

DRAFT - UNAPPROVED

**Town of Goshen
Planning Board
MINUTES OF THE
REGULAR MEETING
August 17, 2006**

MEMBERS PRESENT

Ralph Huddleston, Chairman
Reynell Andrews
Lee Bergus
Susan Cleaver
Mary Israelski
John Lupinski
Ray Myruski

ALSO PRESENT

John Cappello, Attorney
Richard Golden, Attorney
Neal Halloran, Bldg. Insp
Joe Henry, Engineer
Susan Roth, Planner

I. CALL TO ORDER

Chairman Huddleston called the regular meeting of the Town of Goshen Planning Board to order at 7:30 pm at Town Hall.

II. APPROVAL OF MINUTES

The minutes of the August 3, 2006 meeting were approved as corrected upon motion made by Ms. Israelski, seconded by Mr. Bergus..

III. PUBLIC HEARINGS

A & L Acres 13-1-34.2 - 217.8 acres, 49 lot subdivision located on Houston Road in the RU Zone with an AQ3 & 2 scenic road and 1 stream corridor overlay.
Preliminary subdivision approval

Present for the applicant: Steve Esposito

Mr. Lupinski asked to be recused from this discussion due to a conflict of interest. Mr. Esposito gave a brief presentation describing the plans for this project. The area consists of 216 acres along Route 17A and Houston Rd. The Conservation Analysis has been approved by the Planning Board. The net buildable acres would yield 88 units. They are proposing 49 units. If they ask for 50 or more, the DOH would require central water and sewer, which would not be economically feasible for the applicant.

Under the present code, 50% open space is a required minimum. They plan to keep the area along Route 17A undeveloped, as well as along Houston Rd. The large pasture area and the existing hedgerows will also be kept open. The homes will be tucked in behind the plateau and the existing road vegetation will be kept.

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The first phase will consist of 29 units. There are no plans to develop the remaining 20 units at this time.

The Chairman took comments from the consultants before opening the meeting to the public. Mr. Henry reported that he had met with Mr. Andryshak (Superintendent of Highways) and he expressed concerns regarding the proposed culverts under the roadway along the hedgerow. These small culverts have caused problems in other areas and he requested that they use one large box culvert or another detention pond. The rest of Mr. Henry's comments are minor items to be put on the drawings. The plan is ready for preliminary approval from an engineering standpoint. Mr. Esposito agreed to consider the request for a box or arched culvert.

Ms. Roth noted that endangered species are mentioned in a letter from Wildlife Management. They suggested that a Phase I survey should be done. She asked if the applicant has followed up on this. Mr. Esposito responded that a Phase I has been completed and should be ready soon. They normally perform this study during the ACOE permitting process. He also noted that they are leaving the trees so there should be no problem with the Indian Bat habitat. Ms. Roth emphasized that this study should be part of the SEQRA record. She also asked if they have studied the affect the location of the homes would have on the endangered wildlife.

Ms. Israelski noted that the pond area is now part of a private lot. It was originally part of the open space. Mr. Esposito stated that there would be no entity to take over ownership and maintenance. It will be under a restrictive covenant with a specific landowner. Ms. Israelski asked if there was any means in our code to have the pond set aside for public use. Mr. Huddleston noted that the Town would have to take it over and it is not really appropriate for recreational use. Ms. Roth suggested to the Board that they bring the matter to the attention of the Recreation Committee.

Ms. Cleaver reminded the applicant that they require a buffer of 50' around waterways. The house placement on Lot #10 looks like it is within the buffer. Mr. Esposito will check on this. Ms. Roth noted that there is a stream, which is considered a waterway, and this would effect the house on lot 29. Mr. Esposito will check on this also. She also asked if the cumulative effects of the many new developments on the availability of water has been considered. Mr. Henry replied that that is the purpose of the water study. Also when this applicant goes to the DOH, they will have to complete testing. Mr. Esposito stated that the original calculations would have yielded 88 homes. Mr. Cappello reminded the applicant that the Ag data statements and the County 239m referral have to be mailed. They have been sent.

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Diana Lupinski, 1-21 Houston Rd. reminded the members that she was present at the last meeting and asked that this project be addressed in conjunction with the Goshen Properties project, as they were both part of the original Borden Farm. She presented an informal sketch, which shows that approximately 237 new homes have been approved or will be soon, for this area along Houston Rd. These homes are all located above her farm and she is concerned about the impact on her well and runoff onto her property. She also pointed out that these developments would bring in approximately 475 more cars to the area. The traffic impacts should be reviewed again based on this potential impact.

