

TOWN OF GOSHEN

PLANNING BOARD

NOTICE OF SEQRA PUBLIC SCOPING SESSION GOSHEN HOSPITALITY, LLC

PLEASE TAKE NOTICE that the Town of Goshen Planning Board, as Lead Agency, is reviewing an application from Goshen Hospitality, LLC for a proposed hotel, restaurant and office complex, with associated parking, on a parcel containing 63.3 +/- acres, known as Section 10, Block 1, Lots 56.2 and 56.4 on the Town tax maps. The property is located in the Commercial/Office Mixed-Use (CO) district, and within the AQ-6, Flood Plain and Ponding Area (FP), Stream Corridor and Reservoir Watershed (SC), and Scenic Road Corridor (SR) Overlay districts. The Planning Board has declared this to be a Type I action under the State Environmental Quality Review Act (“SEQRA”), and has required that the applicant prepare an Environmental Impact Statement (“EIS”) to address potential environmental impacts of the project. Involved and Interested Agencies, residents and other members of the public are invited to participate in providing input on the scoping document. This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (SEQRA) of the Environmental Conservation Law.

On **Thursday, November 2, 2017, at 7:30p.m.** or as soon thereafter as the matter can be heard, the Planning Board will be holding a public scoping session at **Town Hall, 41 Webster Avenue, Goshen, New York 10924**, to provide an opportunity for public input on the draft scoping document for the Goshen Hospitality, LLC facility. This document is available in the Building Department at Town Hall for review and on the Town of Goshen website (www.townofgoshen.org). Written comments on the draft Scoping Document may also be submitted prior to or at the scoping session.

**Town of Goshen Planning Board Meeting
Town Hall
41 Webster Avenue
Goshen, NY 10924**

November 2, 2017

Members Present:

Lee Bergus, Chairman
David Crawford
Phil Dropkin
Diana Lupinski
Giovanni Pirraglia
Frank Leva
David Gawronski

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq., PB Attorney
Neal Halloran, Building Inspector
John Canning, P.E.

Members Absent:

Cynthia Hand

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

Approval of Minutes-

October 5, 2017 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the October 5, 2017 minutes as modified. Approved unanimously with one abstention

Mr. Bergus, Chairman	Aye	Mr. Pirraglia	Aye
Mr. Crawford	Aye	Mrs. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Gawronski	Abstention
Mr. Leva	Aye		

October 19, 2017 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the October 19, 2017 minutes as modified. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Pirraglia	Aye
Mr. Crawford	Aye	Mrs. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Gawronski	Aye
Mr. Leva	Aye		

Public Hearings -

Goshen Hospitality, LLC – 10-1-56.2 & 56.4: Application for site plan and special permit for hotel,

restaurant and office complex on 63.3 +/- acres (total holdings) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. SEQRA Scoping Session

There were no representatives from the public for this public hearing.

Mr. Ross Winglovitz, PE appeared before the Board and gave a brief review of the project to the Board. Marty Singh and Stan Stoltz, project manager, were present. Mr. Winglovitz went over the draft scoping document.

Whereupon, there was a discussion on the well study, a water quality update, traffic impact and monitoring intersections.

Attorney Naughton informed the Board she would provide the Board with a redline scoping document at the next meeting.

Mr. Hoffman reviewed the scope with the Board.

Attorney Naughton advised the Board that the public scoping section needed to be continued to next meeting. There was an improper publication.

Whereupon, the Board went through the scoping document and made their comments.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to adjourn the public hearing to November 16, 2017. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Pirraglia	Aye
Mr. Crawford	Aye	Mrs. Lupinski	Aye
Mr. Dropkin	Aye	Mr. Gawronski	Aye
Mr. Leva	Aye		

~~Var Hage Warehouse -12-1-19.2 Grading Permit for a warehouse on 9.6 +/- acres along Hartley Road in the I District with AQ-6, Floodplain & Ponding Area, Stream Corridor & Water Supply Watershed overlays.~~

~~Mr. Dropkin recused himself at 9:25 pm.~~

~~Public hearing was opened. There were no representatives from the public for this public hearing.~~

~~Mr. Tom DePuy appeared before the Board. Stated they had site plan approval and were looking for a grading permit while they met some of the conditions for a building permit approval. Stated they were granted a clearing permit previously.~~

~~Mr. Hoffman stated no new plans had been submitted.~~

**Town of Goshen Planning Board Meeting
Town Hall
41 Webster Avenue
Goshen, New York 10924**

November 16, 2017

Members Present:

Lee Bergus, Chairman
Diana Lupinski
Giovanni Pirraglia
Phil Dropkin
Cynthia Hand
David Crawford

Also Present:

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB Engineer
John Canning
Ralph Huddleston
William Canavan
Neal Halloran

Members Absent:

Frank Leva

The Planning Board meeting was opened with the Pledge of Allegiance at 7:33 pm by Chairman Lee Bergus.

