

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

March 3, 2022

Members Present:

Lee Bergus, Chairman
Frank Leva
Cynthia Hand
Diana Lupinski
Jeremy Zweig

Also Present:

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

Members Absent:

David Crawford
Phil Dropkin
Marty Holmes

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

Approval of Minutes

The minutes of the November 4, 2021 and February 17, 2022 meetings were deferred to the next meeting.

Possible Extension or Abandonment of Applications pursuant to Town Code-

Hambletonian Park Section F – Chairman Bergus read the applicant’s February 18, 2022 correspondence requesting a six-month extension of conditional preliminary approval.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Hand, the Town of Goshen Planning Board granted a six-month extension until September 1, 2022. Approved unanimously.

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

Young’s Grove/Reiger – Steve Esposito, RLS present. Chairman Bergus read the applicant’s February 21, 2022 correspondence requesting two 90-day extensions of conditional preliminary approval major subdivision.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board granted two 90-day extensions until September 1, 2022. Approved unanimously.

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

Persoon Subdivision – Chairman Bergus read the applicant’s February 24, 2022 correspondence requesting a 90-day extension of conditional final approval.

After speaking with applicant’s attorney, Attorney Naughton extended to two 90-day extensions.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board granted two 90-day extensions until September 15, 2022. Approved unanimously.

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

Varano Solar – Attorney Trigg present. Chairman Bergus read the applicant’s February 28, 2022 correspondence requesting a six-month extension of major site plan approval.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Zweig, the Town of Goshen Planning Board granted a six-month extension until September 1, 2022. Approved unanimously.

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

Items for Discussion/Action -

Orange County Gospel Fellowship, Inc. – 10-1-55: Application for site plan and special permit to convert an existing professional office with major wireless communications facility to a church on 7.8 +/- acres on Cypress Road in the CO Zone with AQ-6, Floodplain & Ponding overlays. **SEQRA EAF Part 2/Schedule Public Hearing**

Attorney Naughton reviewed the draft EAF Part 2 with the Board.

Engineer Hoffman reviewed his report with the Board.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the EAF Part 2 as prepared. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board authorized preparation of a SEQRA Negative Declaration. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board scheduled a public hearing for April 7, 2022. Approved unanimously.

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

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 Overlay.
SEQRA EIS Completeness

Engineers Featherson and D’Andrea present with Owner, Isaac Neuman.

Town Traffic Consultant, John Canning, also present.

Attorney Naughton gave a summary of the applicant’s last appearance.

Engineer Hoffman reviewed his report with the Board.

Whereupon the Board discussed the resubmitted DEIS including:

- NYS Route 17 eastbound stacking to be added to the narrative
- Inconsistencies in reported tax revenues
- Inclusion of the proposed Dunkin Donuts into the narrative
- Visuals including leaf on and off
- Whether solar will be provided on the roof or other green practices

Engineer Featherston discussed the use of stormwater ponds, hotspot runoff, use of a white roof to reduce stormwater runoff temperature and infiltration of parking lot runoff.

After all discussions, the Board confirmed the resubmitted DEIS is incomplete and not ready for public review due to the requirement to submit the water testing results.

Engineer Featherston acknowledged the incomplete DEIS and advised the applicant is waiting on the weather to perform well testing.

Engineer Featherston requested the Board consider a motion indicating the DEIS is complete except for the groundwater section.

Whereupon there was a discussion regarding passing a largely symbolic motion.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board declared the DEIS is substantially adequate for public review, noting the Water Resources remains outstanding. Approved unanimously.

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

Serenity Acres – 9-1-6.1: Application for open space subdivision on 35.4 +/- acres along Broadlea Road in the RU Zone with AQ-3, Scenic Road Corridor & Water Supply Watershed overlays

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to conditionally approve the water testing protocols with a reduction in the number of test wells subject to the review of the Town Engineer and Hydrogeologist. Approved unanimously.

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

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next meeting which will be held on March 17, 2022.

Adjournment

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

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

Meeting adjourned at 8:24 pm.