

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

November 17, 2022

Members Present:

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

Also Present:

Kelly Naughton, Planning Board Attorney
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 7:33 pm.

Approval of Minutes –

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board approved the minutes of the November 3, 2022 meeting as modified. Approved with six ayes and one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code -

Handy Equip Material Handling – Chairman Bergus read applicant’s November 16, 2022 correspondence into the record.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board granted extension of conditional approval of special permit site plan lot merger until February 16, 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 One One All – A D’Artagnan Foundation Regenerative Farm – 8-1-6: Application for site plan and special permit for conversion of an existing barn to restaurant and retail farm stand on 14.5 +/- acres along Coleman Road and Craigville Road/County Route 66 in the RU Zone with AQ-6 overlay. **Draft Resolution & Well Testing Application**

Board Member Langlois recused himself and left the dais. Alternate Board Member Fuentes participating.

Engineer David Higgins and Owner, Alix Daguin, present.

Engineer Hoffman had no further comments for the Board.

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

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

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

Dunkin Donuts (LAM Electric Site) – 12-1-48.12: Application for site plan to convert a former retail use to a new retail or restaurant with drive-up window on 2.2 +/- acres on NYS Route 17M and Gate Schoolhouse Road in the HC Zone with AQ-6 overlay. **SEQRA Part 3 EAF**

Board member Langlois returned to dais and Alternate Board member Fuentes left the dais.

Engineers Samuelson, Szabo and Traffic Engineer D’Andrea present.

Engineer Szabo reviewed comments and changes from last appearance with the Board.

Whereupon Board discussed water demand requirements and public water system ownership and control required by the Department of Health. Board recommended applicant discuss proposed water supply well with the Department of Health. Applicant questioned the applicability of the Town water testing protocols.

Whereupon Board discussed traffic improvements including left turn only at Gate Schoolhouse Road, stop sight distance requirements, and concept of fair use mitigations.

Town Traffic Engineer Connell reviewed fair use mitigations with the Board.

Engineer Hoffman reviewed his report with the Board.

Whereupon Board discussed impacts from food truck parked along NYS Route 17M, suggestion of fair use mitigations through a developer's agreement, and establishment of a traffic mitigation fund.

Applicant will revise and resubmit the Expanded EAF Part 3.

Goshen Hospitality, LLC – 10-1-56.2 & 56.4: Application for site plan and special permit for hotel and restaurant 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 to Section 3.5**

Engineer Samuelson present.

Attorney Naughton distributed Redline FEIS through Section 3.5 to Board and requested additional comments.

Engineer Hoffman reviewed his report with the Board.

Whereupon Board discussed the need for the project, the need to address whether photovoltaics could mitigate energy usage, possible wastewater capacity obtained from the Village of Goshen, and the need for water budget and onsite water recharge.

Attorney Naughton advised the applicant will accept the redline modifications so any subsequent modifications are clear.

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**

Engineer Fetherston, Traffic Engineer D'Andrea and Attorney Cherubino present.

Engineer Hoffman reviewed his report with the Board.

Whereupon Board discussed inclusion of Dunkin Donuts project into traffic analysis, water demand for irrigation, status of left turns through New York State Department of Transportation review, and fair share traffic mitigations.

Attorney Naughton advised the applicant will accept the redline modifications so any subsequent modifications are clear.

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on December 1, 2022.

Adjournment

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Langlois, 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 9:39 pm.