

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

**May 5, 2022**

**Members Present:**

Lee Bergus, Chairman  
Phil Dropkin  
Cynthia Hand  
Marty Holmes  
Frank Leva  
Diana Lupinski  
Jeremy Zweig (Alternate)

**Also Present:**

Kelly Naughton, Planning Board Attorney  
Sean Hoffman, Planning Board Engineer  
Neal Halloran, Building Inspector  
William Canavan, Hydrologist

**Members Absent:**

David Crawford  
Ken Tschan (Alternate)

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

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the minutes of the April 21, 2021 meeting as presented. Approved six ayes and one abstention.

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

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

**833 Pulaski Highway Goshen Solar** – April 22, 2022 correspondence from Borrego Solar requesting an extension to December 2022 of site plan review on amended plan of November 5, 2020. Board was advised this is the final extension for which they are authorized to grant.

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board granted an extension of Site Plan Approval until December 15, 2022. Approved unanimously.

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

**Johnson Realty Subdivision** - May 4, 2022 correspondence from Ernest Johnson, Fusco Engineering requesting extension of Conditional Site Plan Approval of the two-lot subdivision.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Dropkin, the Town of Goshen Planning Board granted an extension of Conditional Approval until November 10, 2022. Approved unanimously.

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

**Items for Discussion/Action** -

**Highway 17M Mixed-Use Development/Sunrise Commons/Tivoli Plaza – 12-1-57.2:** Application for site plan approval for two (2) mixed-use buildings with retail and service businesses, offices, and restaurants with upper-floor apartments on 10.5 +/- acres on NYS Route 17M in the HC and CO Zones with AQ-6 overlay. **Water Testing Protocol**

Engineer Amador Laput and Owner Luca Spensieri, present.

Engineer Laput indicated applicant has developed two new wells with the site having a total of four wells. Each of the two new wells are capable of supporting the proposed development.

Whereupon Board discussed concerns with evaluating the proposed supply wells based on the average daily demand rather than peak demand, whether the existing residential dwelling and irrigation should be included in the calculated demand, and the proposed recharge and whether the proposed wastewater treatment plant should be considered as part of the recharge.

Applicant will consider also developing Well No. 2 or reducing the proposed development to meet available supply.

Board requested the applicant revise and resubmit well test plan.

**Milmar Food Group/Upstate Estates Corp. – 12-1-13.1 & 13.2:** Application for site plan and special permit for expansion of the existing food production facility on 6 ½ Station Road and NYS 17M in the CO District with AQ-6 Floodplain & Ponding, Stream Corridor & Reservoir overlays. **Initial Presentation and Commence SEQRA**

Engineer David Higgins, Architect Cybul and Principals Hoffman and Makinen present.

Engineer Higgins and Architect Cybul gave a project narrative presentation and indicated the applicant's lease for an off-site facility expires in year.

Engineer Hoffman reviewed his report with the Board.

Whereupon the Board discussed the elimination of the night shift, phasing of the additions, request for architectural elevations and renderings and consideration of screening rooftop mechanical equipment, snow storage, utilization of evergreen screening along NYS 17M, discrepancies between the EAF and other submittals, elimination of onsite storage trailers, incorporation of bicycle racks, determination of building height, pedestrian traffic, circulation and building access, site lighting, refuse collection, storage and disposal, and installation of an approximate 20,000 gallon storage tank for fire suppression.

Building Inspector Halloran discussed consideration of emergency access when selecting and installing landscaping around the building, participation in adjacent Sunrise/Tivoli project's well monitoring program, and effect of possible rooftop mechanical screening and increased snow loads.

Applicant offered Board site visits to be coordinated through the Building Department.

Attorney Naughton advised Board can declare its intent to serve as SEQRA Lead Agency and classify the project as a Type 1 action.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board moved declare its intent to serve as SEQRA Lead Agency and classified the project as a Type 1 Action. Approved unanimously.

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

**Future Agenda Items**

Mr. Hoffman reviewed the agenda for the next meeting which will be held on May 19, 2022.

**Adjournment**

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

**Town of Goshen Planning Board  
May 5, 2022**

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

Meeting adjourned at 9:04 pm.