

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**August 20, 2015**

**Members Present:**

Reynell Andrews  
Dr. Kris Baker  
Lee Bergus, Chair  
John Lupinski  
Giovanni Pirraglia

**Also Present:**

Dennis Lindsay, PB Engineer  
Kelly Naughton, Esq. PB Attorney  
Neal Halloran, Building Inspector  
Richard Golden, Esq. PB Attorney

**Absent:** Phil Dropkin

David Gawronski

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

The minutes of the meeting of August 6, 2015 were approved with corrections.

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

**Orange County Chinese Christian Church**

Ms. Naughton said that the application received conditional approval in March of 2015 with the approval scheduled to lapse in September, 2015. The applicant is seeking a six month extension and is currently working to satisfy the conditions.

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Mr. Pirraglia, The Town of Goshen Planning Board grants an extension of the conditional approval of Orange County Chinese Christian Church to February 4, 2016. Approved unanimously.

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

**Items for Discussion/Action**

Mr. Bergus said that Melissa Gallo will be serving as an alternate for PB member Phil Dropkin during any discussion of the Amy's Kitchen Inc. application. Mr. Dropkin is currently a consultant for Amy's Kitchen Inc. and does not participate in PB discussions or decisions regarding the project.

**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 Owen Road 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. DEIS Completeness (2<sup>nd</sup> partial submission).

Representing the applicant:

Graham Trelstad

Mr. Trelstad asked the PB to comment on several chapters he had recently submitted for the Draft Environmental Impact Statement (DEIS). Those chapters were entitled Community Services, Vegetation and Wildlife, Environmental Contamination, Agriculture and Alternatives. There were several comments from the PB.

Mr. Lindsay said he has given the PB a four-page memorandum of consultant comments as to completeness. Mr. Golden said he too has submitted written comments.

Mr. Trelstad said he will continue to submit chapters every two weeks and expects to submit a full document with all the revisions in mid-October.

**Orange County Chinese Christian Church – 10-1-56.3:** Site plan and special permit application for a religious use on 27.126 +/- acres on Cheechunk Road in the RU District with AQ6 overlay. Discuss well test results.

Mr. Lindsay spoke to the PB about the well pump results and proposed mitigation of potential offsite impacts. He said that seven property owners gave permission to the applicant to monitor their well, including the adjacent property at 112 Cheechunk Rd. That well was reported to be a jet pump in a shallower well and cannot be monitored, but has the potential of a possible problem, he said. He said that the pump test was conducted at 5.5 GPM for 24 hours, a higher rate than the applicant will actually use, and resulted in a reported 7 foot drawdown in the well at 113 Cheechunk Rd. Mr. Lindsay said that the actual drawdown may be less dramatic than that and could or could not cause problems depending on many circumstances. There are a number of things the applicant can do if there is a problem, he said.

Mr. Golden said that the PB can set a cash bond for the purpose of dealing with possible impacts, and the PB can determine the bond amount and length of duration.

**The Estates at Rolling Ridge (aka Fieldstone Farm) – 12-1-70.211:** Application for a residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Discuss site visit and conservation findings.

There was no one present to represent the project.

PB Engineer Dennis Lindsay described the project and noted its features; steep slopes, wetlands, hedgerows, a pond and stone walls. He said that the applicant intends to locate the project in the center of the site and protect the hedgerows, wetlands and the slopes. He said the applicant will need to update the wetland delineations and perform a density calculation for the PB.

Mr. Golden said that the PB's role is to determine the important conservation features to be preserved.

PB members have walked the site and discussed what features they think should be preserved. They recommended that the rock walls along the southern property line be preserved, that the large forested area on the westerly side be saved and the steep slopes and the wetlands conserved. PB members also agreed that the tall trees on the ridge should be protected and the hedgerows maintained to the extent practical.

**Adjournment** – The Town of Goshen Planning Board adjourned at 9:05 p.m.

Lee Bergus, Chair  
Notes prepared by Sue Varden