Mr. James Caggiono, 14 August Rd. emphasized that the impact on the endangered wildlife needs to be incorporated into the EAF. He also emphasized the cumulative effect on the water supply. The area cannot support the current demands. He asked what real difference 49 vs. 50 units would make. The impacts would be the same. Maybe, the developer should look at a central system. The impact on the schools should also be addressed. There could be as many as 100 more children added to the school system. Mr. Esposito will supply the pertinent information regarding the impacts to the schools.

Mr. Matthew Buono, 14 Storms Rd. asked for information on the second phase of the project, as that will impact his area. Mr. Huddleston stated that that phase is not under consideration at this time and the applicant would have to come back to the Board when they are ready to proceed with that portion. The PB asked the applicant to show that section so that they could assess the overall impact. This portion is conceptual.

Mr. Pardo, Maple Ave., expressed concern regarding the traffic impacts. Maple Ave. is now being used by BOCES and large trucks. It is becoming a shortcut out to the Quickway. He emphasized that this is a County road and the Town should meet with the County to consider restricting uses. Ms. Lupinski asked if there is any buffer/protection in place for the one room schoolhouse on the adjoining property. It is owned by the DAR and is an historic structure. With this increase in homes, vandalism may become an issue.

Ms. Roth noted that the wetlands are now considered to be DEC wetlands. The map should be updated accordingly. Mr. Esposito noted that they applied the 100' buffer where necessary in case this occurred. The delineation documents need to be part of the record. Mr. Huddleston asked the members if they are ready to close the Public Hearing. Mr. Andrews asked if the analysis of a central water system could still be done after the hearing was closed. Mr. Esposito stated that the applicant has no interest in doing a central system. Mr. Henry noted that, based on the planned density, it would be cost prohibitive. The applicant would be using the same amount

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of water regardless of the type of system. Mr. Esposito emphasized that this is a low impact development and meets the code. Mr. Bergus stated that the #50 is no longer a realistic threshold. The system will still have to be viable to stand-alone. He suggested that the town consider creation of an overlaying water district for the entire corridor. This is something the Town Board should look into. Mr. Cappello asked that the applicant gather the school data so that both the Town and the School would have the information to use as a planning tool. Mr. Myruski asked that they also supply a comment on the tax impacts. This should be required of all applicants in the future.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby closes the Public Hearing in regard to the A & L Acres application. The applicant is requested to supply figures regarding school impacts, clarification documents from the DEC, information regarding the wildlife impacts for Phase 1 for the record and the buffer for the schoolhouse. The applicant also needs to review the house placement to be sure they meet buffer setback requirements. Passed unanimously.

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

Mr. Huddleston noted that the traffic in this has been studied and the Town is working on a Town-wide study, therefore the applicant should not have to study this further. Ms. Israelski asked if it is possible to request monies from the applicant to aid in mitigating traffic problems. Mr. Cappello stated that this is not allowed by the State. Mr. Buono asked if the developers could be required to supply recreation areas. Mr. Cappello explained that a "rec fee" is charged for each unit. The members agree that this side of Town needs a recreation area. The public is advised to approach the Town Board on this matter.

Mr. Cappello will draft a neg dec for the next meeting.

IV. AGENDA ITEMS

Hendler - 10-1-56.2 & 56.3 & 56.4 - 91.1 acres located on 6 1/2 Station Road and Cheechunk Road, in an RU& CO zone with an AQ6 and scenic road overlay, for a Planned Adult Community and 8-lot residential subdivision. **Consultants comments Due 8/10 - DEIS completeness**

Present for the applicant: Steve Esposito

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Mr. Golden is acting as counsel to the PB for this project. Discussion was held regarding the completeness of the DEIS. Mr. Bergus reported that the analysis on the wells indicates an infusion of surface water, therefore filtration will be needed. Some of the members have submitted their comments. Ms. Israelski has asked for calculations for density and visuals. Mr. Golden noted that there are multiple pages of comments from the consultants. The applicant can grant an extension of the time frame or the Board can deem the application incomplete.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Myruski, The Planning Board of the Town of Goshen hereby declares the DEIS for the Hendler application to be incomplete and ask that the applicant address the current comments and any further comments that are received within 21 days. Passed unanimously.

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

Traskus (a.k.a - Elm Hill Farm) 18-1-8.22 - 114.54 acres, 38 lot subdivision located on Arcadia Road in the RU zone with an AQ3 overlay. **Subdivision plans Review part 2, preliminary approval, possibly set public hearing for Oct 5.**

Present for the applicant: Steve Esposito
Joseph Dierna

Mr. Golden is acting as counsel to the PB for this project. Mr. Golden reported that the notice of intent to be lead agency was declared on March 5, 2006 and now it is time to assume lead agency and declare a Type 1 action under SEQRA.

