

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

January 20, 2022

Members Present:

Lee Bergus, Chairman
David Crawford
Phil Dropkin
Cynthia Hand
Marty Holmes
Frank Leva
Diana Lupinski

Also Present:

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

Pursuant to the Governor's Executive Order the meeting was recorded and posted online.

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 meeting were deferred to the next meeting.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the minutes of the December 2, 2021 meeting as modified. Approved with one abstention.

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|-----------------|-----|--------------|-----------|
| Chairman Bergus | Aye | Mr. Crawford | Abstained |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Holmes | Aye | Mr. Leva | Aye |
| Mrs. Lupinski | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mrs. Lupinski, the Town of Goshen Planning Board approved the minutes of the December 16, 2021 meeting as modified. Approved unanimously.

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|-----------------|-----|--------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Holmes | Aye | Mr. Leva | Aye |
| Mrs. Lupinski | Aye | | |

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board approved the minutes of the January 6, 2022 meeting as modified. Approved with two abstentions.

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|-----------------|-----|--------------|-----------|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Abstained |
| Mr. Holmes | Aye | Mr. Leva | Abstained |
| Mrs. Lupinski | Aye | | |

Items for Discussion/Action -

Persoon Subdivision – 17-1-4 & 36: Application for Clearing & Grading Permit for a 27 residential lot residential subdivision on 129.17 +/- acres along Maple Avenue (County Route 31), Winners Circle Lane and Breezeway Lane in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays. **Draft Resolution**

Engineer Nick Rugnetta and applicants, Sal and James Fini, participating.

Attorney Naughton reviewed the Resolution of Conditional Approval with the Board and read the specific conditions into the record. Modifications were discussed.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to approve the Resolution of Conditional Approval for a Clearing Permit as prepared and modified. Approved unanimously.

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|-----------------|-----|--------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Holmes | Aye | Mr. Leva | Aye |
| Mrs. Lupinski | 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 Overlays. **SEQRA EIS Completeness**

Attorney Gottlieb, Engineers Fetherston and D’Andrea, and applicant Isaac Neuman participating.

Engineer Hoffman stated the Board is to determine whether the DEIS submitted is responsive to the scope and ready for release to the public for comment.

Mr. Hoffman stated he has circulated his written comments as well as comments from the Traffic Consultant, Engineer Canning, regarding traffic and transportation.

Well testing protocols were not consistent with the Town's protocols. Visual impact narrative was also discussed.

Engineer Canning, traffic consultant, reviewed his findings with the Board.

Board members commented on the following items:

- Impacts to Route 17 Fletcher Street ramp
- Expansion of the Executive Summary for the public to access the information
- Remove the conclusion of no adverse impact from the Executive Summary
- Consistency within the DEIS
- Town Code definition of height and use of that value throughout the DEIS
- Revise the renderings to conform with the plans
- Evaluate the potential impacts on water supply
- Storage of the type of materials in the warehouse and racking systems
- Confirm the Department of Health does not review fire suppression systems
- Include a table showing water quality laboratory results and containment levels
- Address the water budget and recharge on the site
- Provide will serve letters
- Consider NYS potential ban of new natural gas service connections
- Impacts to traffic on Route 17M from a new driveway and queuing
- Confirm the number of employees and shifts and the impact that has on water demand
- Evaluate ways to reduce removing soil from the site
- Include additional visual analysis in leaf -on/leaf-off conditions
- Identify and evaluate potential signage
- Consideration of roof solar panels
- Evaluation of greenhouse gases

Attorney Naughton provided the Board with a six-page memo and will provide applicant with items in need of response. Attorney Naughton reiterated that the Board tonight needs to determine whether the DEIS is responsive to the scope and adequate for public review.

Attorney Gottlieb asked whether the Board would consider accepting the DEIS on the condition all comments are addressed and reviewed by the Town's consultants.

Upon a poll of the Board, it was determined that the DEIS is not yet adequate for public review.

The applicant will prepare and submit a redline and clean version of the DEIS narrative addressing the completeness comments.

Attorney Naughton advised the Board will have 30 days after receipt to review the revised DEIS.

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next meeting which will be held on February 3, 2022.

Adjournment

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

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|-----------------|-----|--------------|-----|
| Chairman Bergus | Aye | Mr. Crawford | Aye |
| Mr. Dropkin | Aye | Mrs. Hand | Aye |
| Mr. Holmes | Aye | Mr. Leva | Aye |
| Mrs. Lupinski | Aye | | |

Meeting adjourned at 8:36 pm.