

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**January 21, 2016**

**Members Present:**

Reynell Andrews  
Dr. Kris Baker  
Lee Bergus, Chair  
Phil Dropkin  
David Gawronski  
John Lupinski  
Giovanni Pirraglia

**Also Present:**

Sean Hoffman, PB Engineer  
Kelly Naughton, Esq. PB Attorney  
Richard Golden, Esq. PB Attorney  
Neil Halloran, Building Inspector

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of January 7, 2016 were approved with a correction.

**Items for Discussion/Action**

**The Estates at Rolling Ridge (aka Fieldstone Farm) – 12-1-70.211:** Application for a 22 lot residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU and HC Districts with AQ-3AQ-6 overlays. Discuss Water Test Plan & Waivers; Commence SEQRA.

Representing the applicant:

Michael Sandor, MJS Engineering

Mr. Sandor said he would like to begin the SEQRA process. He said he has completed the long form EAF and had an archaeological study done at the request of the state and will submit the full report. He said that he reviewed the Town Code regarding when stub streets are applicable and said that the PB can waive stub street connections when topographic or other special conditions make the continuance undesirable or impracticable. He said his study shows steep slopes on the Piggott and Andrews properties which he believes make a stub street to Maple Avenue infeasible. He said if a stub street is not built that two lots in the rear of the applicant's property would be eliminated and the applicant might add one lot between Lots #8 and #11.

Mr Hoffman said that he had not looked at the study before this evening and will need time to digest it. PB members discussed the pros and cons of eliminating the stub road.

Mr. Golden said that a stub street connection is required under the Code to provide continuation and interconnection between adjoining parcels or subdivisions for purposes of snow removal and the future need for utilities and public services but that the requirement can be modified when the presence of wetlands, water courses, water bodies, or steep slopes,

makes such continuation impractical. He reminded the PB that whenever they make a decision like this they are setting a precedent for the future.

Mr. Pirraglia pointed out that there are other adjoining properties that should be considered in addition to the two mentioned. Mr. Golden said that the applicant will have to identify where the stub road might go through those other adjoining parcels. He said the applicant has to demonstrate why such a connection is not feasible. The applicant said he may be asking for additional modifications in regard to curbing and the depth of the sub-base of the road.

Some PB members expressed interest in walking the site.

Mr. Sandor said that he will stay with the sketch plan showing 24 lots at this time as far as SEQRA is concerned. He said he would like the PB to designate itself as lead agency.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Dr. Baker, The Town of Goshen Planning Board declares its intent to be lead agency on the application of The Estates at Rolling Ridge. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Mr. Gawronski, The Town of Goshen Planning Board types the application of The Estates at Rolling Ridge as a Type I Action in terms of SEQRA . Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Mr. Hoffman said the applicant should proceed with a canvassing of the owners of off-site wells to monitor and return to the PB with the list . He also said the applicant should clarify its well testing plan. The PB said it authorizes Mr. Hoffman to review the well testing plan.

**Amy's Kitchen, Inc. 12-1-1.222,1.41,19.2,23.2, 24.2 and 10-1-11.2:** Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Rod in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. Discuss Status & Submission Schedule.

Representing the applicant:

Larry Wolinsky, Esq.

Mr. Dropkin recused himself from the discussion.

Mr. Wolinsky gave an update on the applicant's progress. He said that in the last month the primary thrust of the work has been to nail down the alternatives for water service, and to a lesser degree, sewer service for the project. He said that good progress has been made and the applicant is on the verge of making a determination. Two potential designs have been developed for the bridge, he said. Mr. Wolinsky said the applicant has received comments back from the DOT and are progressing quickly on the access. Additional cultural resource work has been done and the applicant is assessing the indirect impacts of the lighting and noise, he said.

Mr. Wolinsky said they are on track for making a DEIS submission for review in mid-April. He said it will not be a roll-out of individual sections but a single comprehensive document. He said they will be looking for a public hearing sometime in June, depending on the PB's review progress.

**Adjournment** – The Town of Goshen Planning Board adjourned at 8:52 p.m.

Lee Bergus, Chair

Notes prepared by Sue Varden