

**Town of Goshen Planning Board Meeting
Emergency Service Building
Goshen, NY 10924**

April 19, 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
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-

April 5, 2018 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the April 5, 2018 minutes as modified. Approved unanimously.

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|----------------------|-----|---------------|-----|
| 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 -

Mid-Hudson Valley Federal Credit Union – 12-1-113.2: Application for subdivision on 6.223 acres on NYS Route 17M in the HC and RU district with AQ-3 overlay. Discuss Draft Resolution.

Karen Emmerich, Lehman & Getz appeared before the Board.

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 issue a Negative Declaration to applicant Mid-Hudson Valley Federal Credit Union. Approved unanimously.

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|----------------------|-----|---------------|-----|
| 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 approve the Resolution of Conditional Preliminary and Final Approval Minor Subdivision for applicant Mid-Hudson Federal Credit Union as modified. Approved unanimously.

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

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 4.357 +/- acres on New York State Route 94 in the RU District with AQ-3 overlay. Draft Resolution.

Attorney Naughton reviewed the Draft Resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve Amended Resolution of Conditional Approval Special Permit Major Site Plan Lot Line Adjustment for Landworx of New York, Inc. Approved unanimously.

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

Peaceful Paws/Atlantic Fiber Optic Corp. - 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. Revised plans.

Brian Friedler, Lehman & Getz, appeared before the Board. Stated the applicant had added two freezer chests, a generator located outside the building and some additional information on stack heights.

Mr. Hoffman stated he had reviewed the project and the applicant had provided the information as requested.

The Board inquired as to the hours of operation, lighting, parking, generator, storage building, freezers and bike path.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to authorize Counsel to prepare a Resolution of Conditional Approval for applicant Peaceful Paws/Atlantic Fiber Optic Corp. Approved unanimously.

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

LEGOLAND – Merlin Entertainments Group/LEGOLAND New York – 11-1-46.2, 49.22, 49.23, 49.24 & 15-1-59.4: Application for amended site plan for a commercial recreational facility on 513.3 +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Districts with AQ-3, Scenic Road, Floodplain & Ponding, Stream Corridor & Reservoir and Commercial Recreation Overlay Districts. Construction Phasing Plan

Mrs. Lupinski recused herself and leaves the dais.

John O'Rourke, Lanc & Tully, appeared before the Board. Mr. O'Rourke stated he was here to present a construction phasing plan. He also stated nothing had changed from the original site plan. In summary, Phase 1A is off-site improvements which relate to Harriman Drive and DOT improvements, Phase 1B is the area associated with the back of the house, and the remaining portion of the property would be phase 2, which is the interior of the park.

Mr. Hoffman stated he had reviewed the phasing plan. He then reviewed his analysis and technical comments with the Board. He recommended that Phase 2 would be changed to 1C.

Carlito Holt, Provident Design Engineering, traffic consultant for the Town of Goshen appeared before the Board. Mr. Holt stated he had reviewed the construction phasing plan and reviewed his comments submitted in a memo dated April 13, 2018. In summary, he recommended that a signing and striping plan be submitted, asked that the applicant confirm the amount of staffing they would have, and hold off on any final resurfacing of Harriman Drive until all construction is completed.

Whereupon, there was a discussion with the Board on the Phasing Plan.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize counsel to prepare a Conditional Resolution of Approval for the Phasing Plan for LEGOLAND New York. Approved unanimously.

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

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

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

Meeting adjourned 8:13 pm.