

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

September 21, 2023

Planning Members Present:

Lee Bergus, Chairman
Phil Dropkin
Eric Fuentes
Diana Lupinski
Neal Halloran, Alternate
Giovanni Pirraglia, Alternate Participating
Seamus Weir
Jeremy Zweig

Also Present:

Sean Hoffman, Planning Board Engineer
Kelly Naughton, Planning Board Attorney
Frank Leva, Building Inspector
Grace Avagnano, Clerk

Planning Members Absent:

Marty Holmes

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

Approval of Minutes –

The May 4, 2023 meeting minutes were deferred.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Weir, the Town of Goshen Planning Board approved the minutes of the September 7, 2023 meeting as presented. Approved with five ayes and two abstentions.

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|-----------------|-----------|---------------|-----|
| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Abstained | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Abstained | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

Public Hearings –

2659 Warehouse/2659 Route 17M LLC/RDM Group – 12-1-15.1: Application for site plan and special permit for a warehouse on 20.7 +/- acres on NYS Route 17M in the CO and HC Zones with AQ-6 overlay.

2675 Warehouse/Goshen 2675 17M LLC – 12-1-85.1 & 108: Application for site plan and lot line adjustment for a warehouse on two (2) lots totaling 25.48 +/- acres on NYS Route 17M and Gate Schoolhouse Road in the CO Zone with AQ-3/AQ-6 overlays.

Architects O’Connell and Anderson, Engineers Robinson and Grealy, Attorney Gottlieb, and Developer Neuman present.

Applicant presented the project in detail to the audience.

Chairman Bergus reviewed the guidelines for the public hearing.

VOTE BY PROPER MOTION, made by Mr. Fuentes, seconded by Mr. Dropkin, the Town of Goshen Planning Board opened the public hearing for both applications. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

- Brad Barnhorst - 100 Maple Ave Goshen – Requested an adjournment due the back-to-high school night. Discussed the required need for a special use permit for the 2675 Warehouse and identified significant number of variances. Asked the Board to please adhere to code. Requested prohibition on 24-hour/7-days a week operation due to nearby residential properties.
- John Wildrick - 41 Rolling Ridge Dr – Noise concerns for overnight. Questioned the noise from 24-hour/7-days a week operation. Believes there will be 9 to 10 overnight truck trips. Questioned noise from overnight truck trips and garbage collection. Indicated the visual analysis was taken from the bottom, rather than the top of the hill and believes the proposed noise barrier is inadequate.
- Kathleen Krucik - 46 Gate Schoolhouse Road – Indicated the area already has increased noise and traffic from NYS Route 17M. Questioned noise from air compressors. Indicated the 24-hour/7-days a week operation is inappropriate due to the residential area.
- Michael Torelli - 1 Maplewood Terrace- Spoke in favor of both projects. He discussed economic development in a priority growth corridor. This will be a tax base to grow from. Goshen needs ratable tax properties. This is a challenging site and the buildings have been designed to fit the site. There is a less than 2% vacancy rate. This will improve the NYS Route 17M corridor.
- Priscilla Gersbeck – 134 Gates Schoolhouse Road – Discussed the impacts from Local Law 6 of 2023 being reviewed by the Town which would increase building height from 45-feet to 65-feet. Discussed the Redimix concrete project with five silos. Questioned the

big draw to this area given the landfill, transfer station, cement trucks, and Amy's Kitchen. Requested the Planning Board consider the residents.

Why don't the projects spread out further. Why did the residents move here? For specific reasons, not for warehouses.