VOTE By Proper MOTION, made by Mr. Andrews, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby declares to be Lead Agency for the Traskus project, which is considered a Type I action under NY SEQRA. Passed unanimously.

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

Mr. Esposito explained that this is a revised plan from the previous submittal. There is a proposed road to be in line with the existing trees. The houses will be located behind the high point to lessen the visual impact. Ms. Israelski asked for density calculations. Mr. Esposito stated that their base calculation would allow for 46 units

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and they are proposing 38. Mr. Esposito also noted that they applied to the Open Space under the PDR plan but were unsuccessful. They are allowing for 60.9 acres of open space, the majority of which, is an existing farm. They have conducted their well testing in consultation with the DOH and the report has been submitted.

Mr. Halloran noted that there is a cemetery on the property. Mr. Esposito will have it located on the map. It is in the open space area. The open space area that will be kept as a farm will be under a restrictive covenant - never to be built upon. Mr. Deirna stated that it will remain a farm or possibly a farm museum. Mr. Golden explained that the Board needs to make a decision regarding SEQRA. Should the applicant prepare a DEIS or an expanded Part 3. Mr. Andrews asked which means would give the most information. Mr. Golden stated that on a project of this size, it would not make much difference. All the members agreed that an expanded Part 3 is the appropriate choice and the consultants should review the Part 2 and detail the items to be addressed in the Part 3.

Boylan - Windswept Farms - 11-1-99 - 46.4 +/- acres, located on Old Chester Rd in the RU zone with an AQ6, stream & reservoir, and scenic Rd overlay.

Conservation Analysis

Present for the applicant: Steve Esposito

A Conservation Analysis has been drafted. Mr. Huddleston noted that there are two ponds. One ties into a stream and is definitely a waterway. The other was an attempt to create a trout pond. Ms. Cleaver questioned if this manmade pond would need a permit. Was it wetlands in the beginning and if so, who is responsible for any violation? Mr. Cappello noted that our code may have been written before ACOE delineations were recognized. Mr. Esposito stated that they would have to deal with the issue at some time. Mr. Huddleston noted that any violation would transfer with the property, so this will have to be addressed before completion.

Ms. Roth stated that they have identified shagbark hickories and a large sycamore. These will have to be on the Conservation Analysis map and a buffer will have to be provided for those that are off the property. Mr. Esposito stated that there is a potential connection to the Javelin property. There are two possible access points off of Old Chester Rd. One is problematic, and the other involves a r.o.w. The road will have to be built to Town specs.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby accepts the Conservation Analysis as amended. Passed unanimously.

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Mr. Andrews	Aye	Ms. Israelski	Abstained
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

GET CA from S.R.

Zalunski - 20-1-8 - 74.8 acres, 20 lot subdivision located on Pulaski Highway and Cross Roads in the RU zone with an AQ3, scenic road and stream & reservoir overlays. **Updated Plans, neg dec & possibly preliminary approval**

Present for the applicant: Steve Esposito

Mr. Halloran reported that the Public Hearing was closed on 7/20/06. The applicant was asked to respond to the public comments and to the comments raised by the County in the 239m. Mr. Henry is waiting for a revised drainage report. Mr. Esposito noted that most of the changes were minor and therefore would not effect the drainage report significantly. Ms. Israelski asked for more landscaping details and visuals of the proposed wet ponds. Mr. Esposito replied that the DEC would lay out the requirements for the ponds. Mr. Huddleston will try to obtain a picture of an existing wet pond.

Mr. Halloran stated that the ERB had some comments. They expressed concern regarding the well location on lot #4. It is in the wetlands area, which would make it difficult to get to if repairs are needed in the future. Mr. Huddleston asked if there is enough room along the property line to get a truck through. It appears there is - if not the applicant will widen that area somewhat. They were also concerned with the driveway cut for lot #7 - it appears to be quite steep. Mr. Henry noted that it is only an 8% grade. Also on lot #7, the front of the house should be labeled to face Pulaski Highway.

Mr. Lupinski asked how the transfer of open space (the black dirt portion) on lot #13 would be transferred to the adjoining black dirt. He noted that if it is not farmed then a note should be added that states that it will be mowed or cut at least once per year. Mr. Cappello stated that the Conservation Easement will have to state that it will be the affirmative duty of the eventual owner of the black dirt area to farm or brush hog the area once per year and if not, the Town will have the right to perform that task and charge this back to the owner. Mr. Cappello has prepared a draft neg dec.

