

DRAFT - UNAPPROVED

**Town of Goshen
Planning Board
MINUTES OF THE
WORK SESSION MEETING
September 1, 2005**

MEMBERS PRESENT

Ralph Huddleston, Chairman
Reynell Andrews
Lee Bergus
Susan Cleaver
Mary Israelski
John Lupinski
Raymond Myruski
Dave Gawronski, Alternate

ALSO PRESENT

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

I. CALL TO ORDER

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

II. MINUTES

The minutes of the August 4, 2005 meeting were approved as submitted upon motion made by Mr. Myruski, seconded by Ms. Cleaver. Mr. Bergus abstained.

The minutes of the August 18, 2005 meeting were approved as submitted upon motion made by Mr. Myruski, seconded by Mr. Andrews. Ms. Israelski and Mr. Huddleston abstained.

III. PUBLIC HEARING

Jonas Estates - 10-1-6.222 - 122+ acres, 6 lot subdivision located on Owens Road and Phillipsburg Road, with an AQ6 and stream & reservoir overlay.

Present for the applicant: John Cameron, Esq.
 George Vega

Ms. Israelski noted that this project is between two major roads, making house placement extremely important. Lots #5 & 6 on Phillipsburg Rd. seem too close to the road. The applicant should consider moving them back to approximately 125 - 150' from the road. She suggested that they put the house behind the septic field. She also suggested that they be slightly skewed to create a better street appeal.

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The second issue dealt with the possibility of common driveways. The drives for lots 1 & 2 are right next to each other. Ms. Israelski asked that the applicant consider one extra wide driveway to serve both lots with an imaginary lot line between them. Mr. Cameron stated that he has had problems with common driveways in the past and is not in favor of this concept. He also noted that they have only a few curb cuts on this road, so they really do not see the need to combine the driveways. Mr. Vega also noted that sight distances and wetlands would create difficulties if they move the drives further apart. Mr. Cameron also felt that a common drive would reduce the value of the property.

Ms. Israelski also asked the applicant to add some entrance landscaping to the plans. The builder will have to clear the area to some extent, so they should clean up the area and put in some "deer proof" plantings. Ms. Losee noted that there is no such thing as "deer proof" plantings. It is agreed that these landscaping details need to be on the site plan and planted prior to the issuance of the CO. Mr. Cameron asked if this is being asked of other projects. Mr. Huddleston explained that other projects have to supply street trees and entrance designs.

Ms. Cleaver reminded the applicant that a NOI needs to be filed in the Building Inspector's office as well as any wetlands permits from the DEC. She also asked if any plans had been made for the trolley line. The line is not actually on this property and it is too steep to get back to that area.

There were no further comments from the public. Mr. Halloran stated that the notices of mailing were correct.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby closes the Public Hearing in regard to the Jonas Estates application. Passed unanimously.

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

VOTE By Proper MOTION, made Mr. Bergus, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the application of Jonas Estates. Passed unanimously.

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

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Mr. Henry has a number of technical issues, but they are minor in nature. Mr. Cappello stated that the project could be given preliminary approval conditioned upon the resolution of Mr. Henry and Ms. Israelski's comments. The applicant should also call the DEC to be sure the delineation is still adequate as they have a well placed adjacent to the wetlands.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby grants preliminary approval to the Jonas Estates project subject to the following conditions: 1) Alteration of the lots 5 & 6 as discussed above, 2) satisfaction of the engineers' comments in letter dated 9/1/05, 3) confirmation that the DEC delineation is still valid; 4) landscaping details for entrances to be placed on the maps and 5) confirmation from DEC to install the well in the DEC adjacent area, prior to the issuance of a CO. Passed unanimously.

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

IV. ITEMS FOR PLANNING BOARD TO ACT ON

Lands of Makuen - 13-1-10.1 & 10.2, requesting six month extension of the preliminary approval.

Mr. Halloran explained that the applicant is still waiting for DOT permits, so an extension is needed.

