

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

AUGUST 18, 2011

Members Present:

Reynell Andrews
Lee Bergus
David Gawronski
Ralph Huddleston, Chair
John Lupinski

Also Present:

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

Absent: Susan Cleaver
Giovanni Pirragalia

Minutes – The Minutes of the Planning Board Meeting of July 21, 2011 were approved.

Zalunski - Extension of Phase I Conditional Final Approval

Mr. Golden said that the applicant is requesting a 90 day extension of its Conditional Final Approval on Phase I. Mr. Hoffman said that Phase I is a 7 lot subdivision (six residential lots and one large lot for agriculture). Mr. Huddleston referred the PB to a letter dated August 12, 2011 from Amador Laput, project manager of Fellenzer Engineering LLP

Mr. Golden said that more detail will have to be provided before the PB is ready to approve Phase I and there will need to be an analysis of what conditions will be forwarded.

VOTE BY PROPER MOTION, made by Mr. Lupinski, seconded by Mr. Andrews, the Town of Goshen Planning Board grants an extension on the Phase I Conditional Final Approval to October 20, 2011 on the application of Zalunski. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Mr. Gawronski	Aye		

Hudson River Healthcare Inc. 22-1-150.31 .92+/- acres, site plan modification for additional parking in the AI zone.

Representing the applicant:

Tim Gottlieb

Mr. Halloran said that the PB is seeing the application for the first time. He said the site is next to the Alamo on Pulaski Highway. The building houses farm worker healthcare. The applicant is looking for additional parking.

Mr. Gottlieb said the applicant needs a total of 21 parking spaces, there are currently six parking spaces in the front of the building. He said there is inadequate parking now.

Mr. Golden said it is a Type II Action under SEQRA and noted it is an amended site plan application.

It was mentioned that the rear yard is sloped where the parking is being proposed so a retaining wall is planned. Mr. Hoffman said he is recommending terracing of the wall, rather than one giant wall and that he will have comments regarding the drainage. Further information is needed, he said. He said there is a shared driveway with the Alamo project, and that while both properties are owned by the same owner, the PB will want to see some cross easements in case the ownership should change.

VOTE BY PROPER MOTION, made by Mr. Bergus, seconded by Mr. Lupinski, the Town of Goshen Planning Board determines that the application of Hudson River Healthcare Inc. is a Type II Action under SEQRA so no additional SEQRA review will be necessary. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Mr. Gawronski	Aye		

Mr. Golden said that as a minor site plan application, the PB has the ability to waive a public hearing. He also said that while this is not a permitted use under the code, it has been determined that it is permitted to go forward under the Agriculture and Markets Law as an accessory use to farming since the health care facility is dedicated to migrant workers.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Andrews, the Town of Goshen Planning Board waives a public hearing on the application of Hudson River Healthcare Inc. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Mr. Gawronski	Aye		

ADJOURNMENT - The Planning Board adjourned at 7:55 p.m.

Ralph Huddleston, Chair
Notes Prepared by Susan Varden

