

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
March 17, 2016

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
David Gawronski
John Lupinski

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney

Absent: Giovanni Pirraglia, Phil Dropkin

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

The minutes of the meetings of January 21, 2016 and March 3, 2016 were approved.

Possible Extension or Abandonment of Applications pursuant to Town Code

Traskus

Mr. Bergus read a letter from the applicant asking for an extension of the approval granted the application to allow time to complete soil testing and contract negotiations.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Lupinski, The Town of Goshen Planning Board grants two 90-day extensions, to September 15, 2016, to its approval of the application of Traskus. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye		

5 Spoke Creamery

Mr. Bergus read a letter from the applicant requesting two 90-day extensions of its approval as its lots were re-numbered and maps are being re-done.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Dr. Baker, the Town of Goshen Planning Board grants two 90-day extensions, to September 15, 2016, to its approval of the application of 5 Spoke Creamery. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye		

Persoon

It was noted that a letter has been received from the applicant seeking two 90-day extensions of its final approval.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Gawronski, The Town of Goshen Planning Board grants two 90-day extensions, to September 15, 2016, to its approval of the application of Persoon. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye		

Hambletonian Park

A letter was received from Mr. Newman seeking a six month extension so that water issues might be resolved. The previous extension is to expire on April 20, 2016.

VOTE BY PROPER MOTION, made by Mr. Lupinski, seconded by Mr. Andrews, The Town of Goshen Planning Board grants a six month extension, to October 20, 2016, to the preliminary approval granted the application of Hambletonian Park. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye		

Chaffee Pools – 11-1-20.21: Site plan application for retail and apartment with accessory warehouse and office on 2.49 +/- acres on NYS Route 17M and NYS Highway 17 in the CO District with AQ-6 and Scenic Road Corridor overlays. SEQRA Expanded EAF Part III.

Representing the applicant:

Nick Rugnetta & Steve Esposito

Ms. Naughton said that the PB had requested an Expanded EAF Part III at its last meeting on the application in November to obtain information on the potential impacts on groundwater and aesthetic, historic and archaeological resources.

Mr. Rugnetta said that the applicant completed an archaeological dig and found nothing on the property. A visual analysis has also been completed and a list of all chemicals to be stored on site has been submitted. The applicant is now preparing the application for the Zoning Board of Appeals. He said he is present to discuss SEQRA.

Mr. Hoffman said the list of chemicals to be stored on site was submitted and that he is suggesting all chemicals be stored in the retail/warehouse structure on shelves or pallets and no chemicals be stored outside or in the Quonset Hut. Mr. Hoffman said the applicant submitted a visual assessment evaluating the potential impacts to users of the Heritage Trail. He said the visual analysis should be revised to also evaluate impacts along 17M, portions of which are designated as a Scenic Road, and the visual impact of the Quonset Hut from 17M.

Mr. Esposito said that they did look at the visual impact on the Heritage Trail and also on the view shed of 17M. He said they pretty much screened the entire site and did the best they could in mitigating the view of the Quonset Hut. There was a lengthy discussion about the screening and landscape plan. Mr. Bergus asked for additional screening in the southwest corner of the property to soften the view of the sheds when traveling down 17M. Mr. Hoffman said that might also help where the broadside of the Quonset Hut is exposed. Mr. Esposito said he is proposing evergreens for screening and will also be planting 3-1/2" caliber Red Maples, spaced 40 feet apart and Norway Spruce, both considered fast growing trees.

PB members said they accepted the visual analysis with the additional screening discussed.

Ms. Naughton said she will draft a Negative Declaration, based on the discussion, for consideration by the PB at its April 7th meeting.

The Estates at Rolling Ridge (aka Fieldstone Farm) 12-1-70.211: Application for a 22 lot residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with A-3/AQ-6 overlays. Discuss waivers.

Representing the applicant:

Michael Sandor, MJS Engineering

It was noted that elimination of the stub street to the adjacent northerly parcels, the properties of Andrews and Piggott, was discussed at the January meeting. At that time the PB asked the applicant to submit a report analyzing the feasibility of connections to all of the adjoining parcels.

Mr. Sandor submitted the report and discussed each of the six adjoining parcels to the applicant's property listing the reasons that none of these parcels can be used for continuation or connection with existing streets because of topography, the presence of wetlands or zoning.

Mr. Hoffman said that the analysis is to see if the connections are feasible and then if practicable. He discussed each adjacent parcel.

It was noted that Mr. Dropkin, Mr. Andrews and Mr. Halloran had walked the property.

Ms. Naughton told the PB that the Code requires the connection, but “where, in the opinion of the PB, topographic or other conditions make such continuance undesirable or impracticable the requirement may be modified. Such modification shall be permitted only where the presence of wetlands, water bodies, watercourses, or steep slopes make such continuation infeasible.” She said that it is up to the PB if they think a stub road should be required and whether the presence of wetlands, water bodies, water courses, or steep slopes make continuation infeasible. She said that the PB's determination will be included as a finding in the final resolution of approval. A motion was made following a lengthy discussion.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Dr. Baker, The Town of Goshen Planning Board determines that based on code requirements and discussion, no stub road needs to be built in The Estates at Rolling Ridge development. Approved 4 to 1.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Nay
Mr. Bergus	Aye		

Mr. Hoffman said that the applicant has identified three proposed test wells, two existing and one proposed, to be drilled on the site. He said that Town Hydrologist Bill Canavan will review the proposal to see if it is sufficient.

Mr. Sandor asked the PB to consider allowing the applicant to build a circular driveway in front of some of the houses . Mr. Hoffman said this was discussed at a February meeting with consultants and that he believes it is prohibited by the Town Code but that he will look at this again before the PB makes a decision.

The applicant was asked to send a letter to Mr. Hoffman asking him to research all waivers they are seeking, such as the issue of circular driveways.

Amy's Kitchen, Inc. 12-1-1.222, 1.41, 19.2, 23.2, 24.2 and 10-1-11.2: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays Discuss status & submission schedule.

Representing the applicant:

Graham Trelstad

David Crawford joined the Planning Board during the discussion of the Amy's Kitchen application, replacing PB member Phil Dropkin, who is a consultant for the applicant and has recused himself from any discussion or deliberations.

Mr. Trelstad said that the applicant has worked out an arrangement with the City of Middletown for waste water treatment and water supply, stating that the next step will be finishing the design systems. He said there will still be a pre-treatment facility and pump stations on the site. Mr. Trelstad said that copies of the site plan have been submitted to Mr. Halloran and Mr. Hoffman. The site plans show a bridge crossing the Wallkill River linking the Science of the Soul and Amy's properties.

Mr. Trelstad said he expects to submit the DEIS on March 24 and will red-line chapters where there have been changes, new text added, and entirely new chapters. He hopes that by the April 21 meeting the PB will be in a position to issue a Notice of Completeness and that a Public Hearing might be held May 12. With that schedule, the applicant may be able to return to the PB June 23 with a FEIS final draft, Mr. Trelstad said, and by July 21 the PB could be in a position to issue a Notice of Completeness for the FEIS. Mr. Trelstad said that the applicant hopes to begin construction in the Fall of 2016.

VOTE BY PROPER MOTION, made by Dr. Baker, seconded by Mr. Gawronski, The Town of Goshen Planning Board schedules a Special Meeting April 14 to discuss the DEIS for the Amy's Kitchen application. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Crawford	Aye

Adjournment – The Town of Goshen Planning Board adjourned at 9:15 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden