

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

April 21, 2022

Members Present:

Lee Bergus, Chairman
David Crawford (7:38 arrival)
Phil Dropkin
Cynthia Hand
Frank Leva
Diana Lupinski
Ken Tschan (Alternate)
Jeremy Zweig (Alternate)

Also Present:

Kelly Naughton, Planning Board Attorney
Sean Hoffman, Planning Board Engineer
Neal Halloran, Building Inspector
John Canning, Traffic Consultant

Members Absent:

Marty Holmes

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

Approval of Minutes

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board approved the minutes of the April 7, 2021 meeting as modified. Approved six ayes and one abstention.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Abstained	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Tschan	Aye
Mr. Zweig	Aye		

Possible Extension or Abandonment of Applications pursuant to Town Code-

Kamp Subdivision – Engineer Hoffman explained the applicant has been working to complete the resolution conditions including well testing. The recent rains have required applicant to wait for the 30-day precipitation totals to reduce.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board granted a six-month extension of Site Plan Approval until October 20, 2022. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Tschan	Aye
Mr. Zweig	Aye		

Items for Discussion/Action -

Golden Stay Inn/Primrose Realty, LLC – 12-1-56: Application for site plan and special permit for lodging facility on 8.6 +/- acres along NYS Route 17M in the HC and CO Zones with AQ-6 overlay. **Initial Presentation and Commence SEQRA**

Engineer Michael Morgante present.

Engineer Morgante reviewed the conceptual plan with the Board. At this time applicant is unsure if common areas will be available for meetings or functions. A pool is proposed. Wastewater treatment discussed. Applicant anticipates an interior water storage tank for fire suppression. No retail is anticipated.

Member David Crawford arrived at 7:38 pm and Alternate Member Ken Tschan left the dais.

Engineer Hoffman reviewed his report with the Board.

Comments included water demand calculations, potential maximum occupancy, potential variances, building height, and parking in front of buildings.

Building Inspector Halloran reminded the applicant of the need to comply with ADA regulations.

Board comments included discussions on definition of a transient guest, grading plan, retaining walls, visual impacts, inventory of units, emergency vehicle access, dumpsters, furnished or unfurnished units, laundry facilities, maintenance, balconies, and sidewalks.

Board noted the floor plan did not match the site plan.

Future plan submissions will include grading including entrance drive and retaining wall locations.

Attorney Naughton will make proper application referrals.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board declared its intent to serve as SEQRA Lead Agency and classified the project as a SEQRA Type 1 Action. Approved unanimously.

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

Board will coordinate site visits with the Building Department.

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 Zone with AQ-6, Scenic Road Corridor and Stream Corridor overlays. **Revised Plans**

Engineer John Russo present.

Engineer Russo reviewed the revisions with the Board.

Board reviewed the February 14, 2022 Orange County Department of Planning report.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to override Binding Comment I. A. (Traffic & Transportation Traffic Study) of the Orange County Department of Planning. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to override Binding Comment I. B. (Traffic & Transportation Proposed Road “B”) of the Orange County Department of Planning. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to override Binding Comment I. C. (Traffic & Transportation Bus Stops of the Orange County Department of Planning. Approved unanimously.

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

Mr. Zweig Aye

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to override Binding Comment I. D. (Traffic & Transportation Farmland) of the Orange County Department of Planning. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to override Binding Comment I. E. (Traffic & Transportation Pathways and Sidewalks) of the Orange County Department of Planning. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to override Binding Comment II. A. (Open Space & Wetlands Conservation Easements) of the Orange County Department of Planning. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to override Binding Comment III (Orange County Veteran's Memorial Cemetery) of the Orange County Department of Planning. Approved unanimously.

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

Board agreed with Binding Comment IV. C. (Miscellaneous Stormwater).

Attorney Naughton will prepare a response to the County.

Engineer Hoffman reviewed his report with the Board.

Whereupon, there was a discussion regarding open space, landscaping plan, street lighting, sight lines and scenic corridors.

The open space needs to conform with the Finding Statement.

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next meeting which will be held on May 5, 2022.

Adjournment

VOTE BY PROPER MOTION, made by Mr. Dropkin, 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. Zweig	Aye		

Meeting adjourned at 9:39 pm.