

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

January 5, 2023

Members Present:

Lee Bergus, Chairman
Phil Dropkin
Eric Fuentes
Neal Halloran, Alternate
Diana Lupinski
Jeremy Zweig

Also Present:

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

Members Absent:

Marty Holmes

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 20, 2022 meeting as modified. Approved with five ayes and one abstention.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Abstained	Mr. Zweig	Aye

Possible Extension or Abandonment of Applications pursuant to Town Code -

Serenity Acres – Chairman Bergus stated this agenda item will be addressed later in the meeting.

Items for Discussion/Action -

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. **Draft Resolution**

Alternate Member Halloran recused himself from this application.

Developer Gueron and Attorney Gilchrist present.

Attorney Naughton reviewed the redline version of the Draft Resolution of Conditional Preliminary Approval and then the specific conditions with the Board.

Whereupon the Board discussed street lighting. Applicant to submit a lighting plan for the entrance of the development.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board accepted the draft Resolution of Conditional Preliminary Approval as modified. Approved with five ayes and one recusal.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Recused
Mrs. Lupinski	Aye	Mr. Zweig	Aye

Serenity Acres – 9-1-6.1: Application for open space subdivision on 35.4 +/- acres along Broadlea Road in the RU Zone with AQ-3, Scenic Road Corridor & Water Supply Watershed Overlays. **Draft Resolution**

Engineer Ryan Smithem present.

Engineer Smithem stated the project received conditional preliminary and final approval in July 2022. Monumentation along the roadway to mark the right of way is a condition of the approval. All but one of the points falls within the existing stone wall. Maintenance of the stone wall is a condition of the approval. Applicant is seeking to waive a portion of the monuments along Broadlea Road to conserve the existing stone wall. Applicant states the stone wall contains stones large enough to need heavy equipment to move the stones for the monumentation.

Whereupon Board discussed the monumentation.

Engineer Hoffman reviewed his report with the Board and discussed the specific monumentation locations.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board waived the requirement for monumentation in the specific locations as discussed.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	No

Mrs. Lupinski Aye Mr. Zweig Aye

Whereupon there was further discussion regarding the waiver.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board rescinded the previous vote to waive the monumentation. Approved unanimously.

Chairman Bergus Aye Mr. Dropkin Aye
Mr. Fuentes Aye Mr. Halloran Aye
Mrs. Lupinski Aye Mr. Zweig Aye

Board requested the applicant field identify the monument and driveway locations for their review.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Halloran, the Town of Goshen Planning Board extended the Conditional Preliminary and Final Approval until July 6, 2023. Approved unanimously.

Chairman Bergus Aye Mr. Dropkin Aye
Mr. Fuentes Aye Mr. Halloran Aye
Mrs. Lupinski Aye Mr. Zweig Aye

Verizon Wireless – Owens Road – 5-1-1.11: Application for site plan and special permit for minor wireless communications facility on 2.7 +/- acres along Phillipsburg Road in the RU Zone with AQ-6 overlay. **Initial Presentation & Commence SEQRA**

Attorney Scott Olson present.

Attorney Olson indicated this is a colocation of three (3) antennas on an old lattice microwave tower. The proposed antennas will be installed 77-feet above grade. No tower height extension is proposed.

Attorney Olson discussed the requirements of the Spectrum Act and whether the Town has previously permitted colocations without site plan approval.

Attorney Naughton advised if a building permit or other approval has not been issued in the past, this will require special permit approval which requires a public hearing.

Engineer Hoffman reviewed his report with the Board.

Attorney Naughton advised Board could declare its intent to serve as SEQRA Lead Agency and classify the project as an Unlisted SEQRA Action.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Halloran, the Town of Goshen Planning Board declared its intent to serve as SEQRA Lead Agency. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

VOTE BY PROPER MOTION, made by Mr. Halloran, seconded by Mr. Fuentes, the Town of Goshen Planning Board classified this action as an Unlisted SEQRA Action. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board scheduled a public hearing for February 2, 2023 on this application. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

VOTE BY PROPER MOTION, made by Mr. Fuentes, seconded by Mrs. Lupinski, the Town of Goshen Planning Board authorized the attorney to prepare a draft resolution. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

4390 Route 94 Warehouses – 20-1-26.212: Application for site plan for two (2) warehouses on 21.9 +/- acres on NYS Route 94 and Durland Road in the CO Zone with AQ-3 and Floodplain & Ponding overlays. **Initial Presentation & Commence SEQRA**

Engineer Rother present.

Engineer Rother described the project as two proposed warehouses where there is now a preexisting golf course and restaurant. Engineer Rother submitted aerial photographs for Board review.

Whereupon the Board discussed setbacks relative to existing Straub property, site access shifting to Route 94, existing well, building height, residential views, if there will be 24-hour operation, proposed driveway's proximity to Durland Road, impermeable surfaces, storm water management, possible right-turn lane, and sight distances.

Engineer Rother inquired regarding lot geometry and setback. Building Inspector Leva indicated this application should be consistent with the 2017 approval relative to setbacks.

Attorney Naughton advised Board could declare its intent to serve as SEQRA Lead Agency and classify the project as a Type 1 SEQRA Action.

VOTE BY PROPER MOTION, made by Mr. Halloran, seconded by Mrs. Lupinski, the Town of Goshen Planning Board declared its intent to serve as SEQRA Lead Agency. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

VOTE BY PROPER MOTION, made by Mr. Halloran, seconded by Mr. Fuentes, the Town of Goshen Planning Board classified this action as a Type 1 SEQRA Action. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

IWS Transfer Station/Goshen Transfer Station Upgrades – 12-1-20, 21.21 & 21.22:
Application for site plan and special permit for modifications to an existing solid waste management facility on 7.3 +/- acres along Hartley Road in the I Zone with AQ-6 overlay.
Initial Presentation & Commence SEQRA

Engineering Director Anderson, General Manager Dunham, and Engineer Thordahl present.

Engineer Thordahl indicated this is an existing facility and discussed the current site configuration. Applicant proposes to reconfigure the site. Applicant advised the proposed water tank will provide fire protection and will require a pump station that not yet been designed. One

leachate collection system will remain while the other is removed. There will be no modification to the facility capacity.

Applicant is in discussion with Al Turi Landfill to purchase property and will provide Owner's Endorsements and application for lot line change with future submissions.

Whereupon the Board discussed disturbance and distance to capped landfill, enclosed tunnel area, leachate collection and removal, tonnage, employees, and operational improvements.

Engineer Hoffman reviewed his report with the Board.

Whereupon the Board discussed design standards, parking, fencing, screening, visual impacts, and solid waste permits.

Attorney Naughton advised Board could declare its intent to serve as SEQRA Lead Agency and classify the project as an Unlisted SEQRA Action.

VOTE BY PROPER MOTION, made by Mr. Halloran, seconded by Mr. Zweig, the Town of Goshen Planning Board declared its intent to serve as SEQRA Lead Agency. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

VOTE BY PROPER MOTION, made by Mr. Halloran, seconded by Mr. Fuentes, the Town of Goshen Planning Board classified this action as an Unlisted SEQRA Action. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

Future Agenda Items

Engineer Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on February 19, 2023.

Adjournment

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

**Town of Goshen Planning Board
January 5, 2023**

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Halloran	Aye
Mrs. Lupinski	Aye	Mr. Zweig	Aye

Meeting adjourned at 9:24 pm.