



for Finnegan's Corners. That applicant should be discussing options with the Giza applicant. Mr. Rother explained that these are two separate applications making it difficult to make the two dependent on each other. Mr. Trelstad emphasized that this issue with the DOT does not affect this applicant.

Mr. Golden stated that it is not necessary to hold this applicant up on this particular issue, however he does need to incorporate all of Mr. Henry's comments on a new set of plans. Mr. Golden explained that he spoke with Chairman Huddleston earlier today and he would prefer that all items be on the plans before any approvals are granted. The members agree that this is the appropriate way to handle this to avoid having a long list of conditions attached to approvals.

Mr. Andrews explained to the applicant that it is better in the long run to be sure the plans are as "clean" as possible so there will be no problems later. The members concur. The applicant is advised to address all the issues raised by the Engineer and submit new plans for the September 1 meeting.

Mr. Rabinowitz asked the consultants if there is a problem with using brick facing on the front of the building. Will he need a permit to do this? He was advised to consult with Mr. Halloran tomorrow to discuss this plan.

**Goshen Self Storage - 12-2-37 - 6.57 acres**, located on 17M in an I zone with an AQ6 overlay.

Present for the applicant:

Mr. Golden is acting as counsel to the PB for this application. The PB needs to declare lead agency and set a public hearing for this application.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the application of Goshen Self Storage. Passed unanimously.

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

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby sets a Public Hearing for September 15, 2005 in regard to the Goshen Self Storage application. Passed unanimously.

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

Mr. Golden informed the Board that this applicant did receive variances from the ZBA conditioned on certain items being provided. He has contacted the applicant several time and has not yet received the necessary items. The applicant has been asked to provide a complete property description of the exact parcel as it is now. The ZBA conditioned their granting of the variances on the fact that the variances would not be carried forward if the property is extended. The applicant needs to be reminded that they must provide this information before any further steps will be taken.

**Prochaska - 22-1-61 - 17.2 acres**, located on McNamara Lane in the AI zone with an AQ3 overlay.

Present for the applicant: Kirk Rother

Mr. Halloran explained that this is a minor subdivision and we do not need to declare “intent to be lead agency”. The Board can proceed to declare lead agency and set a Public Hearing.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Prochaska application. Passed unanimously.

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

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby sets a Public Hearing in regard to the Prochaska application for September 15, 2006. Passed unanimously.

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

**Cimino - 11-1-48.22 - 13.2 acres**, located on Duck Farm Road and Old Chester Rd in the RU zone with an AQ6, stream& reservoir, and scenic road corridor overlays.

Present for the applicant: Kirk Rother

Mr. Rother explained that this is an application to subdivide off a portion of this vacant piece for the applicant to build a home for himself. There are no plans currently for a second house, but they do need to show the ability to support a second dwelling. No further subdivision is planned. If they did decide on further

subdivision they would have to demonstrate the adequacy of water. The soils have been tested and they are good.

Mr. Henry had some comments. The applicant needs to show the sight distances for the driveway, utility line location and other minor items. Mr. Rother also explained that previously there were several dirt mounds on the second portion of the property, which Mr. Cimino would like to have leveled. He began this process and Mr. Halloran was required to ask him to stop. They would like to have this work added to the current application, so they can clean up the area.

Ms. Cleaver noted that the property does back up to the Heritage Trail and the map does not show the Trail clearly. There is confusion regarding the labeling of Old Chester Rd., Route 17M and the Trail. This needs to be clarified. She also asked if there are any easements on this property. Mr. Rother is not aware of any and none are shown on the survey. Mr. Myruski asked if there are any wetlands. There do not appear to be any. Ms. Cleaver asked that there be limits of disturbance established in regard to the Trail. The buffer that currently exists should be left in its natural state. Mr. Halloran noted that this is a scenic overlay district so significant trees need to be conserved.

The members concur that the sketch plan is appropriate and Mr. Rother needs to add the Heritage Trail and clarify its' relationship to 17M and Old Chester Rd. He also needs to survey any significant trees, set forth the driveway sight distances and locate the utility lines on the map.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Cimino application. Passed unanimously.

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

**Dally - 4-1-64.2 - 14 acres**, located on Ridge Rd and Hasbrouck Rd, in the RU zone with an AQ6 overlay.

No one is present for the applicant.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Ms. Cleaver, the Planning Board hereby declares lead agency in regard to the Dally application. Passed unanimously.

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

**Station Office Plaza - 10-1-56.1 - 3.29 acres**, located on 6&1/2 Station Road in the CO zone with an AQ6 and scenic Rd corridor overlay.

No one is present for the applicant.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Station Office Plaza application. Passed unanimously.

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

**Panda Foods - 22-1-45 - 3.99 acres**, located on Pulaski Highway in the AI zone with an AQ3 overlay.

Present for the applicant: Stefan Willems

Mr. Henry noted that there were a number of questions raised at the staff meeting and the applicants' engineers are working on supplying the information. He submitted his comment letter, which consists mostly of minor technical items. The engineers do need to show parking, driveway cross sections, details of the septic system and they need to address the storm water management. A storm water pollution prevention plan is needed under SPDES.

Mr. Bergus asked about some of the septic system details. He noted that it appears the fields are reversed. Mr. Henry replied that this can be done in this manner, but he will call it to the engineers' attention. Mr. Halloran stated that the 239m review from the County has not come back yet, but it should be received sometime next week.

Mr. Henry also noted that it is not clear if they should go back to the County DPW. He has been told that a permit for access has been granted, but he would like to see the information that the applicant submitted in order to obtain this permit. Mr. Willems stated that he thought his engineers had submitted this information as the driveway construction has been done. Mr. Henry will check on this. In regard to the parking, Mr. Willems stated there would be approximately 10 employee cars and he did not realize more detail would be needed. He will ask his engineers to address this.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Panda Foods application. Passed unanimously.

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

**Jonas Estates - 10-1-6.222 - 122+ acres**, located on Owens Road and Phillipsburg Road, with an AQ6 and stream & reservoir overlay.

Mr. Halloran reported that Conservation Analysis was accepted and the intent to be lead agency was issued on July 7. This application now needs a lead agency declaration and the setting of a public hearing.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Jonas Estates application. Passed unanimously.

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

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Lupinski, the Planning Board of the Town of Goshen hereby sets a Public Hearing for the Jonas Estates application for September 1, 2005. Passed unanimously.

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

**Battiato - 18-1-13 - 8.8 acres**, located on Arcadia Rd in a RU zone with an AQ3 overlay.

No one is present for the applicant.

**Items for Planning Board to Review**

None at this time

**Items for Planning Board to act on**

**Houston Estates Subdivision** 17-1-5.24, requesting six month extension of preliminary subdivision approval.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby grants a six month extension to the to the preliminary approval for Houston Estates Subdivision from 9/3/05 to 3/3/06. Passed unanimously.

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Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Myruski	Aye

Ms. Cleaver

Aye

Adjournment: The meeting adjourned at 8:35 pm upon motion made by Mr. Lupinski,  
seconded by Ms. Cleaver.

Reynell Andrews  
Acting Chairman

Notes prepared by Linda P. Doolittle