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VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby declares that the application of Zalunski will not have a significant impact on the environment under NY SEQR. Passed unanimously.

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

Get from NH

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Myruski, the Planning Board hereby grants preliminary approval to the Zalunski application conditioned upon DOH & DPW approvals, response to the engineers request for stormwater information and Ms. Israelski's request for visuals of the ponds. The Conservation Easement also needs to be prepared prior to final approval. The applicant must also demonstrate compliance with recommendations of any Town-wide traffic study prior to final approval. Passed unanimously.

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

Owens Road / Goshen Meadows - 10-1-10.22 - 131.3+/- acres, 39 lot subdivision located on Owens Rd in the RU zone with an AQ6, AQ3, scenic road corridor, and stream & reservoir overlay. **Stormwater retention, part 3 outline, possible preliminary, public hearing to be set**

Present for the applicant: Steve Esposito

The comments from the members and the consultants have been given to the applicant. The applicant needs to add the information regarding the impact on the schools. (this item will be requested of all applicants in the future) Ms. Cleaver asked how the Conservation Easement will be handled regarding the possible use of the recreational area. Mr. Esposito stated that this area along the river should be of interest to the Town. Mr. Halloran will endeavor to have this placed on the TB and Rec. Committee agendas. In addition, to the comments submitted by AKRF, the members request that the applicant analyze the possibility of one large retention basin (as proposed by the applicant) vs. several smaller basins. When these items are addressed a Public Hearing will be set.

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Harvest Village - 18 -2-14 & 15 - 4.08 +/- acres, located on Rte 17A in the HR zone with and AQ3 overlay to be used for 4 commercial / mixed use buildings.
Sketch plan

Present for the applicant: Kirk Rother

Mr. Rother explained that the original plan for six 2-family homes would have needed a public water supply, requiring 2 wells. This would not work out for the applicant, so they are now proposing a main street look with parallel parking. There would be 2 buildings (5000 and 4000 sq. ft.) housing commercial use on the first floor, with a total of 4 residences above. This is such a major change, that Mr. Rother felt he should get the members opinion before continuing.

Mr. Halloran noted that the next lot over is zoned hamlet residential and this could connect to Prospect Hill. Mr. Rother also noted that this plan shows everything on one lot. It is possible that they could mirror the plan on the other lot. The members concur that the sketch plan seems acceptable. Mr. Henry noted that there is an existing r.o.w. which would need to be re-located.

Lands of Corey - 11-2-1 - 10.4 +/- acres, 2 lots located on Old Chester Rd, in the RU zone with an AQ6, stream & reservoir, and scenic road corridor overlays. **Lot line change - subdivision**

Present for the applicant: Kirk Rother

Mr. Rother explained that this property was subdivided a few years ago. A small triangular portion is too small to build on, so they are looking for a lot line change to take a piece of the existing larger lot in order to create a buildable lot. Mr. Halloran stated that they would have to go through a Conservation Analysis. Mr. Cappello explained that under the small scale subdivision the applicant must demonstrate to the engineer that they have sufficient water and do a constraints analysis. They also need to show that all the constrained lands are not wetlands.

It was suggested that the applicant try to work with the existing lot line and then they would only need to work with Mr. Halloran for a building permit.

Lands of Roe - 13-1-38.221 - 6.1 +/- acres, 2 lot subdivision located on Gibson Rd, in the RU zone with an AQ3 overlay. **Sketch plan approval**

Present for the applicant: Kirk Rother

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Mr. Rother stated that there is an existing house on lot #1. The applicant wishes to build a new house on the second lot. Due to the poor soils, they will have to have an alternate type of septic system. They have met with the Board of Health and they will most likely approve the plan. Mr. Huddleston asked that the wetlands be shown on the map. The applicant will continue to work with the consultants.

Yankee Propane - 20-2-12 - 3.14 acres, located on Industrial Dr off Rte 17A, in the CO zone with an AQ3 overlay. 30' x 60' storage building - site plan approval

Present for the applicant: Roger Lupino

Mr. Halloran explained that the applicant would like to build a larger building and add on to the office area. They do not intend to add any employees. Ms. Roth noted that the previous resolution mentioned that the maps were unclear. This is still the case. It is suggested that any approval be conditioned upon the addition of tables for the parking, clarification of the map to demonstrate what is going to be added and what is existing currently.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Andrews, the Planning Board of the Town of Goshen hereby grants an approval to the Yankee Propane project conditioned upon a clarification of the maps to the satisfaction of the Building Inspector and a review of the previous minutes to the concurrence of the attorney that there is no legal issue. Passed unanimously.

