

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall Webster Avenue**  
**Goshen, New York**  
**May 22, 2014**

**Members Present:**

Reynell Andrews  
Lee Bergus, Chair  
Susan Cleaver  
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 May 1, 2014 were approved.

Possible Extension or Abandonment of Application pursuant to Town Code

**Traskus – aka Elm Hill Farm**

Mr. Bergus read a letter from applicant attorney James Sweeney detailing progress to date on the project and requesting an extension of its approval to allow time for the completion of the soil testing.

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Andrews, the Town of Goshen Planning Board grants two 90-day extensions to the application of Traskus to the PB's November 6th meeting. Approved unanimously.

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

**Amy's Kitchen, Inc. 12-1-24.2 212.27 +/- acres** Minor subdivision, site plan and special use permit for a manufacturing and open structure for conferences and private company gatherings. Located on NYS Route 17M/Echo Lake Road in the CO, I & RU district with an AQ3 overlay. Lead agency.

Mr. Halloran said that the PB had issued its notice of intent to be lead agency and that the time to respond has elapsed, with no responses, so the PB can assume lead agency status.

**Town Planning Board – May 22, 2014**  
**Page 2**

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Ms. Cleaver, the Town of Goshen Planning Board assumes lead agency status on the application of Amy’s Kitchen, Inc. Approved unanimously.

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

Ms. Naughton said the application has already been typed as a Type I action.

PB members discussed a draft 10-page EAF Part II prepared by its attorney. PB members commented on the draft and some changes were made. Mr. Pirraglia said he did not receive the draft and so has not reviewed it.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Ms. Cleaver, The Town of Goshen Planning Board adopts the EAF Part II, subject to a future scoping session. Approved. Six “ayes” one abstention.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Pirraglia	Abstained
Mr. Dropkin	Aye		

PB members reviewed the proposed Positive Declaration, prepared by the PB attorney, which stated that the proposed action may have a significant impact on the environment and suggested that a draft Environmental Impact Statement be prepared. Ms. Naughton suggested that the PB adopt the Positive Declaration in order to investigate and evaluate the potential environmental impacts of the action.

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Gawronski, The Town of Goshen Planning Board makes a Positive Declaration in terms of SEQRA on the application of Amy’s Kitchen, Inc. Approved Unanimously.

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

**Town of Goshen Planning Board – May 22, 2014**

**Page 3**

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Ms. Cleaver, The Town of Goshen Planning Board schedules a public scoping session on the application of Amy’s Kitchen, Inc. for June 19, 2014. Approved Unanimously.

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

**Cannon Hill Flex Building 12-2-45 – 7.70+/- acres** located on Cannon Hill Drive in the I zoning district for a 100 ft. x 600 ft. building. Lead Agency.

Representing the applicant: Anthony Trochiano, Pietrzak & Pfau

Mr. Trochiano said that the application is for a 600 ft. by 100 ft. commercial warehouse building to be located off Cannon Hill Drive which is off 17M. He showed two possible layouts. Mr. Trochiano said that 10% of the building space will be for office use. Two side entrances are proposed with parking in front and along the sides of the building. The truck entrance will be along the southern side of the property. The applicant is proposing a well and septic system. Mr. Trochiano said that storm water retention facilities will be located in the rear of the property, noting that the rear property slopes towards the Walkkill River. The septic will also be located in the rear. He said the plan proposes 130 parking spaces, including 38 spaces in the front. It was noted that approximately 126 parking spaces are required for a building this size.

Mr. Trochiano said the project is considered a “flex building” because the applicant is preparing a product that will be flexible to possible tenants. There currently are no tenants. He commented that this is early in the process.

Mr. Hoffman said that the applicant will be seeking up to six variances from the Town Zoning Board of Appeals.

Mr. Bergus noted that the location of the well will limit the applicant’s options when he markets it.

The PB discussed the size of the building, the location of the parking and the number of spaces needed, the possibility of showing “banked” parking to be built if needed, the possibility of waiving the parking requirement, two-way truck traffic, soil testing and other issues.

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Dropkin, the Town of Goshen Planning Board assumes lead agency status on the application of Cannon Hill. Approved Unanimously.

**Town of Goshen Planning Board – May 22, 2014**

**Page 4**

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

**VOTE BY PROPER MOTION**, made by Mr. Gawronski, seconded by Mr. Andrews, the Town of Goshen Planning Board types the application of Cannon Hill as a Type I action.  
Approved Unanimously.

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

Ms. Naughton said that the applicant should submit an EAF and that her office will prepare a Draft Part II EAF for the PB's review.

**ADJOURNMENT** - The Planning Board adjourned at 8:38 p.m.

Lee Bergus, Chair  
Notes Prepared by Susan Varden