

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

**July 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  
Neal Halloran, Building Inspector  
John Canning, Traffic Consultant, Kimley-Horn  
Michael Scott, Hydrogeologist

The Planning Board meeting was opened with the Pledge of Allegiance at 7:33 pm by Chairman Lee Bergus.

**Approval of Minutes**

June 21, 2018 minutes were reviewed.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the June 21, 2018 minutes as modified. Approved unanimously.

Chairman Bergus	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 -**

**Persoon** – Chairman Bergus read a letter dated June 25, 2018 requesting a 180 day extension for final approval of project, signed by Nick Rugnetta, Pietrzak & Pfau Engineering.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to grant a 180 day extension to January 4, 2019 to applicant Persoon. Approved unanimously.

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

**Traskus** – Chairman Bergus read a letter addressed to the Town Building Department on behalf of new owner, Goshen Estates, LLC requesting a six month extension to fulfill the conditions of conditional final approval, signed by Bob Green, attorney at law.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant a 180 day extension to January 4, 2019 to applicant Traskus.

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

**Items for Discussion/Action -**

**Essem Sales - 19-1-87:** Application for site plan and special permit for a trucking terminal on 7.62 +/- acres along Celery Avenue in the AI District with AQ-3, Flood Plain & Ponding and Stream Corridor & Reservoir Overlay Districts. Discuss Water Testing.

Applicant was not prepared for the meeting and was removed from agenda.

**Goshen Hospitality, LLC -10-1-56.2 & 56.4:** Application for site plan and special permit for hotels, restaurant and office complex on 63.3 +/- acres (total holding) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. Revised Plan and SEQRA Scope.

Jane Samuelson filling in for Ross Winglovitz, Engineering & Surveying Properties, P.C., appeared before the Board for the applicant. In summary, Ms. Samuelson reviewed the project with the Board. Ms. Samuelson stated the applicant did more market research and changed the mix of usage on the property. Proposed three hotels, two restaurants, much smaller office space, caretaker home, and longer stay cottages envisioned for families. Ms. Samuelson went through the scoping document to match the plan. Some edits were made to descriptions, the majority under traffic studies and a few changes to the impacts under groundwater study.

John Canning reviewed and discussed the traffic study with the Board.

Whereupon, there was a discussion with the Board as to what traffic studies should be done for this project.

The Board reviewed the scoping document.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to adopt the amended scoping document subject to the revisions made and any further revisions made by Mr. Canning and Mr. Huddleston.

Chairman Bergus	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 Mrs. Lupinski, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

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

The meeting was adjourned at 9:43 pm.