

DRAFT - UNAPPROVED

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

September 7, 2006

MEMBERS PRESENT

Ralph Huddleston, Chairman
Reynell Andrews
Lee Bergus
Susan Cleaver
Mary Israelski, late arrival
John Lupinski
Ray Myruski

ALSO PRESENT

John Cappello, Attorney
Richard Golden, Attorney
Neal Halloran, Bldg. Insp.
Joe Henry, Engineer
Susan Roth, Planner

I. CALL TO ORDER

Chairman Huddleston called the regular meeting of the Town of Goshen Planning Board to order at 7:30 pm at Town Hall.

II. APPROVAL OF MINUTES

The minutes of the August 17, 2006 meeting were approved as corrected upon motion made by Mr. Myruski, seconded by Ms. Cleaver.

III. AGENDA ITEMS

Kelly - 11-1-98.4 - 5 acres, 217 Knoell Rd, located in the RU zone with an AQ6 and scenic road corridor overlay. **Site plan approval for a pool.**

Present for the applicant: Matthew Kelly

Mr. Halloran explained that the Town Board has instituted a new policy regarding the review necessary for pools in the scenic overlay. The PB needs to be made aware of any pools being considered in these areas, but they may not be subject to full site plan review depending on the size and impact of the project. This project is for an above ground pool with a deck. The pool is located at the rear of the home. The property is approximately 5 acres.

Mr. Kelly presented photos of the type of pool and the area as it now appears. The pool will be 20' around by 52" high. Mr. Halloran noted that there are no restrictions in the code against above ground pools. Ms. Cleaver asked that the existing buffer between the pool area and the wetlands be preserved. It will be. Mr. Myruski

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emphasized that these types of structures are not very attractive. Does the applicant plan any landscaping etc. to buffer the view of the pool from the road. The applicant has planted blue spruce from his drive down to the end of the property line. They are now 5' in height and will grow to approximately 12'. There will be a retaining wall around the pool with white marble rock. Mr. Kelly noted that they have added a great deal of landscaping in the three years they have owned the home and they are anxious to have it looking attractive.

Mr. Bergus asked if the decking which will abut the pool will have lattice work covering the portion open to the ground. Yes, they will continue the lattice that is in the front of the house. Mr. Kelly also pointed out that the property slopes and the pool will be built into that slope. Mr. Halloran advised the members that if they have no objection to the plan, the application would be considered approved.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Andrews, the Planning Board of the Town of Goshen hereby approves the plan for the above ground pool at the Kelly residence as presented. Passed unanimously.

Mr. Andrews	Aye	Ms. Israelski	Absent
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

Amelia Acres - 13-1-78 - 96.3 +/- acres, 32 lot subdivision, located on Rte 17A & Lower Reservoir Rd in the RU zone with an AQ3, scenic road corridor and stream and reservoir overlays. **Sketch Plan**

Present for the applicant: Steve Esposito

Mr. Halloran reported that the Conservation Analysis has been approved. It is between the Winfred Manor project and the portion of A&L Acres that is not being developed at this time.

Mr. Esposito noted that there is a stub road on the Winfred piece, to which this project can connect. Currently there is an operating horse farm, which they are proposing to keep. There are areas of paddocks that they plan to incorporate into this 17-lot subdivision. They are hoping to create an equestrian community. Ms. Cleaver asked how they would provide access to 17A. Mr. Esposito stated that they are hoping for continuity with the neighboring properties. They can access 17A, but that would eliminate the use of the farm. This is a sketch plan, which he feels is representative of the zoning code. Mr. Cappello noted that if the A&L property is not developed there may be an issue with the length of the cul de sac. This brings up issues regarding emergency access. Ms. Roth suggested using the existing access to

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Rt 17A for emergency access, but then maintenance would be a problem. Would that fall to the town or the property owner? Mr. Huddleston noted that the interior road is mainly through fields. These are large lots and the existing working farm will be kept. Therefore the traffic will not increase significantly for the homes in the existing Winfred Manor if the connection is made. It has always been the intent of the code to have as much interconnectivity as possible. Mr. Esposito noted that this is a concept plan and they can eventually connect to Reservoir Rd., by interconnectivity thru the other projects planned in the area. The members were polled on the issue of connecting these areas.

