

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

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
Phil Dropkin
David Gawronski
John Lupinski
Giovanni Pirraglia

Also Present:

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

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

The minutes of the meeting of February 19, 2015 were approved with corrections.

Public Hearing

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 AQ 3 overlay.

Ms. Naughton said that the public hearing notice was not published in a timely manner so the hearing will need to be scheduled for the next meeting on March 19, 2015. Mr. Bergus asked for public comment. There was none.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Dr. Baker, The Town of Goshen Planning Board schedules the public hearing for March 19, 2015 on the application of Yankee Propane. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Ms. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Orange County Chinese Christian Church – 10-1-56.3 Site plan and special permit application for a religious use on 27.126 +/- acres on Cheechunk Road in the RU District with AQ 6 overlay.

Representing the applicant:

David Higgins, PE

Mr. Higgins gave a brief description of the plan. Mr. Higgins said that access will be a lane in and a lane out with a landscaped median between the two and that the entry has been widened to allow for access of emergency vehicles. The sight distance is 335 feet to the right with removal of some trees and looking left the sight distance is approximately 900 feet. Mr. Hoffman confirmed that the sight distance is improved. Mr. Higgins said that the septic has been shifted away from the tree line.

Ms. Naughton said a draft Resolution was prepared and read the Finding that requires PB approval, as follows:

“In accordance with Town Code Section 97-40(D)(1), the Building Inspector has found that the steeple proposed as part of this application is not subject to the 35-foot height limitation because it is an uninhabitable structure that is similar to a spire. The steeple will be firmly attached to the roof and covers no more than 10% of the roof area.”

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Gawronski, The Town of Goshen Planning Board accepts the Finding on the application of Orange County Chinese Christian Church as read by legal counsel. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Ms. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Ms. Naughton read the Specific Conditions of the proposed Resolution.

1. Prior to the signing of the plans, the applicant shall comply with the memorandum of the Town Engineer dated January 9, 2015, to the satisfaction of the Town Engineer.
2. Prior to the issuance of a building permit the applicant shall provide to the Building Department copies of all submissions in connection with the U.S. Army Corps of Engineers Pre-Construction Notification under the provisions of Nationwide Permit No. 39 for disturbance of the onsite federal jurisdictional wetland. In addition, copies of any submissions in connection with a Water Quality Certification (WQC) (if required by the Department of Environmental Conservation) shall also be furnished to the Building Department.
3. All light levels must be limited to 0.1 foot candles at the property line so no offsite glare will result. The fixtures shall meet IDA, LEED or Green Globes criteria for Nighttime Friendly or Dark Sky lighting. Any wall pack fixtures shall include non-glare, full cut-off shields. All exterior lighting shall have timers or be on motion detectors to limit the impact to adjacent properties when the building is not in use. No part of the steeple shall be illuminated or in any way lit.

4. Prior to the signing of the plans, the applicant shall revise the plans to identify the area proposed for overflow parking.
5. Prior to the signing of the plans, the applicant shall revise the plans to eliminate the westerly sidewalk around the building, and shall provide bollard lighting along that portion of the southerly sidewalk around the building that is proposed to remain to the satisfaction of the Town Engineer.
6. Prior to the signing of the plans, the applicant shall perform well testing to measure drawdown and recovery and to verify the existing water supply well will satisfy anticipated demand. Testing shall be in accordance with the recommendations of the Town Engineer and Hydrogeologist including submission of a monitoring plan prior to commencing the test. At the conclusion of the test, the applicant should submit a hydrogeological report of test results to the satisfaction of the Town Engineer.
7. Prior to the signing of the plans, the applicant shall revise the Stormwater Pollution Prevention Plan (“SWPPP”) to the satisfaction of the Town Engineer.
8. Prior to the issuance of a Building Permit, the applicant shall remove the four (4) trees within the right-of-way as indicated on the plans to improve sight distance. All work shall be performed to the satisfaction of the Highway Superintendent.
9. Prior to the signing of the plans, the applicant shall revise the plans to either (1) shift the proposed church approximately 20 feet closer to the easterly parking lot to allow the Fire Department to better utilize their aerial apparatus during an emergency to the satisfaction of the Town Engineer in consultation with the fire department or (2) show grass pavers on both sides of the sidewalk extending from the building to the easterly parking lot to provide a stabilized area to allow the fire department to better utilize their aerial apparatus during an emergency to the satisfaction of the Town Engineer in consultation with the fire department. If the fire department rejects both alternatives the Town Engineer shall advise the applicant, with a copy to the Building Department, that the applicant shall not be required to revise the plans in accordance with this condition.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Dropkin, The Town of Goshen Planning Board approves the Resolution of Conditional Approval Special Permit and Major Site Plan of Orange County Chinese Christian Church as modified and read by legal counsel. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Ms. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Adjournment – The Town of Goshen Planning Board adjourned at 8:25 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden

