

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

April 5, 2018

Members Present:

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

Also Present:

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB Engineer

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. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the March 15, 2018 minutes as modified. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
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 -

The Estate at Rolling Ridge, LLC – Chairman Bergus read a letter dated January 15, 2018, from Mike Sandor, MJS Engineering.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to grant the applicant The Estate at Rolling Ridge, LLC an extension to October 4, 2018 for final approval. Approved unanimously.

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

Howell's Lawn Service, Inc. - Chairman Bergus read a letter from LAN Associates signed by Michael McGovern requesting a six month extension for an updated septic soil test that was unable to be conducted due to inclement weather.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Pirraglia, the Town of Goshen

Planning Board moved to grant the applicant Howell's Lawn Service, Inc. an extension to October 18, 2018, for conditional approval. 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 -

Landworx of New York, Inc. - 18-1-17.2 & 18.2: Application for a lot line modification and amended site plan and special permit for a service business on a proposed parcel containing 4.357 +/- acres total holdings on New York State Route 94 in the RU District with AQ-3 overlay.

James Clearwater, MJS Engineering & Land Surveying, P.C., applicants Peter Nilsestuen and Dave Peterson appeared before the Board.

Mr. Clearwater reviewed the project before the Planning Board. Mr. Hoffman stated his recommendations to the Board.

The Planning Board reviewed the Part 2 EAF prepared by Attorney Naughton.

Chairman Bergus opened the meeting to the public.

Mr. Stephen Zoutman was concerned about the swamp. He indicated he had a stream that goes through his property and was satisfied that the Board addressed his concerns.

There were no further comments from the Public.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the Public Hearing for Landworx of New York, Inc. 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 Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to adopt the Part 2 EAF for applicant Landworx of New York, Inc. 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 Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board moved for a negative declaration.

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 authorize counsel to prepare a resolution of conditional approval. 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. Pirraglia, seconded by Mr. Crawford, 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 8:00 pm.