

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

**January 18, 2024**

**Planning Members Present:**

Lee Bergus, Chairman  
Phil Dropkin  
Eric Fuentes  
Neal Halloran, Alternate  
Marty Holmes  
Diana Lupinski  
Seamus Weir  
Jeremy Zweig

**Also Present:**

Sean Hoffman, Planning Board Engineer  
Ashley Torre, Planning Board Attorney  
Joseph Betro, Supervisor

**Planning Members Absent:**

Giovanni Pirraglia, Alternate

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

**Approval of Minutes** –

The May 4, 2023, November 16, 2023, and January 4, 2024 meeting minutes were deferred.

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

**Silhouette Farm** –

Chairman Bergus read Engineer Trochiano’s December 29, 2023 correspondence into the record.

**VOTE BY PROPER MOTION**, made by Mr. Fuentes, seconded by Mr. Dropkin, the Town of Goshen Planning Board approved a six-month extension of Conditional Final Subdivision Approval to June 20, 2024. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Public Hearings** –

**Amy’s Kitchen, Inc. & Science of the Soul** – 12-1-23.222, 24.211 and 120: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road, Hartley Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. **Draft Resolution**

Member Dropkin recused himself and stepped down from the dais.

Andy and Rachel Berliner, Owners, Paul Schiefer, Amy’s President, Jennifer Thomas, Amy’s Associate General Counsel, Anant Singh, Amy’s Senior Corporate Project Engineer, Tom Richman, Science of the Soul, and Attorney Capello present.

Paul Schiefer provided a presentation on the project history, originally anticipated project schedule and market shifts which have delayed construction.

Owner Andy Berliner also provided a project narrative.

Engineer Hoffman reviewed his report with the Board and reviewed the phasing plan.

Attorney Torre stated this application is a GML local determination.

Tom Richman, Science of the Soul representative, provided a narrative regarding the regional event that is scheduled this summer.

Whereupon the Board discussed the negative consequences to Science of the Soul of not approving the modification, Science of the Soul’s approved uses of the property, New York State Department of Environmental Conservation’s temporary approval for wastewater and whether Amy’s had an estimate of when the wastewater treatment plan will be completed and when products could be completed, and public concern regarding 6000 visitors to Goshen, traffic, and hotel volume.

Mr. Schiefer indicated product production in perhaps two to three years depending on market conditions.

Engineer Hoffman explained the transportation plan and review process on behalf of the Town with traffic and hotel volume.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Weir, the Town of Goshen Planning opened the public hearing. Approved with six ayes and one recusal.

Chairman Bergus

Aye

Mr. Dropkin

Recused

Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

- **Anna Wildrick**, 41 Rolling Ridge Drive – Questioned the validity of the traffic study completed twelve years ago.
- **Mark Baczewski** – 36 Rolling Ridge Drive – Questioned whether Amy’s has any benchmarks which they can share relative to proceeding with the facility and connections to Science of the Soul. Stated the public has a lot of anxiety surrounding all the coming projects.

In response Mr. Berliner discussed the shared utility connections, Attorney Cappello indicated Science of the Soul is a permitted use for the site, and Attorney Thomas verified Amy’s and Science of the Soul occur on separate adjacent parcels, rather than on the same parcel.

- **Matt Fascaldi** - Director of Constituent Service for Senator Skoufis – Read a prepared statement regarding property tax exemptions.

In response Attorney Cappello read from the SEQRA Findings Statement and requested a retraction.

- **Sarah Helgeson** – 15 Breezeway Lane – Requested a repeat of the traffic study.
- **Akis Makresias** – Questioned the proposed shifts at Amy’s and potential impacts to traffic.
- **Nicholas DiCostanzo** – 45 Rolling Ridge Drive – Indicated residences feel there are an abundance of warehouses.
- **Neal Halloran** – Stated there is no tax loss from Science of the Soul because Amy’s would absorb the Science of the Soul taxes.

Whereupon Tom Richman provided information about Science of the Soul to the public.

- **Dimitry Libman** - 46 Rolling Ridge Drive – Questioned the sewer not reaching the benchmark of being built and stated a wastewater treatment plan would make him feel better.

- **Marie Hartman** - 137 Gate Schoolhouse Road – Concerned about traffic on 17M, would like to see an extra exit on Hartley Road to keep traffic off 17M.
- **Steve Bentoncourt** - 9 Ruth Court – Questioned whether emergency services can accommodate potential problems from multiple events.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Weir, the Town of Goshen Planning Board closed the public hearing. Approved with six ayes and one recusal.

Chairman Bergus	Aye	Mr. Dropkin	Recused
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

Attorney Torre reviewed the Draft Fourth Amended Resolution of Conditional Approval with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Weir, the Town of Goshen Planning approved reviewed the Draft Fourth Amended Resolution of Conditional Approval as modified. Approved with six ayes and one recusal.

Chairman Bergus	Aye	Mr. Dropkin	Recused
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Items for Discussion/Action -**

**Marte Holding Group, LLC** – 15-1-71.4: Application for site plan approval for three (3) single family dwellings on 9.854 +/- acres on Reservoir Road and Lower Reservoir Road in the RU Zone with AQ-3 and stream Corridor & Reservoir Watershed overlays. **Draft Resolution**

Member Dropkin rejoined the Board on the dais.

Engineer Juan De Jesus and Mr. and Mrs. Marte, Owners, present.

Attorney Torre reviewed Draft Resolution of Conditional Site Plan Approval and the specific conditions with the Board.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Fuentes, the Town of Goshen Planning Board approved the reviewed Draft Resolution of Conditional Site Plan Approval as modified Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**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. **Draft Resolution**

Engineer Juan DeJesus present.

Attorney Torres reviewed the Draft Resolution of Conditional Site Plan Approval.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Zweig, the Town of Goshen Planning Board approved the Draft Resolution of Conditional Site Plan Approval as prepared. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Verizon EFR at Existing CCTMO/Crown Caste/78 Cypress Road** – 10-1-55: Application for amended site plan and special permit for minor wireless communications facility on 7.8 +/- acres on Cypress Road in the CO Zone with AQ-6, Floodplain & Ponding overlays. **Draft Resolution**

Shelby Docker, Pyramid Network Services, LLC present.

Attorney Torres reviewed the Draft Resolution of Conditional Site Plan Approval.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board approved the Draft Resolution of Conditional Site Plan Approval as prepared. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Hughes Energy Research, Development and Demonstration Facility** – 16-1-1.13: Application for site plan and special permit for research, development and demonstration facility on 207.9 +/- acres in the AI Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Reservoir Watershed overlays. **SEQRA Lead Agency**

No representee present on behalf of the applicant.

Attorney Torre advised the Board they have received a Notice of Intent to be Lead Agency from the Town Board.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Fuentes, the Town of Goshen Planning Board objected to the Notice of Intent and requested that the Planning Board serve as Lead Agency. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Future Agenda Items**

Engineer Hoffman reviewed the agenda for the next regularly scheduled meeting on February 1, 2024.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mrs. Lupinski, the Town of Goshen Planning Board set a special meeting for February 29, 2024 at 7:30 pm at Emergency Services Center, pending confirmation of availability. Approved unanimously.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

**Adjournment**

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

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mr. Fuentes	Aye	Mr. Holmes	Aye
Mrs. Lupinski	Aye	Mr. Weir	Aye
Mr. Zweig	Aye		

Meeting adjourned at 9:29 pm.