

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

October 18, 2018

Member Present:

Lee Bergus, Chairman
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

Member Absent:

David Crawford

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

Approval of Minutes -

Approval of October 4, 2018 minutes were deferred to next meeting.

Items for Discussion/Action -

165 Hasbrouck Road LLC – 4-1-59 & 60: Application for lot line change along Hasbrouck Road in the RU Zone with AQ-6 and Scenic Road Corridor overlays. Draft Resolution

Attorney Naughton reviewed the Draft Resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Preliminary and Final Approval Lot Line Adjustment for applicant 165 Hasbrouck Road LLC. Approved unanimously.

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

Taylor – Sheperds Eye Brewery – 20-2-17: Application for amended special permit and site plan for a microbrewery and tasting room on Industrial Drive in the CO District with AQ-3 overlay. Initial Presentation & Commence SEQRA

James Clearwater, PLS, from MJS Engineering & Land Surveying, PC was present for applicant. Brian and George Taylor, owners, were also present. In summary, applicant wants to convert an existing building in the back, used for storing equipment and material for their sheet metal business. They want to open a tasting room. This would be opened when the sheet metal business is closed. It is a five

barrel system, parking would be in front of building, provided area for about 20 stalls in front, one handicap around back, one existing in the front, gravel road, no kitchen, and no food service. Hours of operation would be Friday evening until 9 pm; Saturday and Sunday 12 pm to 6 pm. They are working on the design of a septic system. The demand would be approximately 600 gallons a day. Planning on 20 seats in the tasting room and are looking to design a walkway for pedestrians.

Mr. Hoffman recommended the applicant provide the Board with an industry standard for estimating parking area.

Whereupon, there was a discussion and the Board would like to know how many seats are outside, if there would be amplifiers outside, and the total number of maximum patrons at one time.

Mr. Hoffman also advised that an applicant is allowed to share parking with a neighboring property. There are options for the applicant with gaining extra spots.

Mr. Clearwater stated there was no signage, and there is an artesian well on the property.

Mr. Hoffman stated the applicant needs to define the water usage. They need to come up with what the brewery uses and what they need for domestic usage. They also need a well test. Mr. Hoffman stated this is a light industry use under the code, it requires a public hearing, there is an issue with the design standard, there are certain requirements for certain commercial properties, and one is the bike path and sidewalk. When this was last before the board, it was determined it wasn't required because it would be an economic hardship. Mr. Hoffman asked the Board to authorize him to send this to the Florida Fire District to determine access for emergency vehicles. He stated that the DEC design documents are not available for this type of usage, and he does not have the design guidance. Suggested the applicant see what the regulatory requirements from the DEC are and how to design the septic system.

Mr. Clearwater stated there was wetland disturbance. Applicant had encroached on the wetlands 906 square feet more than was approved. The applicant will need to add that to the approval. It was still under the 4000 square feet that was the threshold.

Whereupon, the Board reviewed the EAF with Mr. Clearwater.

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

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| Chairman Bergus | 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 type this project as an unlisted action. Approved unanimously.

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

Attorney Naughton advised the applicant to submit an updated EAF based on the changes suggested by the Board and the application should be referred to the County in connection with GML 239. Attorney Naughton stated she would prepare and EAF Part 2 for the Board.

Cavallaro -23-1-32.2 & 51: Application for a lot line change along Big Island Road in the AI Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Reservoir overlays. Initial Presentation & Commence SEQRA

RJ Smith appeared before the Board for applicant Cavallaro. Mr. Smith stated the family had owned the property for three generations and is located on Big Island Road. The subject of the application is two tax parcels, a 2 acre parcel and a 30 acre parcel. Mr. Smith reviewed the proposed lot change. Stated no new buildings were proposed and this was to make the smaller lot larger to accommodate the buildings.

Mr. Hoffman stated the driveway is an existing non-conformity and Mr. Halloran agreed. Mr. Hoffman suggested that the applicant needs to show a calculation for impervious surface coverage on the lower lot that has a lot of floodplain. He stated that Goshen code is unique and to demonstrate compliance take the percent of impervious and divide by the total lot area and divided by floodplains.

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

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to authorize counsel to prepare a Draft Resolution for applicant Cavallaro. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | 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.

Meeting adjourned at 8:30 pm.