

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

**February 15, 2018**

**Members Present:**

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

**Also Present:**

Kelly Naughton, Esq., PB Attorney  
Sean Hoffman, PB Engineer  
William Canavan, Hydrogeologist

**Members Absent:**

Frank Leva

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

**Approval of Minutes –**

February 1, 2018 minutes were reviewed.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the February 1, 2018 minutes as modified. Approved unanimously with two abstentions.

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

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

**5 Spoke Creamery-** Chairman Bergus read a letter dated February 8, 2018 requesting an extension of the Conditional Approval.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant an extension of the Conditional Approval for 5 Spoke Creamery until August 16, 2018. Approved unanimously.

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

**Items for Discussion/Action -**

**Nywening** – 10-1-22.3 & 27.1: Application for lot line adjustment along Philipsburg Road and NYS Route 17 in the RU District with AQ-6 overlay. Consider Draft Resolution

Craig Nywening appeared before the Board. Whereupon, the Board reviewed and discussed the Draft Resolution.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Preliminary and Final Approval Lot Line Adjustment for applicant Nywening as modified. Approved unanimously.

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

**The Estates at Rolling Ridge (aka Fieldstone Farm)** – 12-1-70.211: Application for a 22 lot residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) and Howard Court in the RU & HC Districts with AQ-3/AQ-6 overlays. Bond Recommendation

Mr. Hoffman reviewed the project with the Board and the request for a bond reduction. Applicant is looking to file the map and reduce the bond that was already set to represent the value of the work already constructed. Mr. Hoffman provided the Board with an itemized list of completed and outstanding construction items to requisite for a bond reduction from almost 1.2 million dollars down to \$251,000.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to accept the reduction on bond totals as prepared. Approved unanimously.

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

**Heritage Estates** – 8-1-9.22 & 11-1-98.6: Application for a residential subdivision for 78 single family units on 249.86 +/- acres on Old Chester Road and Brookside Drive in the RU district with AQ-3/AQ-6, Scenic Road Corridor and Stream Corridor overlays. Well Complaint Response and Remediation

Mr. Canavan the Town's Hydrogeologist appeared before the Board. Reviewed the complaints received from three property owners regarding potential impacts to their water supply wells. Testing was conducted at the developers expense. In summary Mr. Canavan agreed with the developer's consultant's conclusions and recommendations.

Mr. Hoffman suggested the Board review the data submitted and make a decision at the next meeting as to whether the wells have any impacts, and if so, what remediation needs to be taken.

**Mid-Hudson Valley Federal Credit Union** – Application for subdivision on 6.223 acres on NYS

Route 17M in the HC and RU district with AQ-3 overlay. Initial Presentation and Commence SEQRA Karen Emmerich, Lehman & Getz Engineering appeared before the Board. In summary she stated this was before the Planning Board in 2010 for a lot line adjustment for what was formerly Hudson Valley Garden Center. The Garden Center defaulted on it's mortgage and the bank took the property, but the rear parcel wasn't added. The bank didn't own it.

Attorney Naughton stated that this was an illegal subdivision under the law and the court ordered the subdivision was null and void. The applicant was ordered to come before the Board to get a subdivision approved by this Board. No requirement for an owners endorsement of lot two, as the owner of lot two cannot be located. The Court required an access easement to the back lot, which is lot two. A fifty foot easement is going to be required to access lot two. This is all being done under Court Order.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to declare the Board's intent to assume lead agency on this project. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	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 type this project as an unlisted action. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	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 have a Public Hearing on March 1, 2018. Approved unanimously.

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

Whereupon, the Board had a discussion on the parking situation at the sports complex. Mr. Hoffman handed the Board an application for a lot line adjustment for Landworx.

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

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

Meeting Adjourned at 9:02 pm