

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, NY 10924
April 18, 2013

Members Present:

Reynell Andrews
Lee Bergus
Susan Cleaver, Acting Chair
David Gawronski
John Lupinski

Also Present:

Kelly Naughton, PB Attorney
Neal Halloran, Building Inspector

Absent: Ralph Huddleston
Giovanni Pirragalia

The PB meeting was opened at 7:30 p.m. by Acting Chair Susan Cleaver.

The minutes of the meeting of March 21, 2013 were approved.

Possible Extension or Abandonment of Application pursuant to Town Code

Hambletonian Park – Request for six month extension

Representing the applicant

Jerome Neuman

A letter was read from the Hambletonian Group asking for a six month extension of its preliminary approval. The letter said that there has been no change to the status of the district in which the property lies, preventing the applicant from submitting the project to the Orange County Board of Health.

VOTE BY PROPER MOTION, made by Mr. Bergus, seconded by Mr. Gawronski, the Town of Goshen Planning Board approves the requested extension of preliminary approval on the application of Hambletonian Park to the PB's October 17, 2013 meeting.

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

Bristol Motors – Request for extension

A letter was read from Leo J. Carroll, PE, stating that the PB granted site plan approval on October 18, 2012. The applicant is asking for an extension. They anticipate finalizing all issues within the next 30 days. Ms. Naughton said the PB can grant a one time six

month extension.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Lupinski, the Town of Goshen Planning Board approves an extension of site plan approval on the application of Bristol Motors to the PB's October 17, 2013 meeting.

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

5 Spoke Creamery – Request for extension

A letter was read dated April 11, 2013 from the property owner stating that the barn renovation and building of the cheese making and aging room on the property has become more time consuming than expected. As a result 5 Spoke Properties is requesting an extension of their conditional final subdivision approval for six months. Ms. Naughton said that since it is a conditional final approval, the PB can grant two 90 day extensions.

VOTE BY PROPER MOTION, made by Mr. Lupinski, seconded by Mr. Gawronski, the Town of Goshen Planning Board approves an extension of the conditional final subdivision approval on the application of 5 Spoke Creamery to the PB's September 19, 2013 meeting.

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

Persoon – Request for extension

A letter was read from Fine & Associates requesting an extension “due to continuing negotiation with potential buyers and the general condition of the economy.” Ms. Naughton said the applicant is behind in paying the Town's fees and the applicant was notified that according to Town law an applicant cannot be on the agenda until fees have been paid in full.

VOTE BY PROPER MOTION, made by Mr. Bergus, seconded by Ms. Cleaver, the Town of Goshen Planning Board grants the applicant 30 days in which to pay its fees, by 5 p.m. May 16th, in order to be put on the PB's May agenda for an extension of approval on the application of Persoon.

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

Discussion of Quality Bus

Building Inspector Neal Halloran reported to the PB on the status of the traffic situation at the site so the PB could determine whether to continue the special permit for another year. He said the site is functioning properly and that he has received no complaints.

Ms. Naughton said that the PB's Resolution required that the Building Inspector provide a report to the PB of any complaints or violations on the anniversary of its approval and that if there had been none, that the PB could waive the applicant's appearance, the need for renewal and the need for a public hearing.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Bergus, the Town of Goshen Planning Board, based on the Building Inspectors report, waives the applicant's appearance, the need for renewal and a public hearing on the application of Quality Bus.

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

ADJOURNMENT - The Planning Board adjourned at 7:47 p.m.

Susan Cleaver, Acting Chair
Notes Prepared by Susan Varden