VOTE By Proper MOTION, made by Mr. Lupinski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby grants a 6-month extension (to February 2006) of the preliminary approval for Lands of Makuen. Passed unanimously.

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

Dally - 4-1-64.2 - 14 acres, 2 lot small scale subdivision located on Ridge Rd and Hasbrouck Rd, in the RU zone with an AQ6 overlay.

No one is present for the applicant.

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Mr. Halloran noted that the septic system has been moved as requested and there are no further issues to be addressed.

VOTE By Proper MOTION, made by Mr. Andrews, seconded by Ms. Cleaver, the Planning Board of the Town of Goshen hereby sets a Public Hearing for the Dally small scale subdivision for October 6, 2005 at 7:30 pm. Passed unanimously.

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

Land Subdivision Law

Mr. Halloran explained that the members need to send their comments to the town Board on the draft Land Subdivision Law. Mr. Cappello stated that the TB had hoped to pass the law at their meeting next week. As the PB just received this document this week, there has not been time to review it. Each member will prepare their comments and send them (via e-mail where possible) to Mr. Halloran and Mr. Huddleston as soon as possible. Meanwhile, they will ask the Town Board for an additional week to comment. The members agree that they should begin their 9/15 meeting at 7pm to allow time to review the comments for this document. The change in meeting time will be posted in the Indy.

V. AGENDA ITEMS

Maplewood (Salesian Village) 8-1-48 - 94 acres, Hamlet residential and open space subdivision in the HR & RU zone with an AQ6, scenic road, and stream corridor overlay, **sketch plan & TND review**

No one is present for the applicant.

Mr. Golden is acting as counsel to the Planning Board for this application. Mr. David Gawronski (alternate member) is sitting in for Ms. Cleaver who has recused herself from this application. Mr. Halloran stated that the next step is to declare lead agency.

VOTE By Proper MOTION, made by Mr. Andrews, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby declares lead agency in regard to the Maplewood application. Passed unanimously.

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

Lands of Giza - 18-1-47.1, 5.7 acres, located on 17A, in the CO zone, with an AQ3 & some scenic road overlay, special use permit for auto service and music Studio.

Present for the applicant: Kirk Rother

Mr. Golden is acting as counsel to the Planning Board for this application. Mr. Halloran stated the Public Hearing was closed and the PB requested that the retention pond be moved slightly and that has been done. Ms. Roth had asked for descriptions of the plantings. This has also been provided. Mr. Rother also stated that they have added reflective paint to the sign. He noted that the applicant is considering a sign mounted on the building and asked if he should add that now or come back with the details later. Mr. Huddleston advised him to come back for a sign application rather than have to make further changes to this plan.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Andrews, the Planning Board hereby approves the site plan for Lands of Giza conditioned upon the following: 1) conformance with the plans last revised 8/25/05 for a commercial building housing a music school and an auto parts service; 2) the auto parts area is for commercial parts only with no dismantling of cars; 3) receipt of DOT approval for ingress and egress prior to issuance of a CO and 4) the 30' setback remain undisturbed and the existing trees be maintained. Passed unanimously.

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

Hendler, - 10-1-51.2 & 52.3 & 52.4 - 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.

Present for the applicant: Jane Samuelson

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Mr. Golden is acting as counsel to the Planning Board for this application. Mr. Halloran reported that the documents have been circulated regarding notice of intent to declare lead agency. Thirty days have passed and there has been no response.

VOTE By Proper MOTION, made by Mr. Myruski, seconded by Mr. Bergus, the Planning Board hereby declares lead agency in regard to the Hendler application. Passed unanimously.

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

Ms. Roth has drafted a pos dec for this application, which the members should review. In regard to the list of agencies to be notified, it was decided that the Audubon Society should be on the list to receive a copy of the document.

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Ms. Cleaver, the Planning Board hereby determines that the Hendler Project will have a significant impact on the environment under NY SEQRA. Passed unanimously.

