

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924
August 7, 2014

Members Present:

Lee Bergus, Chair
Reynell Andrews
Susan Cleaver
John Lupinski
Giovanni Pirraglia

Also Present:

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

The Planning Board meeting was opened at 7:33 p.m. by Chairman Lee Bergus.

The minutes of the July 17, 2014 meeting were approved.

Possible Extension or Abandonment of Application pursuant to Town Code

5 Spoke Creamery – Extension Request – Attorney Golden indicated, due to changes in the applicant’s consultants, the Building Department was unable to notify the applicant of the need to request an extension. Attorney Golden’s office will work with the Building Department to contact the applicant’s directly.

VOTE BY PROPER MOTION, made by Ms. Cleaver, seconded by Mr. Lupinski, the Town of Goshen Planning Board extends the conditional final approval on the application of 5 Spoke Creamery to September 4, 2014. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

Persoon – Extension Request - Mr. Golden advised this applicant also has changed consultants.

VOTE BY PROPER MOTION, made by Mr. Lupinski seconded by Mr. Andrews, the Town of Goshen Planning Board extends the conditional final approval on the application of Persoon to September 4, 2014. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

Orange County Chinese Christian Church – 10-1-56.3; 27.126 +/- acres located on Cheechunk Road in the RU Zoning District.

Representing the Applicant:

David Higgins, PE

Mr. Higgins said the applicant is in contract to purchase a portion of the former Hendler property with the intention of constructing a 15,000 sf church. Currently, the applicant shares space with St. Paul's Church in Monroe and the size of the congregation varies between 60-80 individuals. The proposed design will be an American style church with seating for up to 300 and should provide for the congregation's growth for the next 3 to 10 years.

Mr. Bergus questioned the proposed uses and hours of operation. The applicant advised they intend to conduct Sunday school and Friday evening Bible study.

Mr. Higgins reviewed the site details including the parking lot which exceeds the Town's requirements as well as the location for the proposed well and septic system relative to the adjacent existing residential lots. The applicant is willing to consider banked parking to reduce impervious surface coverage and may phase the septic system based on the growth of the congregation.

Ms. Cleaver asked if the proposed site was reviewed for cultural artifacts. Mr. Higgins advised some documents from the Hendler application were reviewed and he will contact the Building Department to obtain the Hendler DEIS.

Discussion regarding site access and sight distance. Mr. Higgins advised the locations of the proposed driveways will be identified in the field for the Town to review and will see if combining the driveways will result in improved sight distances.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Ms. Cleaver, the Town of Goshen Planning Board declares this application to be a Type I action under SEQRA. Approved unanimously.

Mr. Andrews
Mr. Bergus
Ms. Cleaver

Aye
Aye
Aye

Mr. Lupinski
Mr. Pirraglia

Aye
Aye

VOTE BY PROPER MOTION, made by Ms. Cleaver, seconded by Mr. Pirraglia, the Town of Goshen Planning Board declares its intent to be lead agency on the application of Orange County Chinese Christian Church. Approved unanimously.

Mr. Andrews	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Ms. Cleaver	Aye		

The PB meeting was adjourned at 8:14 p.m.

Lee Bergus, Planning Board Chair
Meeting Notes prepared by Neal Halloran