

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
December 18, 2014

Members Present:

Reynell Andrews
Lee Bergus, Chair
Phil Dropkin
David Gawronski
John Lupinski
Giovanni Pirraglia

Absent: Susan Cleaver

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney
Neal Halloran, Building Inspector

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

The minutes of the meeting of November 6, 2014 were approved with corrections.
The minutes of the meeting of November 20, 2014 were approved with corrections.

Possible Extension or Abandonment of Applications pursuant to Town Code.

Javelin

Mr. Bergus read a letter addressed to the PB dated September 15, 2014 in which the applicant's engineer requested a 6-month extension on its preliminary approval. The most recent extension granted to the project was made June 19, 2014 and ran to December 18, 2014. All technical items have been addressed and a SPDES permit has been obtained from the NYSDEC for construction activities, the letter said. The applicant is now identifying any appropriate plan adjustments that could reduce the construction cost of the project.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Gawronski,
The Town of Goshen Planning Board grants a six month extension of the preliminary approval to June 18, 2015 on the application of Javelin. Approved Unanimously.

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

New Cingular Wireless PCS, LLC

It was noted that the applicant has requested an extension on its conditional final approval.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Pirraglia, The Town of Goshen Planning Board grants a 90-day extension on the conditional final approval granted New Cingular Wireless PCS, LLC to March 19, 2015. Approved Unanimously.

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

Items for Discussion/Action

A&L Acres – 13-1-34.2 – Application for a residential subdivision for 29 lots on 101.45 acres of property located along Houston Road and NYS Route 17A in the RU District with AQ-3 and Scenic Road Corridor overlays.

Mr. Hoffman said that the performance guarantee for Phases II and III was discussed at the PB’s November 20th meeting and that since that time there have been two site inspections and he has revised his estimate to \$254,800.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, The Town of Goshen Planning Board sets the performance bond on Phases II and III for A&L Acres at \$254,800. Approved Unanimously.

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

Goshen Properties

Mr. Hoffman said that the project is located to the west of the A&L Acres project. He said that the applicant has built its subdivision and has installed a road and is looking for acceptance of the road by the Town Board. He said that the road has been inspected. Ms. Naughton said that the PB can recommend the release of the performance bond because the road is complete.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Gawronski, The Town of Goshen Planning Board recommends the release of the performance bond on the application of Goshen Properties. Approved Unanimously.

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

Aurora Innovations – 24-1-100, 108.2, 112 & 113 Site plan application for a fertilizer and potting soil processing facility on 141.2 +/- acres on Pulaski Highway (County Route 6) in the Agricultural-Industrial (AI) District with AQ-3 and Floodplain and Ponding overlays.

Representing the applicant:

Vincent Pietrzak, P.E.

Mr. Pietrzak gave the initial presentation of the project. He said the site is developed and includes two existing buildings and some residential structures. The buildings cannot be seen from Pulaski Highway, he said. The applicant will bring materials on site, will mix those materials (producing items such as specialty fertilizer and organic potting soils) and bag them, all in the existing buildings, and then store them offsite where they will be transported by truck for distribution. They anticipate between three and four trucks a day the first year. He added that some of the product will be stored in hoop huts, greenhouse type enclosures, others will be stored in bags on skids on the property. Mr. Pietrzak said the company has a similar operation on the West Coast.

Mr. Pietrzak and PB members talked about the different materials the applicant will be mixing. The applicant also plans to raise organic crops on the black dirt and will have a small composting facility for their own organic crops.

The applicant plans to employ ten people the first year and an additional five per year for the next five years with about 50 employees at full build-out. It will be a 24-hour operation during certain times of the year, he said. The applicant plans to improve the road that comes into the site.

Mr. Pietrzak said that the applicant plans to use little of the 141 acre site. The nearest residence is approximately 1400 feet away. The applicant wants to refurbish the existing houses for temporary stays of West Coast personnel. The applicant is proposing a lot line change as part of the project so they may be able to sell some of the property in the future.

The PB discussed the Environmental Assessment Form. Mr. Pietrzak said that there will be lighting around the buildings for safety reasons but there are no plans to light the entire road coming into the property. He said the applicant is not planning to remove any trees. Mr. Pietrzak said there will be some fuel, gas or diesel, stored on the site. He said the applicant plans to do a SWPPP.

Ms. Naughton said it has been determined that this is a lot line adjustment application and a major site plan application and that both will be done at the same time.

Mr. Hoffman said that of the four lots in the 141 acres, one is a residential lot. He recommends that the three remaining lots be merged. Mr. Hoffman listed the threshold issues as the

decision by the Building Inspector that this is an agricultural use of the property, the proposed lot merger and whether a variance will be needed.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Lupinski, The Town of Goshen Planning Board declares its intent to be lead agency on the application of Aurora Innovations. Approved Unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, The Town of Goshen Planning Board lists the application of Aurora Innovations as a Type I action in terms of SEQRA. Approved Unanimously.

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

17A Warehouse (aka Jem Lane) – 20-1-48.21 Site plan application for warehouse and office facility on 23.98 +/- acres on Pumpkin Swamp and Jessup Switch Roads in the CO District with AQ-3 and Floodplain & Ponding overlays.

Ms. Naughton read a letter from the applicant dated December 1, 2014 stating that they have delineated the wetlands and met with the NYSDEC on site and that based on that meeting, they will be revising the plans to re-locate the bio-retention area out of the DEC wetland adjacent area and submitting the necessary documentation for the permit which will take several months and have agreed to waive the 62 day time frame for a decision on the site plan. Ms. Naughton said the applicant is also looking into whether there are other species on the site.

2015 Meeting Schedule

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Pirraglia, The Town of Goshen Planning Board adopts its 2015 meeting schedule of the first and third Thursdays of each month beginning at 7:30 p.m. Approved Unanimously.

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

The PB meeting was adjourned at 8:45 p.m.

Lee Bergus, Planning Board Chair
Notes prepared by Susan Varden