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

The members reviewed the draft pos dec and the following changes were made:

- 1) pg. 5 Include the Dept. of Health on the list as well as the DEC for public water taken and the State Health department for the water system.
- 2) Pg. 7 discuss impact on surrounding wells.
- 3) Pg. 12 Under air quality, Ms Cleaver asked that emissions from vehicles be discussed. She states that the addition of the bike trail does act as mitigation but she would like to see this impact addressed.

Mr. Huddleston stated that he would like to have a Public Scoping session as they have done so for other projects. He also wants 14 days for the notice. Therefore, the public scoping session could not be set until the 10/6 meeting. Ms. Samuelson noted that the applicant was put off for 30 days already due to an error in the mailings. Ms. Roth noted that this delay would not prevent the applicant from beginning work on the draft.

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VOTE By Proper MOTION, made by Mr. Andrews, seconded by Mr. Bergus, the Planning Board hereby sets a Public Scoping Session for the DEIS for the October 6, 2005 meeting. Passed unanimously.

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

Bossley – 13-1-33.22, 1.1 acres, Business in RU zone with an AQ6 and scenic Road overlay.

Present for the applicant: Rick Bossley

Mr. Bossley is present to request approval for an amended site plan in regard to the placement of a sign. Mr. Halloran explained that the sign was originally supposed to be 40' back from the property line, but the applicant found that this was too far back to be seen by traffic coming from Goshen, so he moved it forward. Mr. Bossley noted that this gave cars enough time to slow and signal. He felt it was an issue of safety also. Mr. Bossley stated that he will not illuminate the sign and it is not in the r.o.w.

Ms. Israelski noted that it appears to be appropriately placed and is a good looking sign. She asked if the ivy had been planted on the stone wall. Mr. Bossley did not plant it yet due to the weather, but will do so in the spring and he is planning to put a planter around the base of the sign.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Ms Israelski, the Planning Board of the Town of Goshen hereby declares that the amended sign location has no further impact on the environment under NY SEQRA. Passed unanimously.

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

VOTE By Proper MOTION, made by Ms. Israelski, seconded by Mr. Bergus, the Planning Board of the Town of Goshen hereby approves the sign for the Bossley application at it's current location. Passed unanimously.

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

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"The Alamo" - 22-1-150.31 - .92+ acres, an addition to existing health care facility located on Pulaski Hwy in the AI zone with and AQ3 overlay.

Present for the applicant: Todd Maurizzio

Mr. Halloran stated that the applicant is proposing an addition to an existing use. This use is not permitted in this zone under the new code. However, the PB can grant a special use permit to allow expansion of a building if it is less than 50% of the total.

Mr. Maurizzio explained that the current building is a 2-story structure with 1100 sq. ft on each floor. The new addition will be 20' x 24' and will be added to the upper floor. This is a health care facility for the farm workers in the area. Ms. Israelski asked if it is a State agency. Mr. Maurizzio replied that it is not. On certain days a dentist comes in and at other times a Doctor is available. They are only asking to increase the lobby, waiting area and the storage. Ms. Cleaver asked how delivery trucks would turn around. Mr. Maurizzio stated that it does work out currently. They do not have large trucks making deliveries and there is no increase in the number of employees planned.

Ms. Israelski asked if the entrance could be beautified. Mr. Myruski explained that he feels it is adequate for the type of facility. Mr. Halloran noted that it is consistent with the area. There is an access area in the rear, that Mr. Henry asked to have widened. He suggested 16', but Mr. Maurizzio felt 12' would be better. If it is much wider a retaining wall would have to be built. He was asked to at least consider it. Mr. Bergus noted that it appears the sewage laterals cross under what is labeled as the "proposed" driveway. Mr. Maurizzio noted that this is the "existing" driveway.

These concerns will be addressed at the work session and the septic system will be reviewed. Mr. Myruski will also send in some comments. Mr. Cappello noted that this would require a Public Hearing, Ag data sheets and a 239m notification. Mr. Myruski also asked that the Vegetable Growers Association also be notified of the Public Hearing.

Persoon - 17-1-4 & 36, 67.50 acres located on Maple Avenue, Winners Circle and Breezeway Lane in the RU Zone with an AQ3 & scenic Overlays.

