

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

September 7, 2023 7:30 P.M.

Approval of Minutes –

April 3, 2023, April 20 2023, May 4, 2023 & August 17, 2023

Possible Extension or Abandonment of Applications pursuant to Town Code –

Yoon K Ha

Hambletonian Park Section F

Owens Road Solar

Broadlea Road and Vivian Lane Solar

Public Hearings –

Social Island LLC – 21-1-84: Application for site plan approval on 14.50 +/- acres along Beaver Street in the AI Zone with AQ-3 and Floodplain & Ponding Area overlays. **Draft Resolution.**

Items for Discussion/Action –

Javelin Realty – 11-1-4.1 & 7: Application for an 8-lot residential subdivision on 39.667 +/- acres along Butler Drive in the RU Zone with AQ-6 and Floodplain & Ponding overlays. **Bond Recommendation.**

39 Creamery Circle Pool – 13-3-9: Application for site plan approval for a pool on 1.664 +/- acres along Creamery Circle and NYS Route 17A in the RU Zone with AQ-3 and Scenic Road Corridor overlays. **Draft Resolution.**

Varano Accessory Garage & Guest House – 19-1-48.1: Application for site plan for multiple residences on 24.62 +/- acres along Maple Avenue/County Route 37 in the RU Zone with AQ-3 and Scenic Road Corridor overlays. **Draft Resolution.**

Al Turus Solar, LLC – Nexamp Solar, LLC – 12-1-17.122, 21.12 & 23.1: Application for amended site plan for a solar energy system on 111.0 +/- acres on NYS Route 17M and Hartley Road in the I Zone with AQ-3, AQ-6, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Draft Resolution.**

All in Audio – 11 Gurda Lane - 9-1-124.1: Application for site plan and special permit for conversion of existing agricultural warehouses to non-agricultural warehouses on 43.2 +/- acres on Cedar Swamp Road in the AI Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Water Testing Protocol & Draft Resolution.**

Salomone Redi-Mix of NY – 12-1-102 & 106.2: Application for site plan for a light industry on 17.3 +/- acres on Musket Court in the I Zone with AQ-3 overlay. **Water Testing Protocol.**

Gurda Gardens – 19-1-95.21: Application for site plan for storage building and office on 24.92 +/- acres along Maple Avenue/County Route 37 and Cedar Swamp Road in the RU Zone with AQ-3 and Scenic Road Corridor overlays. **Initial Presentation & Commence SEQRA.**

Introductory Local Law No. 6 of 2023, A Local Law Amending The Town of Goshen Zoning Code Article III, Chapter 14 Maximum Building Height in the HC, CO and I Districts. Discuss Planning Board Report

Upcoming Meetings

Staff meeting – September 21, 2023

Planning Board meeting – September 21, 2023 – Location: Orange County Emergency Services Center

Agenda Subject to Change