

**Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924
October 5, 2006**

MEMBERS PRESENT

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

ALSO PRESENT

John Cappello, 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 September 21, 2006 meeting will be reviewed at the next meeting.

III. AGENDA ITEMS

Traskus (a.k.a. - Elm Hill Farms) 18-1-8.22 - 114.54 acres, 38 lot subdivison
located on Arcadia Road in the RU zone with an AQ3 overlay.
Preliminary Subdivision approval

Mr. Halloran explained that a Public Hearing for this application was set for November 3. Information for Public Hearings is due in the Building Inspector's office two weeks prior. The work for this project was due today and was not received. The members concurred that if it is not received on time, then the Public Hearing should be moved and rescheduled for another time.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Andrews, the Planning Board of the Town of Goshen hereby rescinds the motion which set the Public Hearing for the Traskus application for November 3, 2006. When the necessary information is received in a timely manner, the Planning Board will re-visit the application. 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. Pos Dec due for October 5, 2006, scoping document, possibly set public scoping session for November 2, 2006 (SE)

Present for the applicant: Steve Esposito
David Steinmetz
Kevin

Mr. Steinmetz explained that they have been working on the draft scope and it is not quite finished. They should be able to produce it for the members by the middle of next week. The applicant is requesting that they issue the pos dec and hold up the distribution until the draft scoping document is ready. Mr. Cappello read the provision from SEQRA. The project sponsor must submit a draft scope and the Lead Agency must provide that draft to all the involved and interested agencies. He advised that the wording in the resolution be changed to state that a copy of the applicant's draft scope is enclosed. The public hearing can be set, allowing a time frame for the receipt of written comments. The resolution should also state that if the draft scope is not received from the applicant by October 12, 2006 then the public hearing will be moved to November 16, 2006 with written comments accepted until November 26, 2006. It is also noted that this resolution will not be set if the information is not received by October 12.

The applicant expects to have the scope in hand by October 12, so the public scoping session can be set for November 2. The Board will then accept written comments until November 13 with action on the final scope set for November 16. Mr. Cappello advised that the PB members take some specific time to meet after the staff has reviewed the draft scope and add their comments. This is a very large project and they need to be sure that all topics are covered.

Ms. Roth presented a draft of the pos dec resolution and after review, it was agreed to add the following to the interested agencies list: Goshen Central School District, Goshen Fire District, Goshen Police Department, Joint Recreation Commission and the ERB. Mr. Bergus asked that under the "reasons" portion, in regard to the water supply, the wording be changed from "new dwellings" to "the development"

VOTE By Proper MOTION, made by Ms. Israelski, the Planning Board of the Town of Goshen hereby agrees to accept the SEQRA Positive Declaration for the Hamlet of Goshen with the above modifications, conditioned upon receipt of the applicant's Draft Scoping Outline by October 12, 2006. Passed unanimously.

VOTE By Proper MOTION, made by Mr. Andrews, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby sets the Public Scoping Hearing for November 2, 2006 conditioned upon the receipt of the Draft Scoping Outline by October 12, 2006. Passed unanimously.

Ms. Cleaver asked when the applicant would have an updated Conservation Analysis map. Mr. Esposito presented the updated map. The members reviewed this map and felt that there were still some items that they would like to have added. Mr. Keene also presented a conservation map showing the wetland delineation. They have also initiated a Phase 1A Archeological study and they are looking at species and habitat. A vegetative community assessment has also been done. Ms. Cleaver noted that the code calls for streams and intermittent streams to be located on the Conservation Analysis as well as vernal pools off site. She also feels that many more significant trees need to be noted. Mr. Huddleston stated that a 100' buffer around the vernal pools may be required, which could affect the applicant's property.

Ms. Cleaver has prepared an extensive list. This list will be e-mailed to Mr. Esposito and Mr. Halloran. Mr. Cappello noted that these details need to be part of the outline in order to have a record of the steps taken by the Board.

Executive Session: Upon MOTION made by Mr. Andrews, seconded by Ms. Israelski, the Planning Board of the Town of Goshen entered into Executive Session to discuss matters of personnel, with no intent to return.
8:30pm.

Ralph Huddleston
Chairman

Notes prepared by Linda P. Doolittle

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

Ms. Israelski	Aye
Mr. Lupinski	Aye
Mr. Myruski	Aye

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

Ms. Israelski	Aye
Mr. Lupinski	Aye
Mr. Myruski	Aye

Upcoming Meetings

October 11 - Staff meeting (***) please note this is on a Wednesday)
October 19, 2006 - Planning Board Meeting

Upcoming Public Hearings

Upcoming Walks

None at this time