

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

**NOVEMBER 17, 2011**

**Members Present:**

Reynell Andrews  
Susan Cleaver  
David Gawronski  
Ralph Huddleston, Chair  
John Lupinski

**Also Present:**

Neal Halloran, Building Inspector  
Dennis Lindsay, PB Engineer  
Ed Garling, PB Planner  
Richard Golden, Esq. PB Attorney  
Kelly Naughton, Esq. PB Attorney

**Absent:** Lee Bergus  
Giovanni Pirragalia

The PB approved the minutes of its meetings of October 20, 2011 and November 3, 2011.

**Hambletonian – 8-1-12.221 – 23.4 +/- acres.** Request for extension of preliminary approval.

Representing the applicant: Joe Newman

Mr. Halloran said the applicant and Town are continuing to discuss water district issues. Mr. Golden said the project received preliminary approval in June of 2008 and that this would be its seventh extension if granted.

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Andrews, the Town of Goshen Planning Board extends the preliminary approval previously granted Hambletonian to May 3, 2012. Passed unanimously.

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

**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 that Northern Bear bought the entire building and is proposing a renovation of the building interior to include two new retail storefronts, in addition to

the existing storefront and a new service business, a landscaping business in the rear. The landscaping business will be used for storage of landscaping materials. The applicant plans to repave the parking lot, install new curbs and update the exterior of the building, he said. There will be additional grading in the rear to accommodate truck traffic for deliveries and the applicant will extend the parking lot 60 ft. cutting into the bank. Additional parking spaces will be added and a new dumpster enclosure constructed in the rear of the parking lot.

Town Engineer Dennis Lindsay said he submitted a five-page report and discussed some of its recommendations. Mr. McGuire presented the PB with written information on its water supply. Mr. Lindsay suggested that the applicant provide the appropriate water testing to the satisfaction of the Town Engineer as a condition of approval.

Mr. Garling said that regulations call for a sidewalk. He said the only location with sidewalks is across the street near the custard stand. Mr. Huddleston said he visited the site and walked the area.

Mr. Golden said the County Planning Department's 239 Report was received and included two recommendations; that a landscape plan be provided and a sidewalk be constructed because of potential infill in the future. Mr. Golden said the PB is not bound by the County's recommendations because it is a "local determination."

Mr. Huddleston opened the public hearing to public comment. There was none.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Ms. Cleaver, the Town of Goshen Planning Board closes the public hearing on the application of Northern Bear. Passed unanimously.

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

**VOTE BY PROPER MOTION**, made by Ms. Cleaver, seconded by Mr. Lupinski, the Town of Goshen Planning Board assumes lead agency status on the application of Northern Bear and declares that the project will have no significant impact on the environment. Passed unanimously.

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

The PB discussed the two recommendations of the Orange County Planning Department. Mr. Huddleston suggested that any landscaping would basically be in the easement and that a sidewalk presently would go nowhere. It was mentioned that if someone put in a sidewalk in the future, they will have to build a bridge over Quaker Creek, making it unlikely.

Ms. Cleaver said she would like to see some landscaping around the applicant's sign. Mr. Huddleston said that any landscaping should be made a part of the site plan and should be done to the satisfaction of the Town Planner.

**VOTE BY PROPER MOTION**, made by Mr. Gawronski, seconded by Ms. Cleaver, the Town of Goshen Planning Board waives the sidewalk requirement on the application of Northern Bear and limits the landscaping to general landscaping around the applicant's signage. Passed unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Gawronski, seconded by Ms. Cleaver, the Town of Goshen Planning Board directs the PB attorney to draft a Resolution of approval for its next meeting on the application of Northern Bear. Passed unanimously.

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

**Meadows of Goshen – 12-3-11 2.53 +/- acres** located on Howard Court in the RU zone, with an AQ3 overlay. Amended major site plan and amended major subdivision.

Representing the applicant: Chris Healy

Mr. Healy presented his topography map showing drainage as requested by the PB. Mr. Lindsay said that the setbacks are satisfactory and that the driveway has been removed from the T-turnaround. He recommends that the site plan be sent to the Highway Superintendent for review.

Mr. Huddleston opened the public hearing. There were no public comment.

Mr. Golden said that his office looked at the issue of zoning and setback and that they are fine with it. He said the County Planning Department’s 239 Report has been received and that it contained no recommendations.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Mr. Gawronski, the Town of Goshen Planning Board re-affirms its prior SEQRA determination, its Type I designation and its Findings Statement on the application of Meadows of Goshen. Passed unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Mr. Gawronski, the Town of Goshen Planning Board closes the public hearing on the application of Meadows of Goshen. Passed unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Gawronski, seconded by Mr. Andrews, the Town of Goshen Planning Board directs its attorney to draft a resolution for acceptance on the application of Meadows of Goshen. Passed unanimously.

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

**Orange County Turf – 21-1-83 & 21-1-84 23.9+/- acres** located off Pulaski Highway & Pumpkin Swamp Road in an agricultural zone. Special use permit and site plan approval.

Representing the applicant: Ryan McGuire, Pietrzak & Pfau

Mr. Lindsay said that the use is permitted in the zone and that because more than 30% of the composting materials are coming from off site it will require both a special use permit and site plan approval.

The plans are not complete at this time, Mr. Lindsay said. Details about the required liner, phasing and handling waste are all needed. There are a number of issues that have to be addressed, he said.

Mr. McGuire said that soil testing and deep test pits have been done.

Mr. McGuire said the site is used now only as a woodworking shop and that the applicant is proposing a composting and mulching facility that will be open year-around. It will receive yard waste and fruit and vegetable waste. The applicant said there probably will be stump grinding.

Ms. Cleaver expressed concern about the remaining sludge, asking how often it will be collected, and stating she'd like to see a collection schedule. Mr. McGuire said it will be taken to a waste facility. He said there will be no bags permitted. Ms. Cleaver suggested that be included as a condition of approval. Mr. McGuire said the entire composting area will have a liner.

Mr. Lindsay said this is now two separate lots and the applicant proposes to merge the lots. Presently the only access is through easements.

Mr. Garling said the sight distance is good in both directions and the site is good for the use because it is 1,000 ft. from residences, but that the noise from stump grinding may be a problem. He said the applicant needs to provide a narrative of exactly what will be done on the site.

Mr. Golden said it would be appropriate to ask for a supplemental EAF referencing the stump grinding so the PB can access the potential environmental impact it may have. He said the PB should wait for further information from the applicant before sending it to the County Planning Department. All easements need to be submitted for attorney review, he said.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Mr. Gawronski, the Town of Goshen Planning Board types the application of Orange County Turf as Unlisted for purposes of SEQRA and issues a Notice of Intent to be the Lead Agency on the application. Passed unanimously.

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

On the recommendation of the Town Board, the PB agreed to meet once a month, beginning 2012, on the third Thursday unless an additional meeting is warranted.

**ADJOURNMENT** - The Planning Board adjourned at 8:25 p.m.

Ralph Huddleston, Chair  
Notes Prepared by Susan Varden