

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

December 20, 2022

Members Present:

Lee Bergus, Chairman
Phil Dropkin
Eric Fuentes
Marty Holmes
Jeremy Zweig

Also Present:

Sean Hoffman, Planning Board Engineer
Kelly Naughton, Planning Board Attorney
Frank Leva, Building Inspector

Members Absent:

Cynthia Hand
Diana Lupinski

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

Approval of Minutes –

The minutes of the July 7, 2022 meeting were deferred.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Fuentes, the Town of Goshen Planning Board approved the minutes of the December 1, 2022 meeting as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Possible Extension or Abandonment of Applications pursuant to Town Code -

Javelin – Chairman Bergus read applicant’s December 6, 2022 correspondence into the record.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Dropkin, the Town of Goshen Planning Board granted extension of conditional final approval until June 15, 2023. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Amy’s Kitchen & Science of the Soul – Chairman Bergus read applicant’s December 6, 2022 electronic correspondence into the record.

VOTE BY PROPER MOTION, made by Mr. Zweig, seconded by Mr. Fuentes, the Town of Goshen Planning Board granted extension of conditional final approval until June 15, 2023. Approved with four ayes and one abstention.

Chairman Bergus	Aye	Mr. Dropkin	Abstained
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Silhouette Farm – Chairman Bergus read applicant’s December 9, 2022 correspondence into the record.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Dropkin, the Town of Goshen Planning Board granted extension of conditional final approval until June 15, 2023. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Items for Discussion/Action -

RDM Goshen 17M/2602 Route 17 Developers – 12-1-116: Application for site plan, special permit and subdivision for a warehouse and single-family dwelling on two (2) lots totaling 61.59 +/- acres on NYS Route 17M in the CO Zone with AQ-6 and Floodplain & Ponding Overlays.

Findings Statement

Engineer Fetherston, Traffic Engineer D’Andrea, Attorney Stout and Developer Neuman present.

Attorney Naughton reviewed the redline SEQRA Findings Statement with the Board.

Whereupon the Board discussed geology, soil manifest and topography.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Zweig, the Town of Goshen Planning Board adopted the Findings Statement as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Attorney Naughton reviewed the draft Resolution of Conditional Special Permit, Major Site Plan and Minor Subdivision with the Board.

Whereupon the Board discussed refrigeration, dry goods, hazardous materials, plantings, traffic considerations with additional nearby projects, storage of deicing materials, pesticides, and well testing yields.

VOTE BY PROPER MOTION, made by Mr. Zweig, seconded by Mr. Holmes, the Town of Goshen Planning Board adopted the Resolution of Conditional Special Permit, Major Site Plan and Minor Subdivision as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

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

Engineer Samuelson present.

Attorney Naughton confirmed receipt of Chairman Bergus' and Board Member Dropkin's written comments.

Engineer Hoffman reviewed the schedule with the Board.

Board will accept Board and Town Consultant comments through December 30, 2022.

Owens Road Solar – 10-1-10.22: Application for subdivision, site plan and special permit for a solar energy system on 126.3 +/- acres along Owens Road in the RU Zone with AQ-6, AQ-3, Scenic Road Corridor, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Revised Plans & Draft Resolution**

Engineer Rosencranse, Project Developer Nolan, and Attorney Gladd present.

Engineer Rosencranse presented updated visual renderings and landscaping plans for Board review.

Engineer Hoffman reviewed his report with the Board.

Whereupon the Board discussed revising the landscaping plan to add two (2) double rows of trees, increasing initial height of proposed trees to 10-feet tall, including a landscaping lookback, and replacing pine trees with a more deer-resistant species.

Attorney Naughton reviewed the draft Resolution of Conditional Major Site Plan and Minor Subdivision with the Board.

Whereupon the specific conditions were discussed.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board adopted the Resolution of Conditional Major Site Plan and Minor Subdivision as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Broadlea Road and Vivian Lane Solar – 9-1-4 & 6.2: Application for site plan and special permit for a solar energy system on 297.2 +/- acres along Broadlea Road in the RU Zone with AQ-3, Scenic Road Corridor, Floodplain and Ponding and Stream Corridor & Water Supply Watershed overlays. **Revised Plans & Negative Declaration.**

Engineer Rosencranse, Project Developer Nolan, and Attorney Gladd present.

Engineer Rosencranse presented revised plans and visual renderings for Board review.

Engineer Hoffman reviewed his report with the Board.

Whereupon Board discussed proposed visual impacts to the Heritage Trail at length and additional modifications to the landscaping plan.

Attorney Naughton reviewed the draft SEQRA Negative Declaration with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board adopted the SEQRA Negative Declaration as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Attorney Naughton discussed drafting two (2) separate resolutions for the application and requested the applicant continue to revise the proposed landscaping plan including potential plantings along the Heritage Trail within the County's property.

VOTE BY PROPER MOTION, made by Mr. Zweig, seconded by Mr. Dropkin, the Town of Goshen Planning Board authorized counsel to prepare draft Resolution of Conditional Approval as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Future Agenda Items

Engineer Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on January 5, 2023.

Adjournment

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

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mr. Zweig	Aye		

Meeting adjourned at 10:10 pm.