 19, 2019**

Mr. Bergus, Chairman	Aye
Mr. Crawford	Aye
Mr. Leva	Aye
Mr. Pirraglia	Aye

Mr. Dropkin	Aye
Mrs. Hand	Aye
Mrs. Lupinski	Aye

Meeting adjourned at 10:23 pm