Present for the applicant: Steve Esposito

The sketch plan previously submitted had been accepted, however the applicant has submitted an amended plan, which Mr. Henry has reviewed. It was felt that

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the applicant should come back as there were significant changes to the lot lines along Maple Ave. Duplexes had been proposed on lots 1-5. the applicant has changed this section to single family homes. The Persoon's will retain Lot #2 and construct a new home behind the existing one. The existing one will eventually be taken down.

Mr. Esposito explained that the only change to the plan is the elimination of the duplexes. The testing and design work has been done up to a preliminary level. Mr. Halloran noted that the original plan proposed rear access for these homes. Now there will be single driveways off the major road. Mr. Esposito noted that there would be one drive for lots 2 & 3 along the property line. Also lots 4 & 5 will have common drives, so there will be 2 additional curb cuts.

Ms. Israelski suggested improving the street appeal by skewing the homes somewhat and pushing them further back from the edge of the pavement. Mr. Esposito agreed that these are deep lots so they could stagger them a little. They could put the homes at least 100' back from the property line. Ms. Israelski noted that there is no pedestrian access for these lots. Mr. Esposito stated that there is a 30' r.o.w. at lot 24. Mr. Gawronski noted that there is good screening for the Persoons house, but the applicant should consider screening for the other lots with larger trees.

Mr. Lupinski agrees with the current design eliminating duplexes, however he questioned the lack of the required 300' frontage. Mr. Esposito stated that they are requesting a waiver of this requirement in exchange for not using the west side of the parcel. Mr. Bergus asked what the plans are for that parcel. Mr. Esposito stated that there are no plans at this time. He explained that the applicant has completed an appraisal and has met with an advisor regarding the possibility of a land transfer. This has all been done at the applicants' expense.

Mr. Cappello explained that if they consider just the road frontage then they could condition a waiver on the fact that there would be only one curb cut on the west side. This would restrict what could possibly happen on the other side, therefore, there would be no further curb cuts on the county road. Mr. Lupinski asked why this requirement for 300' frontage was put in the code. Mr. Cappello replied that it was to keep the number of curb cuts down. However, in this case, if they waive the frontage requirement in exchange for only one cut on the other side they are still minimizing the number of cuts. Ms. Israelski stated that she agrees with this reasoning, as the result will help the Town in the long run. Mr. Huddleston stated that he would consult with Joel Russell as to the intent of the frontage requirement in the code.

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Mr. Esposito stated that the constraints analysis allowed them 48 units and they are only asking for 26. He also noted that the number of lots has not changed. They have also completed a part 1,2 and extended part 3. They have met with the staff and hope to have these changes reviewed and conclude the preliminary phase quickly.

Ms. Roth inquired about the lead agency status. Mr. Cappello explained that an intent to declare lead agency was circulated and there has been no response, therefore, the PB can assume lead agency status. Mr. Henry noted that the changes to the plan needed to be reviewed by the Board. Mr. Esposito asked that any further changes be noted soon, so they can proceed.

Dickerson - 13-1-69 - 92.90 acres, 2 lot subdivision located on Dunmore Lane in the RU zone with an AQ3, AQ6 and scenic road corridor overlay.

Present for the applicant: Steve Esposito

Mr. Halloran stated that they have issued the intent to be lead agency and the applicant is now looking for guidance regarding the typing. Mr. Esposito explained that the final project will be for 22 lots, but first they need to do a small scale subdivision to cut off the portion with the existing house along with the area along 17A, which will be left open. The owner hopes to sell the existing home and this adjacent property. This adjacent acreage will be kept as open space via a conservation easement. The remaining area has five areas of open fields, some wetlands, some steep slopes and hedgerows, which will be part of the open space. They will extend the road to the property line to provide access to the Peachtree property if needed.

Mr. Cappello noted that the actual lines for the 2-lot action are confusing on the map and they should be clarified. The PB has declared their intent to be lead agency. Mr. Esposito stated that they are entitled to 30 lots but are only proposing 22. They have submitted a long form EAF and in the part 2 they note that two thresholds will be crossed. Under land impacts, the project will take more than one year and they are converting more than 10 acres of agricultural land to residential. Neither of these two issues can be mitigated.

