

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

**SEPTEMBER 15, 2011**

**Members Present:**

Reynell Andrews  
Lee Bergus, Acting Chair  
Susan Clever  
David Gawronski  
John Lupinski  
Giovanni Pirragalia

**Also Present:**

Neal Halloran, Building Inspector  
Dennis Lindsay, PB Engineer  
Kelly Naughton, PB Attorney

**Absent:** Ralph Huddleston, Chair

**Minutes** – The Minutes of the Planning Board Meeting of September 1, 2011 were approved.

**Northern Bear – 20-1-39 – 3.50 +/- acres**, located on 17A in HC zone with an AQ3 overlay for special permit and site plan approval.

Representing the applicant:

Ryan McGuire, Pietrzak & Pfau

Mr. McGuire said this is a pet food supply store located outside the Village of Florida. The applicant proposes to renovate the interior of the structure and to add three stores in front. The applicant wants to renovate the rear warehouse structure, decreasing its size, and putting two part-time storage units there. Mr. McGuire said it will not serve as a full-time warehouse. Additional parking in the front is being proposed and the applicant wants to resurface the lot and replace the curbs and sidewalk. It is also the applicant's intention to add a dumpster enclosure and expand the rear parking lot to allow for additional truck access.

Mr. Lindsay said that one of the issues is the parking. The applicant shows parking in front of the building. But in the HC zone, the Code says in Section 97-14.D that there shouldn't be parking in the front of the structure but if there, it should be screened. Section 97-48.A talks about (in an HC zone) if parking is in the front, the front yard setback has to be expanded by 30 ft. to make it 65 ft. and there can be only one row of parking. "If you take out 65 ft. in the front area of this parcel, there is basically nothing left," Mr. Lindsay said and added that he doesn't think Section 97-48.A is discretionary.

Mr. Lindsay said the applicant may have to go before the Zoning Board of Appeals for relief.

Mr. Lindsay said he needs more detailed information on the septic system before going forward. He said they have made some recommendations on the storm water plan. No changes are currently being proposed to the lighting or landscaping, however it is within the Scenic Road overlay district and additional landscaping may be required.

The PB discussed changing the lighting on the sign (there should be no glare offsite) and also discussed lettering size. Traffic circulation was discussed with Mr. McGuire stating that the applicant will look at the traffic circulation on site.

Ms. Naughton said that they are figuring out what the present existing approval for the property is and whether the PB can proceed or whether the application has to go before the ZBA. She said they will be looking at the original site plan.

Ms. Naughton said that the application has been referred to the County Planning Department for a 239 Referral. She said it will require a public hearing.

Mr. Halloran said that the Environmental Review Board is concerned with the front parking lot area, and what appears to be a 4 ft drop off as you go toward the road. The ERB also suggested that the design of the dumpster enclosure needs to be changed.

Mr. Lindsay said the applicant will probably have to re-grade the parking area because of the aggressive slopes

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Andrews, the Town of Goshen Planning Board declares itself to be the Lead Agency on the application of Northern Bear. Passed unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirragalia	Aye

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Pirraglia, the Town of Goshen Planning Board types the application of Northern Bear as an Unlisted Action in terms of SEQRA. Passed unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirragalia	Aye

**ADJOURNMENT** – The Planning Board adjourned at 8 p.m.

Lee Bergus, Acting Chair  
Notes Prepared by Susan Varden