Mr. Bergus	Agrees
Mr. Andrews	Agrees
Mr. Myruski	Would like to see the road to 17A since it will have to be upgraded in order to be used for emergency access anyway.
Ms. Cleaver	undecided
Mr. Lupinski	Access road to 17A

Ms. Cleaver asked how the adjoining landlocked lots would obtain access. Some of this property is in the reservoir protection area. Mr. Cappello advised the Board that they need to study this project and these connections on paper from the beginning. The Board needs to have a global review of this area. The nine homeowners in the Winfred Manor development need to be aware of this possible connection. Mr. Henry noted that the staff expressed concerns regarding some of the steep slopes and they also suggested multiple storm water management facilities in order to make use of the natural terrain.

Mr. Cappello advised the Board that they can declare their intent to be lead agency with the acknowledgement that there are several developments around this one and the PB will be reviewing all of them.

VOTE By Proper MOTION, made by Mr. Bergus, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby declares their intent to be lead agency in regard to the Amelia Acres project noting that there are several developments in this area that will also be reviewed. Passed unanimously.

Mr. Andrews	Aye	Ms. Israelski	Absent
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

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A & L Acres 13-1-34.2 - 217.8 acres, 49 lot subdivision located on Houston Road in the RU Zone with an AQ3 & 2 scenic road and 1 stream corridor overlay.

Present for the applicant: Steve Esposito

Mr. Lupinski has recused himself from this discussion. Mr. Halloran stated that the Public Hearing was closed at the August 17 meeting. Ms. Roth noted that the board requested several items at the last meeting. They asked for information to confirm the wetlands boundaries, which has been received. The Phase I biological study has not been done and the house locations have been reviewed and are satisfactory. Mr. Esposito stated that they would put dimensions on the map and they will only clear during the off-period.

Mr. Halloran also noted that the board had asked for information regarding the costs to the schools. There was discussion regarding the amount of detail to be provided. Mr. Cappello noted that it is our duty as lead agency to gather all the information and send it to the involved agencies. The school district has been provided with all the information that has been gathered so far. Mr. Huddleston expressed concern that they are burdening the SEQRA process with extra detail by asking for a fiscal analysis. He suggests that the basic information be given to the schools and they can do their own analysis. Mr. Bergus suggested that they require a phasing of the development so that the schools are not overburdened in any one year.

Mr. Huddleston noted that this is a Town decision. This board can collect the information, but they need to know what the TB will do with it. Mr. Esposito stated that he understood that all of these items would be formalized in a memo from the PB. Mr. Cappello asked what the board is directing the applicant to prepare. The Board was polled on what the applicant needs to provide. They concur that the biological study needs to be completed, the wetlands boundaries need to be confirmed and the school fiscal information must be provided. The school fiscal information shall consist of potential impacts, taxes generated and cost per pupil and how it affects the tax burden. Mr. Cappello will draft a memo to the applicant and prepare a neg dec for the September 21 meeting.

Traskus (a.k.a. - Elm Hill Farms) 18-1-8.22 - 114.54 acres, 38 lot subdivison located on Arcadia Road in the RU zone with an AQ3 overlay. **Subdivision plans Review part 2.**

Present for the applicant: Steve Esposito

Mr. Golden is acting as counsel to the Board for this application. Ms. Roth has drafted a memo with the preliminary outline for the Part 3.

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Some of the items to be included are access, phasing, slopes, wetlands, groundwater, stormwater, aesthetics impact on Ag land, Conservation Easements, historic/cultural resources, a Phase I biological study and school fiscal assessment. Ms. Israelski asked for density calculations. The information needs to be provided prior to the work session before the Public Hearing date of 10/19.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby sets a Public Hearing for the Traskus Project for October 19, 2006. Passed unanimously.

Mr. Andrews	Aye	Ms. Israelski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

Orleans / Makuen - 13-1-10.1 -87.05 acres, planned adult community located on Route 17A in the RU & CO zones with an AQ6 & scenic road corridor overlay.
Sketch Plan

Present for the applicant: Steve Esposito
William Griegel, Orleans Home Builders
Mr. & Mrs. Makuen

Mr. Golden is acting as counsel to the Board for this application. Mr. Halloran explained that the Conservation Analysis was completed at the August 3 meeting. This is the first sketch plan presentation. Mr. Esposito stated that they have established that the net buildable acreage is 42 acres. In a PAC designation they are allowed 5 units per acre. They are planning to have 185 units. There will be 24 affordable units. The homes will be single-family detached units arranged in a loop configuration. The lots will be owned in fee simple. The main access will be from 17A. There will be a community center with a pool. An HOA will be in control of the open spaces and amenities. There are two other possible R.O.W.'s for access: thru Westgate in the Village or thru the JPH and Dickerson projects. There will be no physical connection to Peachtree Lane.

