

**Town of Goshen Planning Board  
Emergency Services Building  
22 Wells Farm Road  
Goshen, New York 10924**

**October 4, 2018**

**Member 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  
Carlito Holt, Traffic Consultant

The Planning Board meeting was opened with the Pledge of Allegiance at 7:35 pm by Chairman Lee Bergus.

**Approval of Minutes**

September 20, 2018 meeting minutes were reviewed.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the September 20, 2018 minutes. Approved unanimously with one abstention.

Chairman Bergus	Abstention	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. Dropkin, the Town of Goshen Planning Board moved to approve the LEGOLAND – Merlin Entertainment Group/LEGOLAND New York Transcript dated August 16, 2018. Approved unanimously with one recusal.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the LEGOLAND-Merlin Entertainment Group/LEGOLAND New York transcript dated August 23, 2018. Approved unanimously with one recusal and one abstention.

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

**Possible Extension or Abandonment of Applications pursuant to Town Code -**

**Davis Solar, LLC** – Chairman Bergus read a letter dated September, 29, 2018, from the applicant requesting an extension to the Special Permit and Site Plan Approval. The letter was signed by David Weightman, Cypress Creek Renewables.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board granted an extension to the Special Permit and Site Plan Approval for Davis Solar to January 17, 2019. Approved unanimously.

Chairman Bergus	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 submitted by LAN Associates dated September 28, 2018 requesting a six month extension. The applicant was granted an approved resolution dated October 19, 2017. The letter was signed by Michael McGovern.

Whereupon, there was a discussion on the cost of a well test for the applicant and noted there was no explanation in the letter for the extension.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board granted a one month extension to the applicant, Howell's Lawn Service, Inc., to November 15, 2018. Approved unanimously.

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-**

**165 Hasbrouck Road LLC -4-1-59 & 60:** Application for a lot line change along Hasbrouck Road in the RU Zones withh AQ-6 and Scenic Road Corridor overlays. Initial Presentation & SEQRA

James Dillon, appeared for applicant 165 Hasbrouck Road LLC. He stated he was the land surveyor on the project. Mr. Dillon reviewed the lot line change stating it was a 53 acre horse farm with a 39 acre property next to it. Applicant wants to expand the horse farm and leave the 5 acres for the house, leaving a stone wall as a natural buffer, and no change to the driveway.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to waive a Public Hearing for applicant. Approved unanimously.

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. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board authorized counsel to prepare a Draft Resolution of Approval. Approved unanimously.

Chairman Bergus	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 (500) +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Zones withh AQ-3, Scenic Road Corridor, Floodplain & Ponding, Stream Corridor & Reservoir and Commercial Recreation overlays. Discuss the Draft Resolution prepared by counsel.

Mrs. Lupinski recuses herself and leaves the dais at 7:55 pm

Let the record reflect a stenographer was present. Please refer to the stenographer transcript for this portion of the minutes.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the Draft Resolution with Conditions for applicant LEGOLAND Merlin Entertainment Group/LEGOLAND New York. Approved unanimously.

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

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

Meeting adjourned at 8:23 pm.