

**Town of Goshen
Planning Board
MINUTES OF THE MEETING
May 4, 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 meeting of the Town of Goshen Planning Board to order at 7:30 pm. Ms. Israelski led the Pledge of Allegiance.

II. MINUTES

The minutes of the April 20, 2006 meeting were approved with the addition of a transcript of Ms. Israelski's comments in regard to Maplewood upon motion made by Mr. Bergus, seconded by Mr. Myruski. Mr. Andrews abstained.

III. PUBLIC HEARING – Cont'd

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 extension of existing cell tower.**

No one is present for the applicant. Mr. Halloran explained that the applicant has asked to be re-scheduled to June 1.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby continues the Public Hearing in regard to the Nextel application to the June 1, 2006 meeting. Passed unanimously.

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

IV. AGENDA ITEMS

Baloga - 5-1-9.1 - 128 Axworthy Lane located in the RU zone with an AQ6 and Scenic Road Corridor Overlay. Site plan approval for a pool.

Present for the applicant: Tom & Gayle Baloga

Mr. Halloran explained that the applicant wishes to construct an in-ground pool at their home, which is within a scenic road overlay and therefore needs site plan approval. Ms. Israelski asked if it could be seen from the street. Mr. Baloga explained that it could be seen on the Boyd St. side, but they will be planting trees for screening and privacy. Mr. Huddleston asked what is on the other side. There is a hill and wooded area. Ms. Israelski explained that the reason this condition is in the zoning code was to keep pools from being put directly on the street.

Mr. Myruski asked if the pool would be fenced. The pool will be off the deck, close to the house. The fence will not be chain link. The code requires 4' in height with a 52" self-latching gate. There were no comments from the consultants.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby declares that the application for a pool by Baloga will not have a significant impact on the environment 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		

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby grants site plan approval to the Baloga application for construction of an in-ground pool. Passed unanimously.

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

Goshen Humane Society - 13-1-1, located on Police Drive, in the HC zone, with an AQ6 overlay. Sign Approval.

Present for the applicant: Sharon Barbera

Mr. Halloran explained that the applicant wishes to have a sign placed below the existing Police Department sign. The sign will be aluminum, white with blue lettering. It does meet the code. Mr. Cappella noted that the building is actually owned by the Town. Therefore an Owner's Endorsement should be obtained, as the Humane Society is a tenant.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby grants approval to the sign for Humane Society conditioned upon receipt of the required authorization from the Town of Goshen. Passed unanimously.

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

Schmidt - 20-2-10 - 2 +/- acres -, located on Industrial drive in the CO zone with and AQ3 overlay. Change in use from current plumbing & heating contractor (Coleman) to satellite office of Schmidt's Wholesale, Inc.

Present for the applicant: Gary Schmidt
Chris Schmidt

Mr. Halloran stated that Mr. Coleman is downsizing his operation in the building on Industrial Dr. and Mr. Schmidt is taking over the building. Mr. Coleman will continue to occupy a small portion of the building. This application is for a change of use from a service business to wholesale.

Mr. Schmidt presented a new plan and pictures of the area. They plan to clean up the exterior and add landscaping. They will occupy approximately 6,000 sq. ft. to store material for pick up by local contractors. Their main business is in Monticello and they will bring material down here for local use. There will be no retail sales nor will they have a showroom. There is only one driveway and the applicant would like to add another to have one entrance and one exit. There are two wall pak lights on the front of the building and they plan to add 2 on the side and one in the rear. They will be on timers - dusk to dawn. They will also have a small sign in the front and one on the building.

Mr. Schmidt also explained that they will be fencing the side and rear, mainly for security reasons. Mr. Huddleston asked if the fence must be opaque. Mr. Halloran replied that it does have to be opaque according to the code, but the PB can waive that requirement. Some of the neighboring buildings do have chain

link fences. This area backs up to the proposed Prospect Hill development. Mr. Huddleston expressed concern for the visual impacts for these proposed homes. There are wetlands between the two properties, but this is the section of the Prospect Hill where the large single-family homes would be located.

Mr. Myruski stated that Industrial Drive is where this type of industry belongs and they should have the chain link fence for security if they feel the need. Mr. Halloran brought out the aerial maps taken for the Prospect Hill Project, which shows the relationship to this property. These were reviewed and it is agreed that if it becomes an issue, Prospect Hill can plant a buffer of trees to mitigate the view.

Ms. Roth reviewed the landscaping plan with the applicant and he will have his engineer go over the list of plants that deer do not like, and change the species on the plan accordingly. Mr. Bergus had questions regarding the septic system. He asked if there is a difference in elevations, which could create the need for a swale to direct the sheet flow from the parking area. Mr. Henry noted that the area is quite flat, so this is probably not necessary. Mr. Schmidt stated he is not putting any gravel in the septic area. He is considering putting some gravel in close to the building. Mr. Bergus also noted that the calculations for the water flow to the septic system are different in the EAF and the site plan. The applicant should use the same methods on both.