Ms. Cleaver asked if the proposed road to JPH subdivision would be wide enough for pedestrian use. Mr. Esposito replied that the r.o.w. would be 50' and the road will be 22'. Since there are two issues here, Mr. Cappello suggested that they issue a neg dec and grant preliminary to the 2-lot subdivision. However, they will need to state the reasons for segmenting the review for SEQRA. The reason is that will be protecting the area along Route 17A as open space. Ms. Roth noted that this action would not increase the development potential for the rest of the

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property. She asked that the applicant redraw the lines so that this is clearly defined. Also the applicant needs to show the County that the remainder of the property can support one unit. Ms. Roth will draft the neg dec to include the segmentation issue.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Mr. Myruski, the Planning Board of the Town of Goshen hereby declares that the application of Dickerson will not have a significant impact on the environment under NY SEQRA. The Planning Board also sets a Public Hearing on the 2-lot subdivision for Dickerson for the October 6, 2005 meeting. Passed unanimously.

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

In regard to the 22-lot subdivision, Mr. Huddleston stated that the applicant has tried to meet the intent of the code and he feels an expanded Part 3 would be appropriate. Upon a polling of the members, they agree with Mr. Huddleston. Mr. Bergus asked if the road on lot 21 would be a private road and Ms. Cleaver asked if they could limit the amount of land that will be used for agricultural purposes. This will be limited by a conservation easement. Ms. Israelski suggested that they speak to JPH and coordinate the road connection with them. They will work out the details of the Part 3 at the next staff meeting.

The members agree with the sketch plan as presented up to this point.

Goshen Properties 13-1-34.1 & 39.1 - 39.7 acres, 14 lot subdivision located on Houston Road and Route17A, located in the RU zone, with an AQ3, 2 scenic road, and stream corridor overlays.

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

Since these two properties are contiguous and Mr. Esposito represents both of the corporations, they were reviewed together.

Mr. Halloran reported that the letter of intent to be lead agency was circulated and there has been no response. Mr. Esposito noted that they have avoided the primary conservation areas and the secondary ones as much as possible. A 30' strip of the railroad bed will be dedicated to the Town for a pedestrian trail. They

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have submitted a Part 1 & 2 and they show that two thresholds have been crossed under the land use portion. The project will take more than one year to complete and more than 10 acres will be converted from agriculture to residential.

Mr. Huddleston asked the members if they feel the applicant needs to do an expanded Part 3. Mr. Lupinski also asked if this could be considered segmentation. Mr. Huddleston asked who are the actual owners of this project and A & L Acres. Mr. Esposito replied that they are two different corporate entities. He stated that he is not sure if there is any common ownership. Mr. Cappella noted that we have commented before that we need to review all of these projects globally. We should notify the Health Department because it could be more than 50 units, which would require public water and sewer, if it is proven that these two contiguous projects are related.

Mr. Esposito stated that they have reviewed both of these projects extensively. The zoning code was an exhaustive study of environmental impacts. The applicants are preserving a great deal of open space and are working with the Town regarding trails. In this instance, the two portions of open space are contiguous with connecting roads. He feels his applicants are doing the best they can to comply with the code. If the Town should decide that central water and sewer are needed the plans will be very different. Mr. Bergus noted that they will go in to the Health Department as two separate entities unless the Town recommends that they research it. Ms. Roth advised the Board that they need to decide if these approach the point of meeting the thresholds where a higher level of review is needed.