Approval of Minutes

November 2, 2017 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the November 2, 2017 minutes as modified. Approved unanimously with one abstention.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Mrs. Hand	Abstention	Mrs. Lupinski	Aye

Public Hearings

Goshen Hospitality, LLC – 10-1-56.2 & 56.4: Application for site plan and special permit for hotel, restaurant and office complex on 63.3 +/- acres (total holdings) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. SEQRA Scoping Session

Chairman Bergus stated after Mr. Winglovitz's presentation the consultants would comment, then the Board, and then it would be opened to the public for their comments.

Ross Winglovitz, PE for applicant appeared before the Board. Mr. Winglovitz reviewed the project. Stated the applicant had prepared the Draft Scoping Document and it was reviewed by the consultants and the Board. Mr. Winglovitz went through the scoping document briefly to summarize what is being

considered.

Mr. Canavan commented on the wells and suggested they should follow the Town's well testing protocol. He stated the applicant should demonstrate the wells are still capable and the water quality is what it was back when the tests were done in 2002 and 2006.

Mr. Hoffman gave the Board and the public the background on how they got to the red line scoping document before them.

Mr. Canning commented that the scope in front of the Board captures and evaluates the locations he expects to be potentially impacted by the proposed development.

Mr. Huddleston commented that they need to update their current situation with both the NYS DEC and US ARMY Corp of Engineers as far as jurisdictional determinations. He also stated that they're disturbing 17 acres of hardwood forest and they must remain consistent with the environmental attitude. He asked them to go back and provide adequate evaluation from bat experts to show to the satisfaction of the Board that this is dealt with. To address the displacement of species to adjacent properties. Suggested they update the environmental inventories, vegetation, and animal inventory.

Chairman Bergus opened the hearing to the Board.

Mr. Dropkin reviewed the scoping document and commented on the plants and animals, the study done in 2006, interested agencies, design and layout, site lighting, energy and utility saving features, operation and maintenance, pesticides and herbicides, discussion of proposed colors for all buildings and signage, landscaping, water resources, and mitigation measures.

Mr. Crawford reviewed the scoping document, commented on view studies from the crest of the hill on Fletcher Street, and requested a 3D rendering of the proposed buildings.

Mr. Hoffman stated that the applicant does not intend to identify the brand of hotel at this point. The applicant may ask the Board to consider a general architectural style so they can get a representation.

Whereupon there was a discussion on the architectural style of the potential hotels and design standards.

Mr. Crawford discussed the potential for a public transportation stop.

Chairman Bergus reviewed the scoping document and commented on well pump tests and surface water contamination, wetlands, parking spaces and layout, potential impacts on water, field investigation, and traffic.

Mrs. Hand commented on the traffic report and requested bike racks on the property.

Mrs. Lupinski commented that under aesthetic resources should they add the 911 building, commented on plants and animals, stated there was no habitat assessment on the 2006 study, and the cellular tower.

Chairman Bergus opened the public hearing at 8:37.

Sandra Rothenberger, Goshen, stated in summary that she finds the project overwhelming. Requested a feasibility study, a cost benefit analysis for restaurant, definition of hospitality and asked that it conforms to the comprehensive plan, if Route 17 has to be enlarged the cost be the responsibility of the builder, security bond for damage to local roads, widening the roads, Audubon Society be an interested party, visibility balloon test, building materials and design compliment the area, share in the water main extension, no agricultural land be destroyed, the wildlife and habitat analysis be included in the scope, cultural analysis included in the scope, a light noise study be done, and have security at the site.

Leslie Schumacher, 18 Craigville Road, in summary questioned why that location, stated concerns with wildlife, noise, and the added pollution and traffic.

Chris Miele, 238 Sarah Wells Trail, in summary stated she was concerned about traffic stacking on the Fletcher Street exits, use of pesticides, Audubon Society property, habitat for birds, management of the hotel, and historical artifacts.

Gloria Bonelli, 11 Victoria Terrace, in summary was concerned about foliage and native planting

Debra Corr, 349 Sarah Wells Trail, in summary was concerned about type of restaurant, stated an 11 year old water test should be redone, that 6 ½ station road is still a stretch of the heritage trail that is open to equestrian use, the visibility at ramp on Fletcher Street, amount of wetlands, and Audubon Society.

Nick Gallo, 8 Redwood Drive, in summary asked why the village streets aren't included in the traffic study due to the proximity.

Brad Barnhorst, Goshen, commented on the sound level study, traffic being studied during holiday weekends, and traffic flow from hot spots throughout the village and town.

John Stein, Goshen, in summary commented that he was still waiting for a supermarket, concerned about the impact on Goshen residents and water pressure.

Faith Adams, Overlook Terrace, in summary was concerned about the Audubon property, water, issue of light during migratory, loss of historical knowledge of these sites, and chemicals being used.

Jessica Gocke, Town of Goshen, in summary stated she felt having both of these meetings in one night was not fair, did an amazing job hiding the jail, concerned about the lighting, endangered bats, turtles, migratory birds, wetlands, requested base line monitoring on them and testing them for contaminants, and to consider all the traffic impacts.

Joe Maxwell, 7 Fleetwood, in summary was concerned about water and the well test, questioned if the sprinklers are taken under consideration in the event of a fire, and suggested to have a certified fire protection engineer look at it.

