

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

**June 29, 2022**

**Members Present:**

Lee Bergus, Chairman  
David Crawford  
Phil Dropkin  
Cynthia Hand  
Marty Holmes  
Diana Lupinski  
Jeremy Zweig

**Also Present:**

Kelly Naughton, Planning Board Attorney  
Sean Hoffman, Planning Board Engineer  
Frank Leva, Building Inspector  
Joe Betro, Supervisor  
John Canning, Traffic Consultant  
William Canavan, Hydrogeologist  
Dave Tompkins, Environmental Consultant

Ken Tschan (Alternate not on dais)

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

**Public Hearings -**

**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.  
**DEIS, Special Permit, Site Plan and Subdivision**

Developer Isaac Neuman, Attorney Charles Gottlieb, Architect Jason Anderson, Engineer Andrew Fetherston, and Traffic Engineer Rich D'Andrea present.

A summary of anticipated variances was presented.

Applicant's consultants gave a narrative of the project including acreage, wetlands, disturbance, well and septic location, access drives, drainage, elevations, employee parking, parking spaces, storm ponds, infiltration basins, truck loading areas, water/sewage usage, fire water tank, fire hydrants, lights poles, traffic, view shed, and landscaping plan.

The Board's consultants circulated written comment reports and summarized the reports for the public hearing.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board opened the public hearing. Approved unanimously.

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

No public comments received for the public hearing.

Board comments included:

1. Roof access, parapet height and the need for a guardrail
2. Retention of existing landscaping and additional landscape screening
3. Whether new traffic data has been submitted to the Town
4. Traffic signal modification responsibilities
5. Deterioration in intersection level of service
6. Hour of operation turning movement restrictions
7. Maintenance of stormwater basins
8. Water quality and treatment
9. Impact of treatment on wastewater disposal system
10. Point of entry water supply testing
11. Water demand calculation inconsistencies
12. Greater than five-acres of soil disturbance
13. Contamination from farming operations
14. Inaccuracies in fiscal section
15. More robust landscaping
16. Snow storage and deicing
17. Generator for fire pump

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board closed the public hearing. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to accept written comments through close of business on July 15, 2022. Approved unanimously.

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

Mr. Zweig Aye

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next meeting which will be held on July 7, 2022.

Adjournment

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Crawford, 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. Holmes	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

Meeting adjourned at 9:16 pm.