

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

June 21, 2018

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

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector
Ralph Huddleston, Environmental Consultant

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 Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the May 17, 2018 minutes as modified. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the June 7, 2018 minutes as modified. Approved unanimously.

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

Public Hearings

Goshen Christian Reformed Church -13-1-11.32-2: Application for site plan and special permit for a proposed addition to the existing church along New York State Route 17A in the RU Zone with AQ-3, Floodplain & Ponding and Scenic Road Corridor overlays.

Chairman Bergus asked if there was anyone from the public for the hearing. There was no response.

Mrs. Hand recused herself and exited the dais.

Henry Vogel, project manager, Pastor Samuel Sutter, and Rich DeVries, who heads up the construction project appeared before the Board. Mr. Vogel stated that they put in an application for a variance, sent out all the public notices that were required for the public hearing, the funding side is going well, and they were planning to start construction in September.

Mr. Hoffman reviewed the project with the Board. In summary he discussed the sewage disposal system, water supply wells, drainage, parking, and the windows. Stated there was a revised site plan showing all the property, but was still missing water, sewer drainage, and a bulk table. Mr. Hoffman recommend that a resolution not be drawn up without this information.

Whereupon, there was a discussion with Mr. Vogel and the Board on the water table and drainage field.

Rich DeVries stated the occupancy was not changing so the usage is down.

Mr. Hoffman requested more information on the septic system be provided.

Whereupon, the Board addressed the applicant and reviewed the capacity, traffic flow, bathrooms and the installation of flow saving devices in the bathroom. They discussed the elevator, signage, driveway, and parking.

Mr. Crawford joined the meeting at 7:45 pm

Chairman Bergus asked if anyone from the public was present for this hearing.

No response.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the public hearing for applicant Goshen Christian Reformed Church. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to assume lead agency for applicant Goshen Christian Reformed Church. Approved unanimously.

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

Attorney Naughton stated the applicant has to submit the outstanding information so she can prepare the EAF Part 2. Attorney Naughton advised the Board they cannot take further action until the ZBA takes action for the roof pitch and the window on July 3.

Mrs. Hand returns to the dais.

Items for Discussion/Action

Stewart's Shops Corp. -12-1-8.3 & 61: Application for amended site plan for a proposed addition to

the existing retail store on 1.436 +/- acres along NYS Route 17M and Maple Avenue (County Route 31) in the HC Zone with AQ-6 overlay. Draft Resolution

No one present for the applicant.

Mr. Pirraglia takes the dais at 7:58 pm.

Attorney Naughton reviews and discusses the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to accept the Amended Resolution of Conditional Approval Major Site Plan and Lot Merger for Stewart's Shops Corporation 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		

Quickway Imports, Inc. - 24-1-109: Application for amended site plan and special permit for a commercial storage warehouse on 9.14 +/- acres along Pulaski Highway (County Route 6) in the AI District with AQ-3 and Floodplain & Ponding Area Overlay Districts. Initial Presentation and Commence SEQRA

Nick Rugnetta, Pietrzak & Pfau, Engineering & Surveying, appeared before the Board for the applicant. Mr. Rugnetta reviewed the project with the Board. The applicant is proposing a 36,000 square foot warehouse in the rear of the property. It would mainly consist of home décor items and garden products. The applicant proposed to direct traffic around the site in a counterclockwise movement. The separation between the buildings would be approximately 40 feet.

Mr. Hoffman reviewed his recommendations with the Board.

Mr. Huddleston reviewed his recommendations with the Board. He recommended to get clarification from the DEC. Historical aerials show wetlands that have disappeared. The wetland was sitting in the middle of the proposed building. If it went away from illegal fills the ARMY Corp of Engineers and possibly the DEC need to be called for an opinion as to the status. He stated another concern would be the Northern harrier, a bird that uses the blackdirt area as a habitat.

Whereupon, there was a discussion on how the applicant should proceed with reference to the wetlands. It was suggested that the applicant should do their due diligence.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to declare the Board's intent to assume lead agency on this project.

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. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to type this project as a type 1 action under SEQRA.

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

Mr. Dropkin requested that the Planning Board make a request of the Town Board to contact government officials regarding the displacement of immigrant children. It was unanimously decided by the Board not to do so.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning moved to close the meeting.

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 9:00 pm