

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**February 5, 2015**

**Members Present:**

Reynell Andrews  
Dr. Kris Baker  
Lee Bergus, Chair  
John Lupinski  
Giovanni Pirraglia

**Also Present:**

Sean Hoffman, PB Engineer  
Kelly Naughton, Esq. PB Attorney  
Neal Halloran, Building Inspector

**Members Absent:**

Phil Dropkin  
David Gawronski

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of January 15, 2015 were approved.

**Possible Extension or Abandonment of Applications Pursuant to Town Code**

**Persoon**

Mr. Bergus read a letter from the applicant dated January 3, 2015 outlining progress made and asking for a 90 day extension of its final approval.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Mr. Pirraglia, the Town of Goshen Planning Board extends the final approval granted Persoon to August 6, 2015.  
Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye

**5 Spoke Creamery**

Mr. Bergus read a letter from the applicant requesting a six month extension of its conditional final approval.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Andrews, the Town of Goshen Planning Board grants one 90-day extension to May 7, 2015 on the conditional final

approval of the application of 5 Spoke Creamery and requests that the applicant report details of its plans for the subdivision. Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Dr. Baker	Abstain	Mr. Pirraglia	Aye
Mr. Bergus	Aye		

**High Ground Realty – 20-2-7** Site plan application for a contractor storage and office facility on 2.0 +/- acres on Industrial Drive in the CO District with AQ3 overlay. Initial discussion and commence SEQRA.

Representing the applicant:

David A. Getz, PE

Mr. Getz said the site is a two acre vacant parcel in the CO District. The applicant proposes a building of mostly garage space but also some office space. The applicant is a contractor and needs a small office and garage space to store vehicles and equipment, he said. The applicant does building demolition and moves hazardous waste and other materials but will not be storing materials on the site, Mr. Getz said. The plans are for a private well in the rear and a sewage disposal system in the front. There will be from five to eight employees on site.

Mr. Hoffman said that this is a permitted use in the CO District and will have to comply with architectural design standards. He said that information on water testing has been requested. Ms. Naughton said that a curb cut variance is not required.

Mr. Getz said that there is a drainage easement that runs along the westerly side of the property and leads to a pipe on Industrial Drive. He said the applicant will keep with existing flow patterns and will install dry wells to mitigate runoff from the roof. The existing drainage paths to the drainage easement will be maintained. The PB discussed the necessary separation distance between the well and septic.

Mr. Hoffman said there is a turning radius plan for the PB's review and that there is now parking shown on all four sides of the building. Mr. Getz said that the Code requires 29 parking spaces but that the applicant doesn't need that number of spaces. There was discussion about setting aside some spaces. Mr. Getz said that the applicant will further address the parking and will look at other parking options. Mr. Hoffman said that the PB should see the architecture of the building before they decide about parking.

Ms. Naughton said that the applicant submitted a full EAF Part I and that her office will prepare a long form Part II. She suggested that SHIPPO may be the only other involved agency and said this would be considered an Unlisted Action under SEQRA.

Mr. Halloran said that the Town Environmental Review Board asked about hours of operation as they impact the amount of lighting needed and also inquired about possible signage. Mr. Getz said that the hours of operation will be 7 am to 4 pm Monday through Friday and 8 am to noon on Saturday.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Andrews, the Town of Goshen Planning Board declares its intent to be the lead agency on the application of High Ground Realty. Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye
Mr. Bergus	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Lupinski, the Town of Goshen Planning Board types the application of High Ground Realty as an Unlisted Action. Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye
Mr. Bergus	Aye		

The PB will not set a public hearing until further information is obtained.

**Yankee Propane – 20-2-12:** Amended site plan application for an office addition on 3.143 +/- acres on Industrial Drive in the CO District with AQ3 Overlay. Initial discussion and commence SEQRA.

Representing the applicant: Roger Lupino, PE

Mr. Halloran said this is an existing functioning site. It was noted that in 2006 the PB gave approval for a smaller addition consisting of additional propane storage, a storage building and an office addition which was not built because of the downturn in the economy in 2008. The applicant is now returning to the PB for approval of a larger office addition, adding 2,736 sq. ft. to the 2,000 sq. ft. office for a total of 4,736 sq. ft.

Mr. Lupino said that the existing building is 40 sq. ft. by 50 sq. ft. and that an additional 35' by 90' will be added on. It is one-story and will improve upon the existing architecture, he said. Presently there are nine employees in the office which is "bursting at the seam." There are another ten employees including drivers and technical people.

Mr. Hoffman said that because this is an existing building with modifications, the design

standards aren't applicable, such as architecture, roof slope, window spacing, a bike path. Mr. Halloran read the applicable section of the Town Code, Section 97-14(D).

Mr. Hoffman said the project is a 2700 sq. ft. addition to an existing and functional site and that his biggest concern is the accuracy of the water and sewer facilities. He said he has looked at the original design of the sewer system and said it was oversized at the time it was done in 1989 and may be acceptable at this time depending on the number of employees. Mr. Hoffman said the septic field is fenced-in at the rear of the property and that if it is functioning, then his office recommends testing and inspection and will recommend the same for the well.

Mr. Hoffman said there are six parking stalls presently in the front of the structure and that more will be needed. He said the Town Code requires 15 parking stalls. The applicant has shown 18 stalls on the plans.

Ms. Naughton said that this application is an expansion of a primary non-residential structure with an expansion of less than 4000 sq. ft. so will be considered a Part II application.

Mr. Halloran said that the Town Environmental Review Board asked that no glare lighting be provided and questioned the need for the existing 25 ft. tall pole light fixture. Mr. Lupino said that the pole light is critical for deliveries after hours and said that no additional lighting is proposed except on the building. Mr. Pirraglia said he would like to see some additional lighting for the safety of people walking to and from the front door.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Andrews, the Town of Goshen Planning Board types the application of Yankee Propane as a Type II Action under SEQRA. Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye
Mr. Bergus	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Mr. Andrews, the Town of Goshen Planning Board sets a public hearing on the application of Yankee Propane for March 5, 2015. Approved Unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye
Mr. Bergus	Aye		

The Town of Goshen Planning Board adjourned at 8:42 p.m.

Lee Bergus, Chair  
Notes prepared by Sue Varden

