

# APPROVED MINUTES

**Town of Goshen Planning Board  
Town Hall  
41 Webster Avenue  
Goshen, NY 10940**

**July 3, 2008**

## **Members Present**

Reynell Andrews  
Lee Bergus  
Susan Cleaver  
Ralph Huddleston, Chair  
Mary Israelski  
John Lupinski  
Ray Myruski

## **Also Present**

Richard Golden, Esq.  
Sean Hoffman, Engineer  
Ed Garling, Planner  
Neal Halloran, Building Inspector

## **CALL TO ORDER**

Planning Board Chair Ralph Huddleston called the regular meeting of the Town of Goshen Planning Board to order at 7:30 p.m.

## **MINUTES**

The minutes of the Planning Board meeting of June 19, 2008 were approved with modifications by a vote of the Planning Board.

### **Continuation of Public Hearing**

**Thompson – 8-1-7.22 48.2+/- acres**, 2 lot small scale subdivision located on Craigville Rd. in the RU zone with an AQ6, scenic road corridor and stream & reservoir overlays. Possible conditional final approval.

Mr. Huddleston asked if there was anyone from the public who would like to speak about the proposal. There was no one in the audience and the applicant was not present.

**VOTE BY PROPER MOTION**, made by Ms. Israelski, seconded by Ms. Cleaver, the Town of Goshen Planning Board closes the public hearing on the application of Thompson. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye
		Mr. Myruski	Aye

**VOTE BY PROPER MOTION**, made by Mr. Bergus, seconded by Ms. Cleaver, the Town of Goshen Planning Board declares that the application of Thompson, as proposed, will not have a negative impact on the environment.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye
		Mr. Myruski	Aye

Mr. Hoffman said he just received the final plans, had some minor comments and will issue a memo for the PB and the applicant. Mr. Bergus pointed out a correction that needs to be made on the dimensions noted on the map.

Mr. Golden said he drafted a resolution for the PB’s review. He said the PB has 62 days to make a decision from the close of the public hearing. The consultants said they need to confirm that the application has been sent to the County Planning Department for a 239 Referral.

**Southside Commerce Center – 13-1-5.11 (Village lot 121-1-1.32) – 24.4 acres** located on Police Drive in the CO zone with an AQ6 overlay. Coordinated review with Village.

Present for the applicant: Steve Esposito

Mr. Esposito said the application is a commercial project for a 24 acre site, 20 acres of which are in the Village of Goshen. He said the site is the last lot associated with WestGate Industrial Park. Two of the lots, totaling 4 acres, are located in the Town of Goshen, a dilapidated house sits on one of the lots and the rail bed is located on the other. He said the project accesses on a portion of Police Drive, also in the Town.

The proposal is to construct two buildings to contain about 140,000 sq. ft of warehouse space and 35,000 sq. ft. of office space. The buildings could be leased or sold as commercial condos, but the applicant has not decided yet, Mr. Esposito said. There will be one access to the site with all truck traffic being in the center between the two buildings and car traffic running on the outside rim. Mr. Esposito said that the Village of Goshen PB declared its intent to be lead agency in February, 2008 and the applicant has submitted a long form EAF, Parts 1 & 2.

One of the areas the Village has identified as needing further reporting is the traffic. Mr. Esposito said he talked with Town consultants at a work session and identified the following intersections to be investigated: Police Drive and Maple Ave.; Maple Ave. and Route 17M & 6-1/2 Station Rd.; Hatfield Lane and Police Dr.; Police Drive and Route 17 Eastbound, and Hatfield Lane and Route 17A and the Route 17 access ramp. He said there are some significant improvements being proposed to 17M, Hatfield Lane and

Matthews Street as the result of the new interstate which will replace Route 17. He said that the applicant has agreed with the Village to look down the road, without those improvements, and also with those interstate improvements. He said he is in the early stages of putting together the documents requested by the Village PB.

Mr. Garling said that more detailed maps are needed. He said the Town's concern will be the buffers around the property, stating that there are residential lands there, and also the access onto Police Drive. He said there will need to be a widening of Police Drive in the immediate area to provide room for the trucks to maneuver.

Mr. Hoffman said that the main points of the two memos issued by the engineer are the access and the traffic. He said the project is surrounded by Town parcels so there will definitely be impacts to the Town. He said the engineer sees the parcel as being landlocked. A discussion followed with Mr. Esposito stating that the applicant owns a 1.7 acre parcel which will allow access to the site. Mr. Golden suggested that he provide the Town with proof of conveyance.

Mr. Hoffman said there is a problem with frontage, stating that the project needs 300 ft. and has only 287 ft. proposed for frontage between lots #6 and #7 in the HC District. Mr. Esposito said that if it is a non-conforming lot and if the applicant is increasing a non-conformity by expanding the driveway, then he will have to go to the ZBA. He asked for ZBA referral.

Mr. Hoffman said the drawing needs some work in regard to water, waste water, storm water, etc. Ms. Cleaver said she wants to see the wetlands and where the storm water will discharge shown on the map.

Mr. Hoffman noted that there is a substantial amount of parking shown on the lot. Mr. Esposito said the applicant has reserved areas for parking to show that they can provide the number of parking spaces required, but said they will shadow or bank fifty percent of the parking spaces.

Mr. Hoffman said that in regard to grading, there are some significant cuts on the site, some are 60 ft. cuts, and there will be blasting. He stated that this plan cannot have any connections to any adjoining parcels because of the proposed topography.

Mr. Halloran said he thinks Police Drive will need some upgrading, in both the width and structure, because of the increased use. Mr. Hoffman and Mr. Halloran suggested that the applicant look at Police Drive in an Expanded Part III. Mr. Esposito agreed.

Mr. Huddleston said that the PB refers the applicant to the ZBA to seek a variance.

**Javelin – 11-1-7 & 4.1 – 39.63+/- acres, 9 lot subdivision**, located on Butler Drive in the RU zone with an AQ6 & flood plain overlay. Subdivision Preliminary approval.

Mr. Golden said that tonight was the PB's last meeting night before the 62 day period expired following the close of the public hearing, giving a default approval. Because the application is not ready, the attorney said he would have recommended tonight that the PB reject the application. He said the applicant knows that would have been the recommendation and so, in anticipation, wrote a letter saying they agree to extend the default period until the end of August. The last meeting before the expiration as extended by the applicant is August 21 and it will be at that meeting that the PB will need to make a decision, Mr. Golden said. In the opinion of the applicant, by August 21<sup>st</sup> the PB should have the County's comments, additional drawings and information from the applicant and enough time for the consultants to review them.

Mr. Golden suggested to the Building Inspector that the application of Javelin be placed on the agenda for the August 21<sup>st</sup> meeting.

**ADJOURNMENT**

**VOTE BY PROPER MOTION**, made by Mr. Myruski, seconded by Ms. Israelski, the Town of Goshen Planning Board adjourned the PB meeting at 8:20 p.m. Passed unanimously.

Ralph Huddleston, Chair  
Notes prepared by Susan K. Varden