

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

**December 1, 2022**

**Members Present:**

Lee Bergus, Chairman  
Phil Dropkin  
Eric Fuentes (Alternate)  
Cynthia Hand  
Marty Holmes  
James Langlois  
Diana Lupinski  
Jeremy Zweig

**Also Present:**

Sean Hoffman, Planning Board Engineer  
Frank Leva, Building Inspector  
Andrea Connell, Traffic Engineer

The Planning Board meeting was opened with the Pledge of Allegiance at 7:32 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. Langlois, the Town of Goshen Planning Board approved the minutes of the November 17, 2022 meeting as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Possible Extension or Abandonment of Applications pursuant to Town Code -**

**Traskus** – Chairman Bergus read applicant’s correspondence into the record.

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

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Items for Discussion/Action -**

**All in Audio – 11 Gurda Lane – 9-1-124.1:** Application for site plan and special permit for conversion of an existing agricultural warehouses on 43.2 +/- on Cedar Swamp Road in the AI Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Revised Plans**

Engineer Martinez present.

Engineer Martinez summarized plan revisions since applicant's last appearance and acknowledged receipt of Town Engineer Hoffman and Town Traffic Engineer Connell's technical comments.

Engineer Hoffman reviewed his report with the Board.

Traffic Engineer Connell reviewed her comments with the Board including insufficient stopping sight distance for westbound traffic, request for traffic study including last five-to-ten-year accident data, and problems with Maple Avenue sight distance.

Whereupon the Board discussed use of WB-62 vehicle rather than WB-67 for turning analysis, sight distance requirements for cars versus trucks, obtaining accident and crash data from New York State Department of Transportation, restricting exiting left turns, whether one-way in and one-way out would be beneficial, driveway upgrades, and submission of a revised project narrative regarding the proposed agricultural use for Buildings No. 1 and No. 2.

**Figuroa – Accessory Apartment – 6-4-4:** Application for site plan to convert a residential garage to an accessory apartment on 0.7 +/- acres along Good Time Court in the HR District with AQ-6 and Scenic Road Overlay Districts. **Initial Presentation & Draft Resolution**

Architect McGovern and Owner Maria Figuroa present.

Architect McGovern gave a brief overview of the application and stated when applicant purchased the property in September 2020 the apartment had already been constructed by the previous owner. Applicant contacted Building Department and learned the apartment was constructed without a permit. In order for a building permit to be issued, the Planning Board must first approve the site plan.

Engineer Hoffman reviewed his report with the Board.

Architect McGovern indicated no exterior improvements proposed, interior modifications need to be completed to conform with NYS Building Code, confirmed sufficiency of parking, and indicated a connection to public water supply.

Whereupon Board discussed difficulties with water supply within Hambletonian Park water district, whether it would be precedential to approve application after the apartment had already been constructed, and permitted use under Zoning Code.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board classified the application as a Type II SEQRA Action. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

Whereupon the Board discussed whether to waive the discretionary public hearing.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Langlois, the Town of Goshen Planning Board moved to waive the public hearing on this application. Approved six ayes and one no.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	No	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

Engineer Hoffman reviewed the draft resolution of conditional approval with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mrs. Lupinski, the Town of Goshen Planning Board adopted the draft resolution of conditional approval as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**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.  
**Redline FEIS**

Architect Dates, Architect Anderson, Traffic Engineer D’Andrea, Attorney Gottlieb, Developer Neuman and Operations Manager Pomeranz present.

Engineer Hoffman reviewed his report with the Board.

Whereupon Board reviewed the redline FEIS submitted on November 21, 2022 and discussed evaluation of the onsite private well and onsite sewage disposal system, will serve letters, fire apparatus road requirements, one year landscaping lookback, offsite water for landscaping for two years, offsite wetland, purpose of including Fletcher Street in traffic analysis, correction of definition of Non-Transient Non-Community Water System, confirmation that owner rather than tenant will decide whether to install solar panels, and correct use of geothermal.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Langlois, the Town of Goshen Planning Board adopted the FEIS as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Langlois, seconded by Mrs. Lupinski, the Town of Goshen Planning Board authorized the preparation of a Findings Statement. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Milmar Food Group/Upstate Estates Corp.** – 12-1-13.1 & 13.2: Application for site plan and special permit for expansion of the existing food production facility on 6 ½ Station Road and NYS Route 17M in the CO District with AQ-6 Floodplain & Ponding, Stream Corridor & Reservoir overlays. **Draft Resolution**

Board reviewed the draft resolution of conditional special permit and site plan approval.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Holms, the Town of Goshen Planning Board adopted the draft resolution of conditional special permit and site plan approval as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Future Agenda Items**

Mr. Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on December 15, 2022.

Board discussed 2023 meeting schedule and changed April 6, 2023 meeting date to Monday, April 10, 2023.

**Adjournment**

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

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Langlois	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

Meeting adjourned at 9:50 pm.