

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, NY 10924**

**NOVEMBER 3, 2011**

**Members Present:**

Reynell Andrews  
Lee Bergus  
Susan Cleaver  
Ralph Huddleston, Chair  
John Lupinski

**Also Present:**

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

**Absent:** David Gawronski  
Giovanni Pirragalia

**Healy (Meadows of Goshen) 12-3-11** – Amended Major Site Plan and Amended Major Subdivision for Lot 11 of Meadows of Goshen.

Mr. Halloran said that Lot #11 is the last lot, entering from Maple Avenue by the T-turnaround. He said the applicant is the contract purchaser of the property and wants to site the house and driveway differently.

Representing the applicant: Chris Healy, Contract Purchaser of the Lot

Mr. Healy said the approved site plan map has the house set back 114 ft. from the road. The other houses on the road are all sited nearer to the 50 ft. mark off the property line. This house was apparently set back further because of a temporary T-turnaround. Mr. Healy said he believes the house will look better in the neighborhood if it is put at the same distance, even with the other homes. It will also preserve the view from the house, as it is sited now, he would be looking directly into the neighbor's backyard.

Mr. Healy said he wants to flip the design, saying he doesn't want the driveway on that side of the house with the view. He showed PB members the location of the house now.

Mr. Huddleston said he thought it was a reasonable request and agreed that the driveway should not be located in the T-turnaround. He asked the engineer if there were any technical reason not to change the siting.

Mr. Hoffman said he hasn't had an opportunity to talk with the highway superintendent about plowing issues, etc. He said he is due to visit the site on Friday for approval of the road and will speak with the developer. He said he wants to make sure

the developer will grade properly and execute any revisions correctly. If the topography has to be changed for the new design of the driveway, we want to make sure it doesn't cause any problems for the owner or neighbors, he said. Mr. Hoffman said the PB has been through the process of a driveway realignment with the Goshen Properties subdivision.

Ms. Naughton said the PB will have to re-locate the setback to move the house. She said the application is an amended major site plan and amended major subdivision. It requires a public hearing and was referred today to the County Department of Planning for SEQRA purposes. The major subdivision was classified as a Type I action and the PB issued Findings, so the PB can complete SEQRA and reaffirm those Findings at a subsequent meeting, she said.

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Andrews, the Town of Goshen Planning Board sets a public hearing on the application of Healy for November 17, 2011 subject to the receipt of plans by November 10. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye		

**Goshen Properties – Driveway Realignment.**

It was stated that the applicant has a buyer interested in the lot that had its driveway re-located. The applicant was required by resolution to verify the sight distance after the driveway was cut in. Mr. Hoffman went to site and noted that additional grading is needed to match the plan. He also said that there is a tree shown on the plan not to be removed, which needs to be removed in order to do the grading. It is a 10" cherry tree. The applicant wants to take the tree down and will put in two 3.5 – 4.5 inch caliber Red Oaks on either side of the driveway. PB members agreed.

**ADJOURNMENT**

The Planning Board adjourned at 8 p.m.

Ralph Huddleston, Chair  
Notes Prepared by Susan Varden