Mike Munzor, 6 Lakeview Drive, in summary was concerned about cell towers on the buildings.

Chairman Bergus asked if there were any other comments from the public or consultants. (No response)

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the public hearing for Goshen Hospitality. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Mrs. Hand	Aye	Mrs. Lupinski	Aye

The public hearing was closed.

Attorney Naughton asked the Board if there were any changes they would like to make to the scoping document. Attorney Naughton informed the Board that this was the final meeting prior to the 60 day expiration period wherein they are to adopt the scope otherwise the draft scope that was previously submitted, which is substantially different from the redline scope in front of them, is deemed the scope for the project. This is the last meeting before that expiration date.

Mr. Dropkin stated there were a lot of public comments tonight and he for one would like a little time before he says the scope is done.

Attorney Naughton advised the Board they would have to ask the applicant to extend that 60 day period.

Mr. Winglovitz replied that he would be willing to extend to the next meeting, December 7.

Attorney Naughton stated she would provide a redline version with the changes discussed tonight.

Chairman Bergus stated that the record reflect that the applicant provided us the additional time to review and bring it forward again on December 7 for final approval of the revised scope reflecting comments raised this evening.

~~Maplewood Village (aka ADC Orange, Inc. - 8-1-1.1 & 48: Application for a residential subdivision for 68 single family units on 95.4 +/- acres on Coleman and Craigville Roads (County Route 66) in the RU District with AO-6, Scenic Road Corridor and Stream Corridor overlays.~~

~~Please refer to stenographer transcript for this portion of the minutes.~~

~~**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the public hearing for Maplewood Village. Approved unanimously.~~

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mr. Pirraglia	Aye
Mrs. Hand	Aye	Mrs. Lupinski	Aye

~~**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board accepted the Findings Statement for Jessup Switch Warehouse. Unanimously approved.~~

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Pirraglia	Aye	Mrs. Hand	Aye
Mrs. Lupinski	Aye	Mr. Leva	Aye

~~**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board accepted the Amended Resolution of Conditional Approval For a Major Site Plan for 134 Jessup Switch Road Warehouse as modified. Approved unanimously.~~

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Pirraglia	Aye	Mrs. Hand	Aye
Mrs. Lupinski	Aye	Mr. Leva	Aye

Goshen Hospitality, LLC – 10-1-56.2 & 56.4: Application for site plan and special permit for two hotels, restaurant and office complex on 63.3 +/- acres (total holdings) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. SEQRA Scope

Mr. Ross Winglovitz, PE, appeared on behalf of the applicant, Goshen Hospitality. Stated he had received a draft copy of the scope with blue text indicating the changes. He further stated he had no problem with the proposed amendments.

Whereupon, there was a discussion with the consultants and Board on the water demand and proposed irrigation. Attorney Naughton reviewed and discussed the scope with the Board.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board accepted the Draft Scoping Document as the Final Scoping Document for Goshen Hospitality. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Pirraglia	Aye	Mrs. Hand	Aye
Mrs. Lupinski	Aye	Mr. Leva	Aye

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to adjourn the meeting. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Pirraglia	Aye	Mrs. Hand	Aye
Mrs. Lupinski	Aye	Mr. Leva	Aye

Meeting Adjourned at 9:43 pm.
Submitted by Mary Riso

~~Traskus – Chairman Bergus read a letter addressed to the Town Building Department on behalf of new owner, Goshen Estates, LLC requesting a six month extension to fulfill the conditions of conditional final approval, signed by Bob Green, attorney at law.~~

~~**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to grant a 180 day extension to January 4, 2019 to applicant Traskus.~~

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

Items for Discussion/Action -

~~**Essem Sales - 19-1-87:** Application for site plan and special permit for a trucking terminal on 7.62 +/- acres along Celery Avenue in the AI District with AQ-3, Flood Plain & Ponding and Stream Corridor & Reservoir Overlay Districts. Discuss Water Testing.~~

~~Applicant was not prepared for the meeting and was removed from agenda.~~

Goshen Hospitality, LLC -10-1-56.2 & 56.4: Application for site plan and special permit for hotels, restaurant and office complex on 63.3 +/- acres (total holding) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. Revised Plan and SEQRA Scope.

Jane Samuelson filling in for Ross Winglovitz, Engineering & Surveying Properties, P.C., appeared before the Board for the applicant. In summary, Ms. Samuelson reviewed the project with the Board. Ms. Samuelson stated the applicant did more market research and changed the mix of usage on the property. Proposed three hotels, two restaurants, much smaller office space, caretaker home, and longer stay cottages envisioned for families. Ms. Samuelson went through the scoping document to match the plan. Some edits were made to descriptions, the majority under traffic studies and a few changes to the impacts under groundwater study.

John Canning reviewed and discussed the traffic study with the Board.

Whereupon, there was a discussion with the Board as to what traffic studies should be done for this project.

The Board reviewed the scoping document.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to adopt the amended scoping document subject to the revisions made and any further revisions made by Mr. Canning and Mr. Huddleston.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye

Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

The meeting was adjourned at 9:43 pm.