

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924

May 21, 2009

Members Present:

Reynell Andrews
Susan Cleaver
Ralph Huddleston, Chair
Mary Israelski
John Lupinski
Raymond Myruski

Also Present:

Neal Halloran, Building Inspector
Rick Golden, Esq.
Kelly Naughton, Esq.

Absent: Lee Bergus

MINUTES

The PB accepted the minutes of its April 2, 2009 meeting and its May 7, 2009 meeting.

Hambletonian – 8-1-12.221 – 23.4 +/- acres. Request for extension of preliminary approval.

Representing the applicant:

Joe Neuman

Mr. Huddleston said that the last extension on this application was granted on November 20, 2008.

Mr. Neuman said he was present to request a six month extension on the preliminary approval for the application. He said the applicant is still discussing water and well issues with the Town Board. The discussion is on-going and liability issues have not been resolved, he said.

Mr. Golden said that there is no limit on the length or number of extensions that can be granted to a preliminary approval, as long as there is a good reason to do so.

VOTE BY PROPER MOTION, made by Ms. Cleaver, seconded by Ms. Israelski, the Town of Goshen Planning Board grants a six month extension to December 3, 2009 on the application of Hambletonian. Approved unanimously.

Mr. Andrews	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye
Mr. Huddleston	Aye	Mr. Myruski	Aye

Maplewood (Salesian Village) 8-1-48 – 94 acres for 229 units.

Representing the applicant: Richard Cantor, Esq.

Mr. Golden said that in December of 2008 there was a request to have a lengthy adjournment, instead the PB suspended the public hearing and asked that it be reconvened for tonight. Since that time there is a new zoning ordinance and this application does not fit within the exception and therefore the new zoning regulations apply to this application now, Mr. Golden said.

He suggested that the PB open the public hearing for public comment and then close the public hearing. SEQRA has not and cannot be completed and this is a non-compliant application at this time, he said. It will be up to the applicant to come back with a code compliant application.

VOTE BY PROPER MOTION, made by Ms. Israelski, seconded by Ms. Andrews, the Town of Goshen Planning Board opens the public hearing on the application of Maplewood (Salesian Village) for 229 units. Approved unanimously.

Mr. Andrews	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye
Mr. Huddleston	Aye	Mr. Myruski	Aye

Mr. Huddleston asked for public comment.

Mr. Gerald Boss asked for clarification as to where the subdivision is located. He was provided with the information and told by Mr. Huddleston that the old site plan is invalid now.

Mr. Cantor asked for clarification of the procedure, stating it is his understanding that the PB will allow the application to sit pending its receipt of a conforming application. Mr. Golden agreed.

VOTE BY PROPER MOTION, made by Ms. Israelski, seconded by Mr. Myruski, the Town of Goshen Planning Board closes the public hearing on the application of Maplewood (Salesian Village) for 229 units. Approved unanimously.

Mr. Andrews	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye
Mr. Huddleston	Aye	Mr. Myruski	Aye

Mr. Huddleston said the PB will now wait for a revised application in conformance with the code.

Misc. Discussion

Mr. Myruski said he would like to clarify what the PB wants in regard to the trolley lane in the application of Owens Road/Goshen Meadows, which had been discussed at the May 7th meeting. Mr. Golden and Ms. Naughton removed themselves, as they do not represent the PB on this application. Mr. Halloran said he received revised plans today and has not reviewed them. Mr. Huddleston said he would prefer that the engineer review and comment on the revised plans before the PB begins to analyze them.

ADJOURNMENT: A motion to close the meeting at 7:50 p.m. was made by Ms. Israelski and seconded by Ms. Cleaver. Approved unanimously.

Ralph Huddleston, Chair
Notes prepared by Susan Varden