

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

February 20, 2020

Members Present:

Lee Bergus, Chairman
Cynthia Hand
Frank Leva
Phil Dropkin
David Crawford
Diana Lupinski

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector
Martin Holmes, Alternate
John Canning, Traffic Consultant

Members Absent:

Giovanni Pirraglia

The Planning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Lee Bergus.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the January 16, 2020 minutes. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mrs. Hand	Aye		

Mr. Crawford entered at 7:32 pm

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the December 19, 2019 minutes. Approved unanimously with two abstentions.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Abstained	Mrs. Lupinski	Abstained
Mr. Crawford	Aye	Mrs. Hand	Aye

Items for Discussion/Action

Varano Solar Farm -19-1-47 & 48.1: Application for site plan and special permit for a solar energy system on 127.7 +/- acres on Maple Avenue/County Route 37 in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays. Schedule a Public Hearing

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to set a joint public hearing with the Zoning Board and Town Board on

March 5, 2020. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

Glenmere Lake Solar – 17-1-24.11: Application for site plan and special permit for a solar energy system on 129.2 +/- acres on Pulaski Highway/County Route 6 and Valley View Road in the RU Zone with AQ-6/AQ-3 and Floodplain & Ponding, Stream Corridor & Reservoir and Scenic Road Corridor overlays. Discuss Amended Approval

Mr. Hoffman reviewed his report.

Ryan Irwin, Community Energy Solar, appeared before the Board. In summary, stated the foot print of panels changed reducing separation to Remington property line, and had made a slight adjustment to the location of the battery bank. It was moved 28 feet from the original location.

Whereupon, there was a discussion on the distance from Remington Ridge and the elevation of the array.

Whereupon, there was a discussion if the site plan amendments were consistent with the terms of the special permit usage no public hearing would be required. A poll of the Board was taken and decided no public hearing was required.

Mr. Dropkin	No	Mr. Leva	Yes
Mr. Crawford	No	Mr. Bergus	No
Mrs. Hand	No	Mrs. Lupinski	No

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board reaffirmed the prior negative declaration. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize an amended site plan resolution of conditional approval major site plan for Glenmere Lake Solar, LLC. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

31 Gate Schoolhouse Road – 12-1-85.1: Application for site plan for warehouse on 14.58 +/- acres on Gate Schoolhouse Road and NYS Route 17M in the HC and CO Zones with AQ-6/AQ-3 overlays. Discuss Revised Plans and SEQRA

Jane Samuelson, Engineering and Surveying, appeared before the Board for applicant. In summary, stated they made a few minor edits to the plan. They reconfigured for trucks, fire truck access and requesting a waiver for the fire access for the distance of 60 feet.

Whereupon, there was a discussion on windows and doors. Discussed snow removal and the parking area.

Mr. Hoffman reviewed his report.

Ms. Samuelson distributed pictures of the site to the Board. Whereupon, there was a discussion on the topography and visibility of the building and the parking lot.

Attorney Naughton suggested a site visit be scheduled and that a landscaping plan be submitted.

John Canning, Kimberly Horn, reviewed the traffic report. Suggested applicant provides more information on the driveway, and a sight line profile at the intersection of 17M.

Genevieve Trigg, Esq., stated that Maser Consulting was working on a traffic study for the project.

Attorney Naughton reviewed the Part 2 EAF with the Board.

Whereupon, there was a discussion on the expanded Part 3, a lighting plan, impact on surface water, wetlands, underground water and sewer disposal design, noise, trucks queuing, and trucks idling. Bike path standards were discussed. It was discussed that a recommendation would be drafted for the Town Board to review with the cooperation of the Highway Department.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board authorized counsel to draft a letter to the Town Board for review and cooperation of highway standards.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

Young's Grove/Reiger -9-1-8.452: Application for 105 lot residential subdivision on 354 +/- acres on Craigville Road/County Route 66 and Broadlea Road in the RU Zone with AQ-6/AQ-3, Floodplain & Ponding and Scenic Road Corridor overlays. Discuss Proposed Modifications to Water & Wastewater Systems.

Steve Esposito, Esposito & Associates, Adam Stern, Natural Systems Utilities, and Steve Reiger, owner, were present before the Board. Mr. Esposito reviewed the project with the Board.

Whereupon, there was a discussion on the water and wastewater system.

Attorney Naughton stated the plan needs to be referred to Broderick Knoell and the Fire Department.

The agenda was reviewed for the next meeting.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye

Meeting adjourned at 9:44pm