Mr. Cappello asked that the zoning and parking requirement tables be placed on the map to facilitate any future changes. Mr. Halloran asked how many employees would be involved. Mr. Schmidt will begin with three and possibly move up to four or five. Mr. Coleman has one in the office and two on the road. Ms. Cleaver reminded the applicant that there is a 100' buffer and if they are clearing trees they need to stay outside of that area. Mr. Lupinski stated that this is a very good submission for the first time through the process. He noted that most of the other businesses along Industrial Dr. have one access drive. Will the others now ask for two if this applicant is granted two means of access. Mr. Henry noted that the Highway Superintendent would have to be consulted on this possibility. Mr. Myruski noted that the Day Care facility has two drives so it is not unique to this area.

A public hearing is not necessary. The applicant will make the changes requested above and be on the agenda for the next meeting.

Hacienda - 11-1-25.21 - 2.7 +/- acres, located at 1753 Rte 17M in the CO zone with an AQ6 & scenic road corridor overlays. **Addition to existing parking lot**

No one is present for the applicant.

Kolk - 11-1-98.6 - 10+/- acres, ? # of lots subdivision located on Rte 17M (and Old Chester Rd) in the RU zone with an AQ6 & scenic road corridor overlays.
Conservation Analysis

Present for the applicant: Chad Wade

Ms. Roth has prepared a Conservation Analysis. The Heritage Trail runs behind the proposed two homes. This parcel was originally part of the parcel across the street. Applicant needs to check to see if this portion was used in the density calculations. Ms. Israelski asked if there would be a buffer between this property and the Trail. None is required. Mr. Wade asked if the members can schedule a site walk. The members agreed to visit the site on their own and then the Conservation Analysis can be adopted at the June 18 meeting.

Heritage Estates - 8-1-9.22 - 256 acres locate on Old Chester Rd & Brookside Rd in the HR & RU zone with an AQ6 & AQ3 overlay with a scenic road and stream & Reservoir overlay. **DEIS**

Present for the applicant: Chad Wade

Mr. Wade is present tonight to receive comments on the DEIS. AKRF and Santec (Dufresne & Henry) have submitted comment letters. Mr. Henry noted that they will also have further comments on some sections, which they will submit as soon as possible. Mr. Huddleston had two comments: 1) Wildlife is mentioned in section 18 and needs to be clarified and added to the appendices; 2) The wetlands were confirmed by the DEC in 2000. Due to all the changes being made at the State level, they have requested that the applicant submit their wetlands maps again to see if any areas will be added to the state wetlands. Mr. Huddleston would like to have this information in time for the public hearing. The narrative sections also need to be worked on.

Ms. Roth asked that the applicant review all the maps carefully. Ms. Israelski would like to have more time for review and will submit her comments before the next meeting. Mr. Bergus has a few minor comments. Mr. Cappello reminded the members that they are reviewing for completeness at this time not for agreement. Ms. Cleaver suggested that the applicant just re-submit the pertinent pages once the changes are made instead of re-producing the entire document.

Mr. Cappello had comments also. 1) In the discussion of phasing, the applicant should make it clear that an HOA or Transportation Council will be running the water and sewer systems before the project is completed and turned over to the

Town. 2) The density analysis needs to be clarified regarding the credits that were taken. 3) The applicant needs to closely review the utility and road crossings in the wetlands areas.

Mr. Bergus asked about the intersection with the cul de sac and Brookside. Mr. Huddleston noted that the applicant feels they are not needed. Mr. Bergus suggested this area be used for emergency access. Mr. Henry noted that this was discussed in the traffic study. This option should be discussed in the narrative. It should be reviewed as a possible alternative option. Ms. Israelski stated that she had been told that the possibility of extending Brookside Dr. is noted in the deeds of the property owners on Brookside. She asked the applicant to check this with the County Records Office.

Ms. Cleaver brought up the need to address impacts of the sewer system on the streams in the area. She cited §79-18 of the Town Code that states this must be evaluated. Mr. Henry feels that using the standard DEC requirements is sufficient. Ms. Cleaver would like to see the current Ph and base load in the streams even though they are intermittent in nature.

Mr. Cappello asked if the Board is comfortable with the comments that have been submitted so far from the Planner and the Engineer. The members agree that the applicant can begin work on these comments.

V. Public Hearing scheduled for May 18, 2006

Maplewood (Salesian Village) 8-1-48 - 94 acres, Hamlet residential and open space subdivision in the HR & RU zone with an AQ6, scenic road, and stream corridor overlay. **Public scoping scheduled for May 18, 2006.**

BMJB Enterprises, Inc. - 22-1-37.2, 17 acres, located at 1033 Pulaski Hwy, in the AI zone with an AQ3 overlay & a scenic road corridor overlay. **Special use permit.**

VI. Correspondence

April 25, 2006 Culligan bill from Rod Pena regarding replacement of drive motor in connection change of water character. This is in connection with Heritage project.

Adjournment: The meeting adjourned at 9:10 upon motion made by Ms. Israelski, seconded by Mr. Lupinski.

Ralph Huddleston, Chairman
Notes prepared by Linda P. Doolittle