

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

**April 7, 2022**

**Members Present:**

Lee Bergus, Chairman  
David Crawford  
Phil Dropkin  
Marty Holmes  
Frank Leva  
Diana Lupinski  
Ken Tschan (Alternate)  
Jeremy Zweig

**Also Present:**

Kelly Naughton, Planning Board Attorney  
Sean Hoffman, Planning Board Engineer

**Members Absent:**

Cynthia Hand

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

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Holmes, the Town of Goshen Planning Board approved the minutes of the November 4, 2021 meeting as presented. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board approved the minutes of the February 17, 2022 meeting as presented. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the minutes of the March 3, 2022 meeting as presented. Approved with five ayes and two recusals.

Chairman Bergus	Aye	Mr. Crawford	Recused
Mr. Dropkin	Recused	Mr. Holmes	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Crawford, the Town of Goshen Planning Board approved the minutes of the March 17, 2022 meeting as revised. Approved with six ayes and one recusal.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Recused	Mr. Holmes	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

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

**Urbanski Solar Farm (a/k/a ForeFront Power LLC)** – Chairman Bergus read the applicant’s April 6, 2022 correspondence requesting a six-month extension of major site plan approval.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board granted a six-month extension until October 6, 2022. Approved unanimously.

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

**Public Hearings –**

**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. **Draft SEQRA Negative Declaration & Public Hearing**

Steve Esposito, RLA, present.

Architect Esposito briefly reviewed application with the Board.

Attorney Naughton reviewed draft SEQRA Negative Declaration with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the SEQRA Negative Declaration as modified. Approved unanimously

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board opened the public hearing. Approved unanimously.

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

No comments from the public were received.

Board member Lupinski noted consideration should still be given for a one-way circular traffic pattern in the parking lot.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board closed the public hearing. Approved unanimously.

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

Attorney Naughton reviewed Resolution of Conditional Approval Special Permit and Amended Major Site Plan for Orange County Gospel Fellowship with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Holmes seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved Resolution of Conditional Approval Special Permit and Amended Major Site Plan for Orange County Gospel Fellowship as modified. Approved unanimously.

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

**Items for Discussion/Action -**

**Orange County Superior Concrete – 18-2-6.22:** Application for site plan for a service business on 31.78 +/- acres along NYS Route 17A in the CO Zone with AQ-3 and Scenic Road Corridor overlays. **Initial Presentation & Commence SEQRA**

Engineer Jay Samuelson present.

Engineer Samuelson gave a brief narrative of the proposed project as a three-acre contractor yard to store materials and vehicles with a small employee office. Nothing is created on site. The perimeter is to be delineated by landscaping with no proposed fencing with a gated driveway. Driveway and employee parking will be paved. Vehicle and material storage area to be gravel.

Whereupon, the Board discussed landscaping behind the site to screen for the residential areas, request that large, mature tree saved from clearing, lighting, dumpsters, lubricants for concrete forms, orderly maintenance of the yard, vegetative screening, storm water management, accessory structures, storage layout, septic versus port-a-johns, pallet storage, driveway radius, hours of operation, snow removal plan, and intention of vehicle maintenance on site.

Engineer Hoffman reviewed his report with the Board.

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

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

Attorney Naughton will provide the Board with the Draft Part 2 for the next appearance and will make referrals to the Orange County Planning Department, DPW, and Fire Department.

Engineer Hoffman advised Board Members he will inform the Building Department of request for site visit to applicant's current Monroe location.

**Desharnais Garage – 5-1-9.2:** Application for site plan for a residential garage on 2.8 +/- acres along Axworthy Lane in the RU Zone with AQ-6 and Scenic Road Corridor overlays. **Draft Resolution**

Attorney Naughton reviewed the Draft Resolution with the Board.

Chairman Bergus addressed pine tree requirement to be included in the resolution.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board approved the Resolution of Conditional Approval Minor Site Plan for Desharnais Garage as modified. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	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 April 21, 2022.

**Adjournment**

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

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

Meeting adjourned at 8:30 pm.