

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

**May 19, 2022**

**Members Present:**

Phil Dropkin, Deputy Chairman  
David Crawford  
Cynthia Hand  
Marty Holmes  
Ken Tschan (Alternate)  
Jeremy Zweig

**Also Present:**

Kelly Naughton, Planning Board Attorney  
Sean Hoffman, Planning Board Engineer  
Neal Halloran, Building Inspector  
Veronica Prezioso, Traffic Consultant

**Members Absent:**

Lee Bergus, Chairman  
Diana Lupinski

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

**Possible Extension or Abandonment of Applications pursuant to Town Code**

**Handy Equip Material Handling**

Deputy Chairman Dropkin read applicant's May 13, 2022 letter requesting extension of site plan, special permit, and lot merger into the record.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Holmes, the Town of Goshen Planning Board granted extension of conditional approval for Handy Equip Material Handling until November 17, 2022. Approved unanimously.

Mr. Dropkin	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

**Items for Discussion/Action -**

**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.  
**SEQRA EIS Completeness**

Attorney Gottlieb and Engineer Fetherston present.

Deputy Chairman Dropkin summarized the project history.

Attorney Naughton discussed the SEQRA process and the standard for the DEIS to be adequate for public review.

Board previously determined all sections of the DEIS adequate for public review except the groundwater section. Applicant has now completed well testing and submitted the DEIS groundwater section.

Engineer Hoffman reviewed his report with the Board.

Board discussed the adequacy of the entire DEIS including the groundwater section.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mrs. Hand, the Town of Goshen Planning Board deemed the DEIS for RDM Goshen 17M/2602 Route 17 Developers is complete for purposes of scheduling the holding of a public hearing under SEQRA. Approved unanimously.

Mr. Dropkin	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Zweig, the Town of Goshen Planning Board scheduled a public hearing for RDM Goshen 17M/2602 Route 17 Developers at a special meeting on Wednesday, June 29, 2022 at 7:30 pm. Approved unanimously.

Mr. Dropkin	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

Applicant to provide definitions requested by Engineer Hoffman, review a potential mathematical error, and coordinate publication dates with Attorney Naughton.

**Solar Liberty Energy Systems, Inc.** – 18-1-1.3: Application for subdivision, site plan and special permit for a solar energy system on 58.9 +/- acres on Milburn Road, Moonlight Trail and Storms Road in the RU Zone with AQ-3, Stream Corridor & Water Supply Watershed and Scenic Road Corridor overlays. **Revised Plans**

Nathan Rizzo present.

Mr. Rizzo provided a brief update regarding the recent submission consisting of revised site plans, revised Long EAF and visual assessment. Applicant requested a public hearing.

Engineer Hoffman reviewed his report with the Board and recommended the Board defer scheduling a public hearing until revised plans more clearly show the proposed improvements, subdivision, and potential variances. Engineer Hoffman offered scheduling a staff meeting for review of technical comments and code requirements.

Attorney Naughton advised the Board has already assumed Lead Agency status and recommended deferring review of the Part 2 EAF until revised plans are submitted.

**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. **Assume SEQRA Lead Agency, Authorize the Drafting of a Part 2 EAF & Review Revised Plans**

Engineer Zach Szabo present.

Engineer Szabo provided a summary of the revised sketch plan and indicated the plan has been forwarded to the NYSDOT.

Engineer Hoffman reviewed his report with the Board and indicated the application is not yet ready for a public hearing.

Town Traffic Consultant Prezioso discussed the impact of the proposal on the NYS Route 17M/Gate Schoolhouse intersection and the potential need for a left turn lane, potential conflict of employees crossing two (2) travel lanes to reach the building, accident history in the area and rear-end accidents, striping the double yellow line along Gate Schoolhouse Road, the need for the applicant to complete the truck turning analysis and include an analysis of fire apparatus, and identification of the site triangles on the plan.

Attorney Naughton reviewed Orange County Planning Department's GML-239 response and request for additional information.

The Board discussed drive-thru queuing versus truck turning, use of Dunkin chevron pavement striping, radius of the return lane entering the customer parking area, site distance for left-turning vehicles entering Gate Schoolhouse Road, whether sufficient right-of-way exists for a new left-turn lane, whether the proposed sign is trademark architecture, and daily waste production and recycling.

Attorney Naughton advised Board does not approve sketch plans. Additional information is required for application to be considered complete and for the Board to proceed with SEQRA.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Holmes, the Town of Goshen Planning Board approved the minutes of the May 5, 2022 meeting as modified. Approved five ayes and one abstention.

Mr. Dropkin	Aye	Mr. Crawford	Abstained
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

**Future Agenda Items**

Mr. Hoffman reviewed the agenda for the next meeting which will be held on June 2, 2022.

**Adjournment**

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

Mr. Dropkin	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Holmes	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

Meeting adjourned at 8:32 pm.