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

Mangano - 11-1-33.2 -3.5 +/- acres, located on Rte 17M in the CO zone with an AQ3 & Scenic Road corridor overlays. Site Plan approval for 40 x 50 pole barn. (239M sent to OC Planning on 7/27/06)

Present for the applicant: Mr. & Mrs. Mangano

The 239m has been received from the County and they have left the project to local determination. The applicant provided new maps, which show the requested changes.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby declares that the garage/storage building proposed by the Mangano application will have no adverse environmental impact under NY SEQR. Passed unanimously.

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

VOTE By Proper Motion, made by Mr. Myruski, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby grants site plan approval for a 50 x 40 pole barn pursuant to the map dated 3/31/06 with the addition of the tree line on 8/11/06. Passed unanimously.

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

Hamlet at Goshen -11- 1-46 & 15-1-59 - 272.78 acres, located on Harriman Drive & Conklintown Rd in the HM & RU zone, with and AQ6, AQ3, stream & reservoir, and scenic Rd overlay. **Sketch Plan, possibly declare notice of intent anticipate pos dec September 21 and scoping October 5.**

Present for the applicant: David Steinmetz
Mark Riley
Duke Connor
Gary Hilland
Steve Esposito

Mr. Halloran explained that the Conservation Analysis is still being reviewed. The members have revisited the site and a revised CA will be submitted. The applicant (Centex Homes) is presenting a preliminary sketch plan tonight. The area consists of 272 acres in 2 zoning districts - HM and RU.

Mr. Steinmetz stated that they are proposing a mixed-use type of development with a variety of housing types. They have been working with the consulting staff and have already made several modifications. There will be 50 - 60 affordable housing units. Mr. Esposito outlined the changes to the plans that have been made as a response to Joel Russell's comments. They are trying to be sure they adhere to the TND standards. He noted that there are three general areas of TND concern. There is the Town Center where they would like to have more density. The Commercial area will have town homes and some detached residences with rear loaded garages. In the Lower portion of the property they would like to designate a portion for a recreational facility. It would be dedicated to the Town for a park. They feel there is enough room for baseball diamonds, a soccer field and a pavilion.

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Ms. Israelski, Ms Cleaver and the ERB have raised concerns regarding the constrained lands. Ms. Cleaver also noted that buffers are needed around the waterways. She noted that there are two extremely large trees that are located in a residential area that the applicant should consider saving. Ms. Israelski asked for pocket parks and focal points. Mr. Esposito noted that they need to create a hybrid in order to work with land. Mr. Bergus asked for visuals regarding the topography. He also asked how parking would work in the large commercial buildings. Will the interior roadways be town roads? Yes, they will. The applicant is doing exploratory well testing.

Mr. Cappello explained that the Board needs to use the SEQRA process to give us a path to follow to obtain answers to the questions. The Board should declare their intent to be lead agency. Mr. Steinmetz stated that they are aware that a full EIS will have to be prepared. They are trying to follow the zoning and will make changes as requested.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby declares their intent to be lead agency in regard to the Hamlet at Goshen project. Passed unanimously.

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

V. Items for Planning Board to act on

Glenpointe subdivision - roadway dedication.

VOTE By proper motion made by Ms. Cleaver, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby recommends to the Town Board to accept the layout of the road and the transfer of the performance bond to a maintenance bond. Passed 6 ayes to 1 opposed.

Mr. Andrews	Aye	Ms. Israelski	Nay
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

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VI. Items for the Planning Board to discuss

Gam Property, Inc. (122-1-11 village & 13-1-71 Town)

Mr. Cappello asked that a letter be sent to the Village Planning Board asking that the Town of Goshen be listed as an interested agency for this project.

Adjournment: The meeting adjourned at 11:45pm upon motion made by Mr. Andrews, seconded by Ms. Cleaver

Ralph Huddleston, Chairman

Notes prepared by Linda P. Doolittle

Mangano - 11-1-33.2 -3.5 =+/- acres, located on Rte 17M in the CO zone with an AQ3 & Scenic Road corridor overlays. Site Plan approval for 40 x 50 pole barn. 239M sent to OC Planning on 7/27/06 - response received 8/14/06 - local determination

Upcoming Public Hearings

September 21, 2006

Nextel Communications - 11-1-45 - 18.1+/- acres located at 338 Harriman Drive in the RU zone with an AQ6, AQ3, and stream & reservoir overlays. Special use permit for an extension of existing cell tower. Continued public hearing