- Scott Perry - 242 Conklingtown Road and Atlas Security – Stated it makes sense to do the development where it is zoned to do. It's beneficial for his business.
- Philip & Kristen Velenza - 5 Ruth Court – Applicant selectively choose vantage points for visual analysis and should review project from commentors' property. Commentors anticipate visibility from November through April. Questioned potential criminal activity associated with tractor trailers. Discussed ability of proposed noise barrier blocking exhaust from tractor trailers. Wants to see more options regarding noise. Trees are not enough to screen the property. Discussed winter noise amplification.
- June Evers - 141 Gate Schoolhouse Road on the corner of Maple Avenue - Discussed increase traffic on Maple Avenue and Hartley Road. Questioned who will pay for proposed improvements along NYS Route 17M.
- Steve Betancourt - 9 Ruth Court- Stated his house was on screen. He shares concerns with the neighbors of Ruth Court. Concerned the project will erode the image of Goshen Americana. Stated he could hear the track in Middletown. This project will reduce the portion of his property he can use. Concerned with decreasing home values. Discussed increased pollution, impacts on wildlife, crime, and traffic accidents. Indicated lighting will be impactful especially during the winter and questioned the proposed wetland disturbances. Asked if Ruth Court will be used as a turnaround for lost vehicles. Questioned potential impacts to individual onsite water supply wells and stormwater runoff.
- Christopher Healey - 24 Howard Court – Indicated the public is very upset since the project is inconsistent with the surroundings. Requested the Board to apply common sense.
- James Letteri - 31 Rolling ridge Drive – Advised the warehouses will be visible from his back deck. Suggested that the Town's zoning should have been revised after approval of the Rolling Ridge subdivision. Requested the Board balance the need for four (4) warehouses within one (1) mile. Indicated the conservation easement required for residential properties is inconsistent with the proposed warehouse development.

- Jean Donofrio - 7 Howard Court – Questioned the noise from 24-hour/7-days a week operation. Concerned regarding visibility of lighting along Maple Avenue and Gate Schoolhouse Road from the projects. Questioned whether the projects will impact residential water supply wells. Questioned why warehouses are not required to provide a conservation easement.
- Suzanne and James Byrne - 109 Maple Avenue. Indicated that Maple Avenue is no longer a quiet street. There has been a significant increase in traffic during the last 12 years. Advised she was the victim of a motor vehicle accident and believes a turning lane will not mitigate the potential impacts. Requested the applicant provide an accident analysis at NYS Route 17M and Stewarts.
- Antonio Pedron - 34 Maple Avenue – Very upset. Moved up from the city and feels as if the city is following him. Discussed noise from Jake brakes, speeding, traffic, air pollution and light pollution.
- Daniel Morria- Same concerns as already voiced.
- Francis Scharp - 7 Laura Lane – Indicated the proposed warehouse is attractive and the Town Code allows for large scale commercial uses. Indicated the variances for building size and height and commented that there are 3,200 vehicles per day.
- Haley Aronson - 42 Rolling Ridge - Indicated the site is difficult to build on and gets a lot of noise from Middletown. Questioned the ability of the 8-foot sound barrier. Indicated the warehouse will be visible from her property and questioned why the warehouse does not need a conservation easement.
- Ewa Piascik - 1 Howard Court – Indicated current noise is horrible from trucks at night and Middletown. Indicated cities are quieter than Goshen. Requested the Board restrict overnight operations. Indicated she commutes to NYC from Goshen for a competitive salary and requested upscaling Goshen. Indicated additional commentators would have been present, however there is a function at the high school this evening. Questioned potential odors from the trucks.
- Kenneth Piggott - 46 Maple Avenue - Identified several projects around his property including 2659 Warehouse, Golden Stay Hotel, Tivoli Plaza will greatly increase truck traffic. Believes the warehouses do not need to be that big and indicated the noise wall appears too short. Questioned the impact from lights at night and the ability of the local police to respond to increased calls for service.

