

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**April 16, 2015**

**Members Present:**

Reynell Andrews  
Dr. Kris Baker  
Lee Bergus, Chair  
Phil Dropkin  
David Gawronski  
John Lupinski  
Giovanni Pirraglia

**Also Present:**

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

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

The minutes of the meeting of March 19, 2015 were approved.

**PUBLIC HEARING**

**Cannon Hill Flex Building – 12-2-45** Site plan and special permit application for a warehouse and office facility (flex building) on 7.7 +/- acres on Cannon Hill Drive in the I District with AQ3 and Floodplain & Ponding overlays.

Representing the applicant:

Anthony Trochiano, Pietrzak & Pfau

Mr. Hoffman discussed his review of the project to-date.

Mr. Trochiano spoke about the revisions made to the SWPPP so it complies with the DEC's 2015 regulations. He said that the biggest change is to the filter area of the pond where there is an increase of 1,000 sq. ft. from the original and a difference of 300 sq. ft. of filter. Mr. Hoffman called it an ambitious design for the site, stating that the site is tight.

Mr. Halloran said there are four parking lots, one on each side of the building. The rear one at the loading dock has 36 parking spaces.

The project's landscape architect, Steve Esposito, talked about his process of selecting plants for the site. He said that all species chosen are considered deer resistant and were selected for their aesthetics and disease and deer resistivity. He talked about the different plants proposed and said that none that were chosen are on the NYS list of evasive species.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Gawronski, the Town of Goshen Planning Board opens the public hearing on the application of Cannon Hill Flex Building. Approved unanimously.

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

Mr. Bergus asked for public comment. There was none.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Dr. Baker, The Town of Goshen Planning Board closes the public hearing on the application of Cannon Hill Flex Building. Approved unanimously.

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

Ms. Naughton said that SEQRA has been completed and that she referred the plan again to the fire department and hasn't received a response.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Pirraglia, The Town of Goshen Planning Board authorizes its legal counsel to draft a resolution of conditional approval on the application of Cannon Hill Flex Building. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Ms. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

**New Cingular Wireless PCS, LLC (AT&T 638 Craigville) 4-1-12** Site plan and special permit application for a wireless telecommunications facility on 8.2 +/- acres on Craigville Road (County Route 66) in the RU District with AQ-3 and Scenic Road Corridor overlays. Visual Impact Analysis

Representing the applicant:

Anthony Morando, Esq.

Mr. Morando said that he was present to follow up on the discussion of visual impact analysis vantage points. He said the balloon test is scheduled for 9:30 a.m. April 21 and will last approximately three hours. It is being performed with assistance by Tectonic Engineering. Mr. Morando said he wanted the PB to have another opportunity to suggest vantage points.

Ms. Naughton said that letters were sent to Blooming Grove and Chester seeking suggestions for photo locations but that nothing was received from either municipality.

Mr. Hoffman said that he and two other PB members have suggested two locations to the north of the site; Lois Lane and High Meadow Rd. Additionally PB members recommended Johnson Rd., Route 94, and Grandview Terrace.

**High Ground Realty – 20-2-7** Site plan application for a contractor storage and office facility on 20 +/- acres on Industrial Drive in the CO District with AQ3 overlay. Discussion and schedule of public hearing.

Representing the applicant:

David Getz, Engineer  
David Hoehmann, Owner

Mr. Hoffman said the project was last discussed at the PB's February 5<sup>th</sup> meeting and that the site is vacant property on the north side of Industrial Drive. The project calls for a 1,500 sq. ft. office and a 6,000 sq. ft. garage to be used as a storage facility. The site will be owner occupied; the owner being a contractor who will also serve as contractor for this project. The storage area will be used for storage of contracting equipment, not materials. There will be a new driveway, a new well and septic system in the front of the property.

Mr. Hoffman said that many of the items requested of the applicant have been completed. He said that the building elevation shows 3:12 peaked roofs but that the Code requires buildings to have peaked roofs with a slope of at least 8:12 except hip roofs with slopes of at least 4:12 and flat roofs hidden by a raised cornice. Mr. Hoffman referred to Section 97-14D(2)(b) of the Code.

Mr. Hoehmann said this is an existing building that he purchased and will move to the site. He said that all of the buildings on Industrial Drive were pre-existing prior to the Code change and added that none of the buildings on the street are close to a 8:12 roof pitch. There was a lengthy discussion about roof pitch. Mr. Hoffman said that this requirement was added in 2009 and that many of the buildings were pre-existing at that time. He said he believes the applicant's proposed roof would be consistent with the surrounding structures that exist now. Mr. Halloran agreed and said that if the applicant builds the building that he wants, it will be consistent with every other building there, and that if the applicant builds what is required, it will be the one building that will stand out.

Ms. Naughton said she discussed this with Mr. Halloran and both agree the project is “new development”, not a pre-existing building. Mr. Halloran said he doesn’t believe the Code allows for a waiver and that he believes the project will have to go to the Town Zoning Board of Appeals. Ms. Naughton agreed, stating that if the applicant wants to proceed with this design, they will need to seek a variance with the ZBA. “Otherwise he has options for a different design than the one he is presenting,” she said.

Mr. Hoffman said that the parking requirements call for 29 spots but that the applicant doesn’t have need for all of that parking. He suggested that the applicant identify an area for banked parking. He said that the plan needs a turning analysis to show that an emergency vehicle or fire truck can get in. Mr. Hoffman said that the PB will need some sort of demonstration that the well will not have a significant impact on any other parcels.

Mr. Hoffman read the Code requirement as it applies to windows. Mr. Hoehmann said he may ask for a variance from the ZBA for the windows.

Ms. Naughton said she has prepared a Part II for the PB to review.

The applicant said he will try to get the ZBA application in by the end of Friday to expedite the process. The PB members agreed to authorize Ms. Naughton to prepare a letter to the Town of Goshen Zoning Board of Appeals asking it to expedite its review of the application and to consider that the goal of Section 97-14(D) is to maintain the commercial character of the neighborhood.

### **Other Business**

A letter to the PB dated April 6, 2015 from Jennifer and James Carroll of 112 Cheechunk Rd. was read.

**Adjournment** – The Town of Goshen Planning Board adjourned at 8:52 p.m.

Lee Bergus, Chair  
Notes prepared by Sue Varden