

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

February 21, 2019

Members Present:

Lee Bergus, Chairman
David Crawford
Cynthia Hand
Frank Leva
Diana Lupinski
Giovanni Pirraglia

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector
Douglas Bloomfield, Town Supervisor
Melissa Gallo, Councilmember
George Lyons, Councilmember
Kenny Newbold, Councilmember
John VanDerMolen, Councilmember
Richard Golden, Town Attorney

Members Absent:

Phil Dropkin

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 Mr. Leva, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the February 7, 2019 minutes as modified. Approved unanimously with two abstentions.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Abstention	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Abstention

Possible Extension or Abandonment of Applications pursuant to Town Code -

Javelin – Kristen O'Donnell, Lanc & Tully, appeared for applicant before the Board. A letter dated February 13, 2019 signed by David Higgins was submitted outlining the timeframes of the approval and the efforts by the applicant since the project received the conditional final subdivision approval on March 1, 2018.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board granted an extension to applicant Javelin to August 15, 2019. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Public Hearings -

A Combined Goshen Town Board and Planning Board Continued Public Hearing from January 17, 2019 for Glenmere Lake Solar

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.

VOTE BY PROPER MOTION, made by Councilmember Newbold, seconded by Councilmember Van Der Molen, to open the continued Public Hearing for Glenmere Lake Solar, Approved unanimously.

Mr. Bloomfield	Aye	Mr. Lyons	Aye
Mr. Newbold	Aye	Mrs. Gallo	Aye
Mr. Van Der Molen	Aye		

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to continue the joint public hearing on Glenmere Lake Solar. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Let the record reflect the continued public hearing for Glenmere Lake Solar was opened jointly with the Goshen Town Board.

Joel Thomas, Community Energy Solar, summarized the changes made. The applicant is looking at the fixed stationary option which compressed the footprint. Applicant is moving the energy storage system 636 feet further away from the prior site proposed. Applicant is moving the setback to 150 feet from the property line. Applicant stated he has submitted a noise analysis.

Mr. Hoffman reviewed his report on the supplemental information received from the applicant since the January 17, public hearing. This included the noise analysis, the fixed tilt system, and the agricultural protections. The applicant had also provided a list of energy storage system manufacturers. The main conclusion from the testing program is that battery systems introduce risk, but these risks are manageable within existing build codes and firefighting methods.

Whereupon, there was a discussion with the Board on the visual analysis, requested more screening, it was discussed there was no contamination from the panels, monitoring of the facility, no cameras are proposed for this site, monitored remotely via internet and computers. Fencing, landscaping, buffer between the homes and the panels, more density for screening, and salvage value.

Whereupon, there was a discussion with the Town Board, discussed the noise study, remote monitoring,

and access to the facility by police, fire and ambulance. It was discussed the applicant would give a key to the fire department, a tour to the fire department and police so they can become familiar with the site. It was noted that a key could be put in a lock box at the site.

Snow removal was discussed. The applicant stated they do not regularly remove snow unless maintenance is needed. Emergency service was discussed and the applicant stated they never had emergency services called on their projects. They stated they have 7 to 10 projects operating in the last four years.

The Public Hearing was opened to the public by Chairman Bergus at 8:21 pm.

Michael Zambetti, asked about a central station for monitoring, fire suppression system goes off, how does the fire department get notified. The applicant responded they have a direct line 24/7.

Mr. Zambetti asked for more trees to be planted.

Annmarie Kovacs presented a copy of the agricultural soil map of the site. Whereupon there was a discussion on the classification of soils. It was discussed that it is the recommendation of the County not to build on certain soils rather than a prohibition.

Karen Hablow was concerned if the panels break would toxic chemicals and the disposal of panels be difficult and costly.

Mr. Irwin stated that panels were made of crystal and silicon (a refined sand). Stated on the rare occurrence it breaks, it would be replaced.

Karen Hablow was concerned about a fire hazard, they say it's rare, the 911 center had a fire with the wiring to the panels after one month of turning them on.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to close the Public Hearing. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mr. Lyons, seconded by Mr. Newbold, the Goshen Town Board moved to close the Public Hearing. Approved unanimously.

Mr. Bloomfield	Aye	Mr. Lyons	Aye
Mr. Newbold	Aye	Mrs. Gallo	Aye
Mr. Van Der Molen	Aye		

Whereupon, the Public Hearing was closed at 8:50 pm.

VOTE BY PROPER MOTION, made by Mrs. Gallo, seconded by Mr. Lyons, the Goshen Town Board moved to adjourn the meeting. Approved unanimously.

Mr. Bloomfield	Aye	Mr. Lyons	Aye
Mr. Newbold	Aye	Mrs. Gallo	Aye
Mr. Van Der Molen	Aye		

Items for Discussion/Action -

Orange & Rockland Utilities Training Facility Improvement -8-1-13: Application for site plan and special permit for a training facility on 3.05 +/- acres on Old Chester Road in the RU District With AQ-6 and Scenic Road Corridor Overlays. SEQRA Lead Agency/Discussion – Revised Plans

Mr. Lino Sciarretta, Montalbano, Condon & Frank, P.C., appeared before the Board for the applicant.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Leva, the Town of Goshen Planning Board moved to have a Public Hearing on March 7, 2019. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Milmar Food Group/Upstate Estates Corp. - 12-1-13.1 & 13.2: Application for site plan and special permit for a new food production facility on 6 ½ Station Road and NYS Route 17M in the CO District with AQ-6 Floodplain & Ponding, Stream Corridor & Reservoir overlays. Initial Presentation and Commence SEQRA.

Mr. Scott Sicina, Lanc & Tully, appeared before the Board for the applicant. In summary the applicant is looking to create a new 68,000 square foot warehouse, and 220 parking spaces. They are planning on having kosher food in the existing building, and non-kosher food in the proposed building. They plan on a connection to Village of Goshen water system and sewer system. They received a letter on Thursday from the village attorney stating they are not ready to consider this due to I&I issues.

Mr. Hoffman stated he hasn't seen the letter. State there are extensive wetlands. Suggested the Board declare its intent to be lead agency so the applicant can talk to the other agencies.

Whereupon, there was a discussion With the Board on the number of truck trips, and noted no access between the buildings to reduce wetland disturbance.

Mr. Hoffman stated the trip generation report has to be clarified.

Chairman Bergus requested that screening be on the roof top to hide the HVAC and yellow insulation. The fire code and foot path was discussed. The EAF was reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency and to type this project as a type 1 action under SEQRA. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Attorney Naughton requested that a revised EAF be emailed to her office.

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

Chairman Bergus	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Meeting adjourned at 9:26 pm.