

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924
JULY 18, 2013

Members Present:

Reynell Andrews
Lee Bergus, Chair
Susan Cleaver
Phil Dropkin
David Gawronski
John Lupinski

Also Present:

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

Absent: Giovanni Pirraglia

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

The minutes of the meeting of June 20, 2013 were approved.

Possible Extension or Abandonment of Application pursuant to Town Code

New Horizons – Extension Request

Mr. Halloran said that it is the applicant's intention to come back before the PB to change the number of lots in the subdivision. The applicant's engineer is currently on vacation so they ask that the application be put on the August agenda.

VOTE BY PROPER MOTION, made by Ms. Cleaver, seconded by Mr. Dropkin, the Town of Goshen Planning Board extends the preliminary approval on the application of New Horizons to January 16, 2014. Approved unanimously.

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

Jackson – 13-1-69.22 – 3.9 +/- acres located on Gibson Road in the RU District in AQ3 & AQ6 overlay. Modification of site plan for driveway.

Mr. Halloran said this is a duplex opposite BOCES that was approved. The applicant is asking for a modification of the site plan.

Mr. Hoffman explained the proposal to change the driveway configuration. The PB looked at the site plan. Mr. Hoffman said that this proposal is one of the three options that the PB had considered originally. He said there will be no changes to the water, waste water or drainage patterns. The driveway is now shown on the westerly side of the lot. He said with the new configuration, four trees have to be removed. It was noted that the applicant wants each house to have its own driveway for marketability.

Ms. Naughton read the Finding in the draft Resolution as follows:

“The Planning Board has determined that to the extent that the elements of the site plan application are lacking those contained in Section 97-75(B), the Planning Board hereby deems that they are not necessary and are hereby waived.”

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Ms. Cleaver, the Town of Goshen Planning Board approves the Finding as read by legal counsel on the application of Jackson. Approved unanimously.

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

Ms. Naughton read the three conditions as follows:

1. Prior to the issuance of a building permit, the applicant shall provide to the Building Department proof of filing with the Orange County Clerk’s Office of a Common Driveway Maintenance Agreement or a Declaration of Restrictive Covenant concerning the maintenance of the driveways on the property. The language of the Agreement or the Declaration must be approved by the Planning Board Attorneys prior to filing.
2. Prior to any site disturbance, the applicant shall mark/flag in the field the limits of disturbance as shown on the plans.
3. Prior to the issuance of a Certificate of Occupancy, the applicant shall plant two (2) trees along the driveway(s) on the property. The type of trees shall be in the applicant’s discretion.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Ms. Cleaver, the Town of Goshen Planning Board approves the Amended Resolution of Conditional Approval Minor Site Plan for Christopher B. Jackson. Approved unanimously.

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

Kolk – 11-1-98.6 10+/- acres, 3-lot subdivision located on Old Chester Road in RU, AQ6 and Scenic Corridor Overlay. Well testing application approval.

Representing the applicant: Steve Esposito

Mr. Hoffman said the PB had requested that the applicant consider the water testing protocols before submitting a plan and that the applicant has now prepared a water testing plan for consideration. The plan has been reviewed by Town Hydrologist Bill Canavan who had six comments which Mr. Hoffman discussed. Mr. Esposito said they are testing at five gallons a minute, while the average daily demand is 2.5 gallons a minute so the applicant is well above what the minimum requirement is in testing. He said they would like to have constant manual hourly readings for the first four hours, then have manual readings every six hours after that and use data loggers at the same time, as opposed to having someone there 72 hours straight. He said that Mr. Canavan thinks it is reasonable. Mr. Hoffman said he doesn't know if the PB has the ability to waive any of the requirements of the water testing protocol. Ms. Naughton said her office will have to look into it. Ms. Cleaver said she'd like a letter from Mr. Canavan stating his opinion of this request.

The PB discussed off site monitoring and it was mentioned that Mr. Canavan has some recommendations of wells to monitor. Mr. Esposito said canvassing letters will be sent to neighbors with responses ready by the next meeting. He asked to be put on the August agenda.

Young's Grove/Reiger – 9-1-8.452 306.9 +/- acres, located on Craigville Rd. at the end of Broadlea Road in the RU district with an AQ3, AQ6, with Scenic Rd., and flood plain overlay. Wastewater and storm water.

Representing the applicant: Steve Esposito

Mr. Halloran said the PB had approved the EIS and is waiting for the applicant to do a preliminary subdivision plan. The applicant is present, he said, to discuss wastewater and storm water.

Mr. Esposito said the applicant is in the preliminary throes of finalizing the plans and obtaining preliminary approvals so that it can go to the agencies. He said an alternative to the wastewater plan is being looked at. He spoke about the plan (Alternative 1A) to have an onsite wastewater treatment plant. He said that when the applicant looked at going to the Village with a force main in 2007, the administration wasn't interested but that the current administration may be. The applicant is now looking at abandoning the wastewater treatment facility, keeping a pump station on site and pumping the sewage over Broadlea Road, down Knoll Rd. to Old Chester Rd and onto South St. to the Village

for a total of three miles offsite. He said that the Village plant can handle the additional usage and that it will be an advantage to the Village because it will help them to bring their debt service down. Mr. Esposito discussed this possibility with PB members and PB consultants.

Mr. Reiger said that the cost to them is about the same, but that he thinks it makes sense to go into an existing plant that is operated and inspected and that works, as opposed to starting from scratch.

Mr. Esposito said the applicant is looking for an opinion from the PB as to the plan for a force main going to the Village sewer plant. All PB members agreed it is worth pursuing, with the exception of Ms. Cleaver who expressed that she is “uncertain.”

Mr. Esposito said the next step is to discuss the pros and cons of the two alternatives with the Town Board.

ADJOURNMENT - The Planning Board adjourned at 8:35 p.m.

Lee Bergus, Chair
Notes Prepared by Susan Varden