

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924
May 16, 2013

Members Present:

Reynell Andrews
Lee Bergus, Acting Chair
Susan Cleaver
David Gawronski
John Lupinski
Giovanni Pirragalia

Also Present:

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

Absent: Ralph Huddleston

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

The minutes of the meeting of April 18, 2013 were approved.

Orange County Turf/Glebocki – Special permit, site plan & lot merger 62-day waiver expires

Ms. Naughton told the PB that this was a continuation of the public hearing for a mulching facility. The applicant, who was not present, requested an adjournment in November to the PB's February meeting and in February requested a continuation of the public hearing.

Mr. Bergus opened the public hearing to public comment. There was none.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Pirragalia, the Town of Goshen Planning Board closes the public hearing on the application of Orange County Turf. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirragalia	Aye
Mr. Gawronski	Aye		

Grodman – 19-1-83 35.4 +/- acres located on Celery Ave. for a temporary mobile home in the AI district.

Mr. Halloran said that the applicant, Mr. Grodman, wants to put a HUD approved mobile home on the property for agricultural housing. It would be a second residence on the

property. The Code allows temporary agricultural housing for 120 days. It would have to be renewed by the PB each year, he said.

Ms. Naughton told the PB that this would be permitted for 120 days each year with a possible extension of 90 days, totaling 210 days.

Mr. Hoffman said he met with the applicant last July. He said it is important that the applicant understands that the PB can only grant a total of 210 days because this will be a lot of work and investment on the part of an applicant.

Ms. Naughton said the temporary permit the PB would be authorized to issue is subject to “proof of special necessity by reason of employer/employee relationship between the owner of a farming operation and his tenant where the owner desires to have the employee reside on such farm.”

Mr. Grodman said the mobile home would be for farm worker housing. He said he is a vegetable grower and has a 55 acre farm and rents out five acres. He sells at farmers markets and through a farm stand, he said.

Mr. Hoffman said the applicant will have to demonstrate adequate access to the premises. He said he wants to make sure the applicant is comfortable with what can be approved, for 120 days with a possible one time 90 day extension per year. Mr. Grodman said he was okay with it.

Ms. Naughton said this will be a temporary permit for temporary housing and that the Building Inspector will be the enforcement officer and will need to make sure there is an employee/tenant living there for no more than the allowed time.

VOTE BY PROPER MOTION, made by Mr. Pirragalia, seconded by Mr. Andrews, the Town of Goshen Planning Board authorizes the PB attorney to draft a resolution of approval on the application of Grodman. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirragalia	Aye

Possible Extension or Abandonment of Application pursuant to Town Code

Woodcrest/Kapriellan - Extension

Mr. Bergus read a letter from the applicant's attorney asking to extend its conditional final approval for 90 days. The approval expired May 15, 2013. Mr. Hoffman said that there are two remaining conditions, one is re-sampling of the well which was done this week and the other is a legal issue regarding an easement. Ms. Naughton said that this is the applicant's first request for an extension.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Ms. Cleaver, the Town of Goshen Planning Board extends the conditional final approval on the application of Woodcrest/Kapriellan to August 15, 2013. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirragalia	Aye

Persoon – Request for extension

Ms. Naughton said the applicant requested an extension at the PB's last meeting. At that time the applicant was behind in payment of Town fees and has since paid the fees and request an extension to the PB's September 19th meeting.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Lupinski, the Town of Goshen Planning Board extends the conditional final approval on the application of Persoon to September 19, 2013. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirragalia	Aye

ADJOURNMENT - The Planning Board adjourned at 8:15 p.m.

Lee Bergus, Acting Chair
Notes Prepared by Susan Varden