Ms. Israelski asked if the PAC should be modeled as a hamlet. She would like to see this treated similar to the Hendler project. Mr. Esposito replied that they do have a centerpiece (the clubhouse) with a rotary and a central meadow area and wetlands with overlooks. There will be design elements in other areas. This is the first step and levels of detail will be enhanced as they proceed. Mr. Griegel noted that his firm is doing a project in Wallkill and they will submit some brochures for the board's review.

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Mr. Andrews asked if they would be connecting to the Village sewer. Mr. Esposito stated that this is being considered, but they may have to have a system on site. The applicant is only asking for a declaration of intent to be lead agency at this point. Mr. Henry asked if the three projects in this area could be together at a meeting to discuss the traffic issues. Mr. Bergus asked about the water supply. It will be on site. The State DOH and DEC should be included in the mailings. Ms. Israelski feels that the site needs more features and the applicant should think in terms of hamlet design. Mr. Esposito explained that the site is unique and there is a sense of enclosure and it is a beautiful place. He agrees that it should be a walking community with gathering places. Mr. Huddleston asked that details and profiles of the walkways be provided, especially over the wetlands. Mr. Henry emphasized the need for the three projects to work together. Ms. Roth will prepare a notice of intent.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby declares their intent to be Lead Agency for the Orleans/Makuen project. Passed unanimously.

Mr. Andrews	Aye	Ms. Israelski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Ms. Cleaver	Aye	Mr. Myruski	Aye
Mr. Huddleston	Aye		

Hendler - 10-1-56.2 & 56.3 & 56.4 - 91.1 acres located on 6 1/2 Station Road and Cheechunk Road, in an RU& CO zone with an AQ6 and scenic road overlay, for a Planned Adult Community and 8-lot residential subdivision. **Any comments on completeness of DEIS.**

Present for the applicant: Jane Samuelson, EP
Jane Daly, Attorney

Mr. Golden is acting as counsel to the Board for this application. Mr. Halloran explained that the DEIS has been declared incomplete. Ms. Samuelson presented a list of items she would like to clarify before they continue with the DEIS. Mr. Huddleston noted that the board does not usually discuss a document on the night that they receive it. The other members concur that they would like some time to review this memo. Ms. Samuelson emphasized that she felt the PB should be involved. She felt clarification from the members would aid in the effort to prepare a complete document.

One of the questions deals with the possibility of the Town establishing water and sewer districts. The applicant was hoping to work with the Village on this issue. This is a question for the Town Board. Mr. Halloran will bring this question to the

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Town Board for clarification. Ms. Roth suggested that the applicant discuss it as an option in the DEIS.

Mr. Bergus suggested that the Board address the questions that they can tonight. Upon polling the members, they agreed they would rather wait. Mr. Myruski stated that he did not care. The applicant will work with Ms. Roth on the questions.

IV. OTHER

Ms. Israelski asked that the PB discuss the possibility of reworking the hamlet design concept with the TB. The PB needs to decide if they want to approach the TB for changes, clarification and additional design guidelines related to PACs in order to set certain standards. Ms. Cleaver noted that the ERB has been asking that the PB look at the density guidelines, i.e., remove the wetlands and slopes from calculations. Ms. Israelski suggested that the members compile the issues and send them to Mr. Golden so he can draft a letter to the TB.

V. Correspondence

1. **A&L ACRES - 13-1-34.2** - Survey map including NYSDEC freshwater wetland Boundary Validation.
2. **Goshen Properties 13-1-34.1 & 39.1** - Survey map including NYSDEC freshwater wetland Boundary Validation.

Adjournment: The meeting adjourned at 9:45pm upon motion made by Mr. Myruski, seconded by Mr. Andrews.

Ralph Huddleston, Chairman

Notes prepared by Linda P. Doolittle