

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
November 6, 2014

Members Present:

Reynell Andrews
Lee Bergus, Chair
Susan Cleaver
David Gawronski
Giovanni Pirraglia

Also Present:

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

Absent: Phil Dropkin
John Lupinski

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

The minutes of the meeting of October 16, 2014 were approved with corrections.

Public Hearing

Gerick Associates, LLC 19-1-76: Site plan application for produce processing and storage building on 12.9+/- acres located on County Highway #37/Maple Avenue AI zone with AQ3, Scenic Road Corridor and Flood plain & Ponding overlays.

Representing the applicant:

Steve Esposito
Rich Minkus, Owner

Mr. Esposito briefly described the project for the public. He called it a vegetable packing facility with offices. The main building will be less than 40,000 sq. ft. and there will be a 3,000 sq. ft. office. Mr. Esposito said the applicant expects to have a maximum of 20 employees. There will be one access to the site, off of Maple Ave. Employee parking will be in the front and all dock doors will be out of view, in the rear. The applicant expects about eight trucks a day. Mr. Esposito said the site will be served by an individual well. It has been drilled and is producing 30 gallons a minute. The applicant expects to use 550 gallons a day. The septic system will be located on the northwest side of the building.

Mr. Hoffman said that there is a flood plain on the parcel and the applicant will be filling in the flood plain. The applicant will have to demonstrate that they will balance the fill with a hydraulically equivalent volume of excavation and the PB will have to make a finding that the area is safe from flooding, Mr. Hoffman said.

Mr. Hoffman said the site plan shows 21 parking stalls and an additional 26 stalls for set-aside parking. The applicant has provided a turning radius for the large trucks, he said. There will be two pole-mounted lighting fixtures in the parking lot.

Mr. Golden said that the PB can make a determination of significance, stating that there is nothing the consultants have determined that would take it out of the category of a negative declaration.

Mr. Golden said that the location of the sign is shown on the site plan but the applicant hasn't provided details of what it will look like. He said that if the PB deems it not important from the planning perspective, then the PB can make it part of the resolution of approval that as a condition the signage must be approved by the Building Inspector before a building permit can be issued.

There were some questions from the PB. Ms. Cleaver asked that the dumpster enclosure be built up above the flood plain.

Mr. Bergus opened the meeting to public comment.

Donna Schneider of 332 Maple Ave. said that her house is directly across the street from the site and asked how many feet the actual building is from Maple Ave. Mr. Esposito said that to the closest corner it is 130 ft. from the right of way line.

Ms. Schneider said her well is almost parallel to the well and asked about its depth. Mr. Esposito said it is 100 ft. deep. Ms. Schneider asked that her well be monitored. Laurie Bruntfield of 2 Pahucki Lane and Donna Penwarden of 344 Maple Ave. said that they too wanted their wells monitored. Mr. Esposito said that their wells will be monitored for a minimum of 24 hours in order to make sure that at the end of the test there is no influence on their wells. Mr. Golden added that those tests are then sent to the PB engineer who will analyze the data on behalf of the PB and if there is a problem then the PB and consultants will address that problem.

Ms. Bruntfield asked about the use of the building and cautioned the applicant about the amount of traffic on Maple Ave., adding that they have a hidden drive.

Ms. Penwarden also commented on the traffic. She said she'd like a mirror so they can see over the rise. Mr. Esposito said he thought that the applicant would be willing to work with them but added that if it is in the County right of way, they will have to go to the County DPW or possibly the Town Board.

Ms. Schneider asked where the lighting of the building and the parking lot will be facing. Mr. Hoffman said that the lighting will not glare across the parking lot.

Owner Rich Minkus said that the hours of operation will be from 7 a.m. to 7 p.m. He said they are usually done by dark and that he hopes to keep the lights off at night. Mr. Minkus said he doesn't want any lights at all but has to have them because the Town Code requires it.

Julius Malek of 9 Pahucki Lane asked if there will be a sign that says "Caution Truck Entrance" for the traffic coming over the hill. Traffic will need to slow down, especially if there are slow trucks coming out from there, he said.

Mr. Golden said that the PB could require, as a condition of approval, that the applicant request the County to consider putting in such a sign. Only the County can make that decision, he said, and suggested that Mr. Malek contact his county legislator.

There were no further public comments.

VOTE BY PROPER MOTION, made by Ms. Cleaver, seconded by Mr. Pirraglia, The Town of Goshen Planning Board closes the public hearing on the application of Gerick Associates, LLC. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Ms. Cleaver, The Town of Goshen Planning Board issues a Negative Declaration relative to SEQRA on the application of Gerick Associates, LLC. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Ms. Cleaver, The Town of Goshen Planning Board directs its legal counsel to prepare a resolution of approval on the application of Gerick Associates, LLC for the PB's November 20 meeting. Approved Unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

Adjournment

The Planning Board closed the meeting at 8:15 p.m.

Lee Bergus, Planning Board Chair
Notes Prepared by Sue Varden