- Monika Quilatan - 23 Howard Court – Stated Goshen will lose its small-town feel that she moved to Goshen for. Stated she must close her windows due to traffic noise. Indicated vantage points selected for visual analysis are inconsistent.
- Marcus Bala - 40 Rolling Ridge Drive – Requested to preserve the existing tree line. Questioned how many trees will be removed. Indicated the noise study was conducted with trees and questioned if the future noise was studied without trees. Questioned light pollution during leaf-off conditions. Indicated he is familiar with tractor trailer sounds and indicated the applications require multiple variances.
- Dmetri Libman - 46 Rolling Ridge Drive - Indicated Rolling Ridge pays the highest taxes in Town and there is no reason for warehouses. Indicated his road is not yet dedicated. Questioned the impact on Town services.
- Conor Eckert – Orange County Partnership on Matthew Street – In support of the project as it will create quality jobs from a high-end company. Discussed the economic benefits, tax revenue, NYS Route 17M corridor, project team and project quality.
- Christopher McCracken – Advanced Testing – In support of both projects. Indicated his firm has worked with the project team and this is a benefit to Goshen.
- Christopher Pskowski - 52 Gate Schoolhouse Road - Indicated he is a realtor, and that the applicant will make a profit regardless if they receive variances. Requested the Planning Board submit a letter to the ZBA requesting they decline the variances.
- Dr. Mark and Andrea Baker - 35 Maiden Lane – Questioned the need for 300,000 square foot warehouses on spec and indicated the prior approved RDM warehouse was only for dry goods and is behind a hill but now is proposed for light industry. The proposal is inconsistent with the character of the community. Questioned the impact on energy and indicated this is an inappropriate proposal. Stated these warehouses are not hidden by hills this time and it will have an adverse aesthetic impact. The area will lose its bucolic ambience. Mrs. Baker stated her heart breaks for the people in those developments.
- Kevin Maher - Stony Point, NY – Spoke as a professional engineer in the Town of Stony Point who understands the SEQRA process and knows the 17M corridor. Stated it is a massive project that is not consistent with character of the neighborhood. Indicated NYS Route 17M corridor will resemble Bruckner Boulevard and suggested warehouses like the proposed would be better sited closer to Interstate 84.

- Mike Mazzella – 29 Rolling Ridge Drive - Indicated he moved away from Monroe due to projects like this and suggested this project would ruin the Town.
- Lori Murbito - 35 Rolling Ridge Drive – Concerned about noise and light pollution. Stated she moved here for the life they wanted for their children. They have amazing neighbors with kids of all ages. Concerned about truckers coming in where her children play in the backyard right on the property line. She stated it is not fair for her neighbors that Goshen won't be the family place they all moved here for.

Attorney Naughton stated there would be an opportunity to write comments to the board.

VOTE BY PROPER MOTION, made by Mr. Weir, seconded by Mrs. Lupinski, the Town of Goshen Planning Board closed the public hearing for both applications with the understanding there will be an additional hearing. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

Chairman Bergus advised the public to submit comments.

Items for Discussion/Action –

TAM Enterprises, LLC – 12-1-2.3: Application for third amended site plan approval for storage warehouse on 31.2 +/- acres along Hartley Road in the HC and CO Zone with AQ-6 Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays.

No representative present on behalf of the applicant.

Attorney Naughton reviewed the Draft Resolution of Conditional Approval, Third Amended Major Site Plan with the Board and advised the Board there were no additional specific conditions.

VOTE BY PROPER MOTION, made by Mr. Fuentes, seconded by Mr. Dropkin, the Town of Goshen Planning Board reaffirmed the SEQRA Negative Declaration. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Weir, the Town of Goshen Planning Board waived the requirement for a public hearing. Approved unanimously.

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Zweig, the Town of Goshen Planning Board approved the Resolution of Conditional Approval, Third Amended Major Site Plan. Approved unanimously.

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|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

Future Agenda Items

Engineer Hoffman reviewed the agenda for the next regularly scheduled meeting on October 5, 2023.

Adjournment

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

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| Chairman Bergus | Aye | Mr. Dropkin | Aye |
| Mr. Fuentes | Aye | Mrs. Lupinski | Aye |
| Mr. Pirraglia | Aye | Mr. Weir | Aye |
| Mr. Zweig | Aye | | |

Meeting adjourned at 9:50 pm.