

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

March 15, 2018

Members Present:

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

Also Present:

Richard Golden, Esq., PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector

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

Approval of Minutes-

March 1, 2018 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the March 1, 2018 minutes as modified. Approved unanimously with one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code-

Ver Hage Industries, LLC – Chairman Bergus read a letter dated March 9, 2018, signed by Thomas DePuy, Engineering and Land Surveying, P.C.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to grant an extension to September 6, 2018. Approved unanimously.

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

Hambletonian Group LLC – Chairman Bergus read a letter signed by Joseph Newman, member of the Hambletonian Group LLC.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to grant an extension of Conditional Preliminary Approval to October 18, 2018 to applicant Hambletonian Group, LLC. Approved unanimously.

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

Public Hearings -

Peaceful Paws/Atlantic Fiber Optic Corp. -18-2-10: Application for amended site plan and special permit for a service business on 2.002 +/- acres on Quarry Road (County Route 68) in the Highway Commercial (HC) Zone with AQ-3 and Scenic Road Corridor overlays.

Brian Friedler, Lehman & Getz, appeared for the applicant before the Board. Mr. Friedler gave a brief summary of the project.

Mr. Hoffman summarized his report for the Board. Mr. Hoffman stated the applicant is seeking amended site plan and special permit approval to convert a portion of the applicant's warehouse to a service business for the installation of a pet crematorium.

In summary there was discussion with the Board on equipment, deliveries, disposition of ashes, refrigeration, hours of operation are to be 7 am to 6 pm Monday thru Friday, sidewalk, and it was noted there was no signage.

Mr. Friedler stated he had literature from the manufacturer, which he will submit to the Board. Mr. Friedler stated that the manufacturer has no distance requirement for the smoke stack on a metal roof. The height of the smoke stack is three feet. The literature claims the crematorium is odorless and smokeless.

Attorney Golden advised the Board if they were concerned about potential odor, the Board would have the ability, because of the special permit conditions, to have the applicant come back for a renewal of the special permit after one year, unless there's been no complaints to the building department with respect to the issue of smoke or odor. It was determined to include this as a special permit condition.

Whereupon Chairman Bergus opened the public hearing to the public.

Nick Gallo inquired as to whether Atlantic Fiber Optic Corp owned the property. It was affirmed by the applicant, Mr. Comas.

Debbie Corr inquired as to the construction of the chimney, the manufacturer, how close the nearest neighbors were and if the health department was involved. In response the applicant Mr. Comas and the Board reviewed the construction material of the chimney, noted who the manufacturer was, determined there were no neighbors and the DEC may be the only agency involved. The manufacturer is US Cremation Equipment, Altamonte Springs, Florida.

Chairman Bergus asked if there were any more comments.

There was no response.

Mr. Halloran informed the Board that the Building Department would ask for a copy of the installation guide and require the applicant to comply with the installation guide.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the public hearing on Peaceful Paws. Approved unanimously.

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

Attorney Golden noted that the Board is requesting the applicant to resubmit a plan revision to require a back up generator and show the location on the site and any potential enclosures. The applicant is also to revise the plans to note that the cremation stack is to be three feet.

Mr. Pirraglia requested that the applicant submit documentation from the manufacturer in regards to the metal roof.

Mr. Hoffman discussed with the Board and it was agreed that the applicant would include the size of the refrigeration unit in cubic feet on the plans. It was also discussed to add the sidewalk as a condition.

Whereupon, the Board reviewed the EAF Part 1 and Part 2.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to issue a Negative Declaration . Approved unanimously.

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

Items for Discussion/Action -

Heritage Estates – 8-19.22 & 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.

Whereupon, there was a discussion and review of the three property owners concerns regarding potential impacts to their water supply wells. Mr. Hoffman in summary informed the Board this was discussed at the February 15 meeting. They reviewed the well complaints received back in November and the applicant's response. He informed the Board that the reports from the developer's

hydrogeologist and the Town's hydrogeologist were distributed to all interested parties. No feed back came back from the three residents.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board made a determination based upon the plan set forth in the Planning Board Resolution and the tests that have been reviewed by the Town's consultants that the subject wells functionality are not being effected by Heritage's water supply wells and will be referring the homeowner to a competent water pump contractor for remediation, if any is needed. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	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 close the meeting. Approved unanimously.

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

Meeting adjourned at 8:53.