Mr. Huddleston believes that these two meet the intention of the code. Ms. Israelski, Mr. Myruski, Mr. Lupinski and Mr. Gawronski agree and feel that it will be acceptable for the applicant to do an expanded Part 3. Ms. Cleaver asked for a coordinated traffic study. Mr. Andrews requested that a full EIS be prepared. Mr. Cappello read the threshold requirements for the declaration of a pos dec and emphasized that there have to be substantial adverse impacts to the environment to require an EIS. Ms. Roth suggested that they do a traffic study in conjunction with the neighboring projects. Mr. Esposito stated that several of the projects in the area have already done their studies. Mr. Henry noted that no one project shows that remediation is needed, but when they are all brought together it presents a different picture. Ms. Cleaver also asked for the inclusion of a study of air emissions. Mr. Esposito they would put together a scope for a traffic study and use the Houston and Persoon analyses. The applicant was advised that the storm water pollution prevention plan also must be thoroughly reviewed.

Mr. Gawronski asked if it would be possible for the applicant to include the possibility of clearing and securing the railroad bed as it is in the Village. Mr.

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Esposito responded that the County currently has an easement over the railroad bed, but they are not ready to actually do the improvements yet.

Kerr & Wendland 72.6 acres, located on Hartley Rd in a CO zone with an AQ6 and stream & reservoir overlay. 2 lot subdivision & special use permit for light industry building.

Present for the applicant: James Dillin

Mr. Dillin explained that this is a 40-acre parcel owned by Ms. Kerr. They would like to subdivide 5.5 acres off for Mr. Wendland to construct a workshop for fabrication of aluminum for race cars. The building would be 50 x 100'. There are wetlands in the rear so they have moved the truck access to the side. The percs and deep tests have been completed and are good. They have put some parking in the front as it does not affect that area. There is already a parking lot up the road and there is no one else in the area. They have delineated the wetlands. Mr. Huddleston asked that a copy of the wetlands scientists' credentials be provided for the files.

In regard to the parking lot and driveway area, Ms. Cleaver asked they add a note that they will not use bituminous products to seal the asphalt as this has been proven to have a negative impact on the environment. Mr. Dillin noted that they still have to complete the grading and storm water management plans. They may have to use dry wells. Mr. Halloran reminded the Board that the parking needs to be in the rear unless the Board waives this requirement. Ms. Israelski asked for some landscaping. She also noted that as they are close to the landfill, they should test for VOC's. Mr. Huddleston noted that they would need to meet the protocols for a potable well. Ms. Roth asked about the truck access. Mr. Dillin replied that they would be single axle trucks and they would pull in and then back around.

VOTE By Proper MOTION, made by Ms. Cleaver, seconded by Ms. Israelski, the Planning Board of the Town of Goshen hereby schedules a Public Hearing for the Kerr & Wendland application for the Oct. 20, 2005 meeting. Passed unanimously.

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

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Mr. Halloran noted that this project backs up to the Dickerson property. Mr. Higgins stated that the professionals have walked the site and they have identified the primary conservation areas, which consist of the steep slope areas, the stream corridor has been defined with 150' on each side and the wetlands have been identified. The area is moderately sloped throughout and heavily wooded. They will probably bring the road in at the northern portion. They also have reviewed the possibility of connecting with the neighboring project. Mr. Huddleston asked if this road would connect with the CO zone. It is agreed that this is not a good idea and they should coordinate with the Dickerson project.

Discussion will be continued at the next meeting after the members have had an opportunity to make a site walk.

VI. OTHER

Upcoming Meetings

Staff meeting - Sep 8, 2005
Planning board - Sep 15, 2005

Upcoming Public Hearings

- 9/15 Goshen Self Storage - 12-2-37 - 6.57 acres**, located on 17M in an I zone with an AQ6 overlay. Special use permit
- 9/15 Prochaska - 22-1-61 - 17.2 acres**, Minor 4 lot subdivision located on McNamara Lane in the AI zone with an AQ3 overlay.

Upcoming Walks

- 9/8 Rolling Knoll - 5-2-19 - 33.966+ acres**, located on Phillipsburg Rd in a RU zone with an AQ6 & stream corridor overlay.

Adjournment: The meeting adjourned at 11:05 pm upon motion made by Ms. Israelski, seconded by Ms. Cleaver.

Ralph Huddleston, Chairman

Notes Prepared by Linda P. Doolittle

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